Post-Remediation Verification (PRV) Clearance Report

16 TAC § 78.140 • 16 TAC § 78.150 • TDI Form MDR-1 Clearance Eligibility • ANSI/IICRC S520

CLEARED • PASS

PRV OUTCOME	ASP / PEN INDOOR	FRAMING MOISTURE	CONTAINMENT PRESSURE
PASSED	**0 spores/m³**	**9.4% MC**	**-0.024 in.wc**
All 6 statutory gates met	Outdoor baseline: 120/m³	Dry threshold ≤ 16.0% MC	4.8 HEPA Air Changes/Hr

CLIENT & PROPERTY METADATA (FICTITIOUS SPECIMEN)

Client Name	**Claire & Marcus Halstead**
Contact	c.halstead@example.com • (555) 014-8821
Subject Address	**4820 Pelican Point Way, Unit B, Seabrook, TX 77586**
Impacted Footprint	**44 Contiguous Sq Ft (TDLR Regulated)**
PRV Inspection Date	2026-04-16 • 13:40 CDT

TDLR STATUTORY CONFLICT-OF-INTEREST FIREWALL

Mold Assessment Co.	**Envirogyn (SPECIMEN-MAC-0000)**
Licensed MAC	**Elena Vance, LMAC (SPECIMEN-MAC-0000)**
Mycology Lab	**Envirogyn Lab (SPECIMEN-LAB-0000 • MLS #246841)**
Remediation Co.	**Gulf Coast Containment LLC (SPECIMEN-MRC-0000)**
Financial Ownership	**100% Independent • 16 TAC § 78.70 Verified**

SEC 01 Executive Clearance Determination & Visual Readiness Gate

CLEARANCE CERTIFICATION SUMMARY: On April 16, 2026, Envirogyn conducted an independent Post-Remediation Verification (PRV) inspection within the regulated Guest Suite containment at 4820 Pelican Point Way, Unit B (Protocol Ref: **ENV-SPEC-MRP-2026-4100**). Containment polyethylene barriers remained sealed under active negative pressure (**-0.024 in. wc**, 4.8 ACH). All exposed pine framing studs were dry (**9.4% to 10.2% MC**), free of visible mycelial growth, dust, or chemical biocide residue, and indoor Condition 1 normal fungal ecology was verified by ASTM D7391-20 air sampling. Containment teardown and reconstruction are authorized immediately.

SEC 02 Containment Engineering & Psychrometric Clearance Checklist

- [PASS] **Underlying Moisture Corrected:** Shower diverter valve replaced and subfloor dried prior to testing.
- [PASS] **Flood-Cut Margin Compliant:** Sheetrock removed 24 inches beyond prior staining along South/West walls.
- [PASS] **Negative Air Pressure:** Calibrated digital manometer verified -0.024 in. wc continuous differential.
- [PASS] **HEPA White-Glove Cleanliness:** Zero settled dust, debris, or wood staining remaining on sill plates.
- [PASS] **Framing Equilibrium Moisture:** Delmhorst pin-meter survey 9.4%–10.2% MC (<16.0% target met).
- [PASS] **Ambient Psychrometrics:** 71.8°F Dry Bulb • 47.4% RH • 50.6°F Dew Point (favorable drying).

PASSING CRITERIA OVERVIEW: Clearances are granted only when visual cleanliness, lumber equilibrium moisture (≤16% MC), active negative air, and ASTM air spore trap parity are satisfied simultaneously.



PRV-01 Verified clean stud bay inside active negative pressure 6-mil poly containment (-0.024 in.wc).



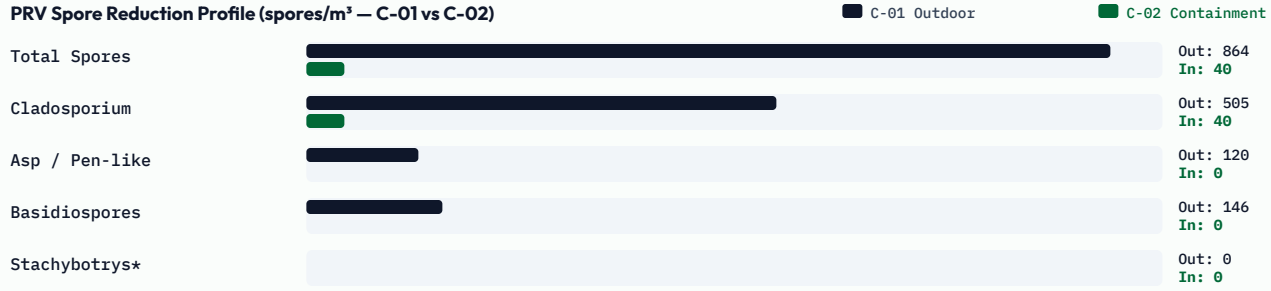
PRV-02 Pin moisture compliance verified across sill & framing (**9.4% MC** dry equilibrium).

SEC 03 ASTM D7391-20 Post-Remediation Spore Trap Clearance Matrix (75 L @ 15.0 L/min)

Fungal Taxon / Indicator	C-01 Raw	C-01 Out/m³	C-02 Raw	C-02 Cont/m³	C-03 Raw	C-03 Hall/m³	Blank	In/Out	PRV Gate
Aspergillus / Penicillium-like	9	120	0	**<13 (ND)**	0	<13 (ND)	0	0.00x	PASS
Cladosporium spp.	38	505	3	**40**	6	80	0	0.08x	PASS
Basidiospores	11	146	0	**<13 (ND)**	1	13	0	0.00x	PASS
Ascospores	5	67	0	**<13 (ND)**	0	<13 (ND)	0	0.00x	PASS
Alternaria spp.	1	13	0	**<13 (ND)**	0	<13 (ND)	0	0.00x	PASS
Curvularia / Drechslera grp.	1	13	0	**<13 (ND)**	0	<13 (ND)	0	0.00x	PASS
Stachybotrys / Memnoniella*	0	<13 (ND)	0	**<13 (ND)**	0	<13 (ND)	0	ZERO	PASS
Chaetomium spp.*	0	<13 (ND)	0	**<13 (ND)**	0	<13 (ND)	0	ZERO	PASS
Ulocladium / Trichoderma*	0	<13 (ND)	0	**<13 (ND)**	0	<13 (ND)	0	ZERO	PASS
Hyphal Fragments	2	27	0	**<13 (ND)**	0	<13 (ND)	0	ZERO	PASS
TOTAL SPORES / m³	**65**	**864**	**3**	**40**	**7**	**93**	**0**	**0.05x**	COND. 1

*Water-indicator taxa (*Stachybotrys*, *Chaetomium*, *Ulocladium*, *Trichoderma*, and *Hyphal Fragments*) = **0 spores/m³** inside C-02 Containment & C-03 Buffer. Debris load C-02: **1+ Light/Minimal**. Field Blank Lot #AOC-9941-SPEC = **0 spores** (clean CoC QA).

PRV Spore Reduction Profile (spores/m³ — C-01 vs C-02)



Clearance Criterion: Indoor Total (40/m³) ≤ Outdoor Baseline (864/m³) • Water-Loss Indicators = 0/m³ CoA Batch: ENV-PRV-2026-4108

SEC 04 Structural Framing Moisture Verification Log (Delmhorst J-2000 Calibrated Pin Meter)

Pin ID	Structural Member & Location	Pre-Rem (% MC)	PRV Final (% MC)	Target Cap	Material State
M-01	Guest Bath West Wall — Treated Pine Sill Plate	26.8%	**9.4%**	≤16.0%	DRY • PASS
M-02	Guest Bath South Stud Bay #2 — Vertical Kiln Stud	22.4%	**9.8%**	≤16.0%	DRY • PASS
M-03	Shower Valve Backing Header — 2x6 Blocking	29.1%	**10.1%**	≤16.0%	DRY • PASS
M-04	Adjacent Closet Threshold Subfloor (OSB Deck)	18.2%	**10.2%**	≤16.0%	DRY • PASS

SEC 05 PRV Photographic Verification & Containment Diagram



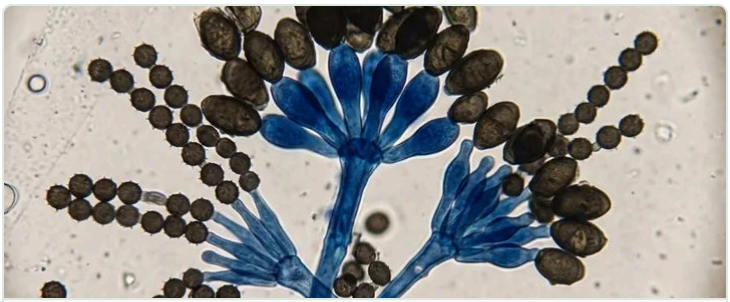
PRV-P1 Open wall cavity inside sealed 6-mil poly containment with HEPA-abraded pine framing and active scrubber ducting.



PRV-P2 Calibrated Delmhorst moisture reading at M-01 West Sill: **9.4% MC** (verified dry vs 16.0% ceiling).

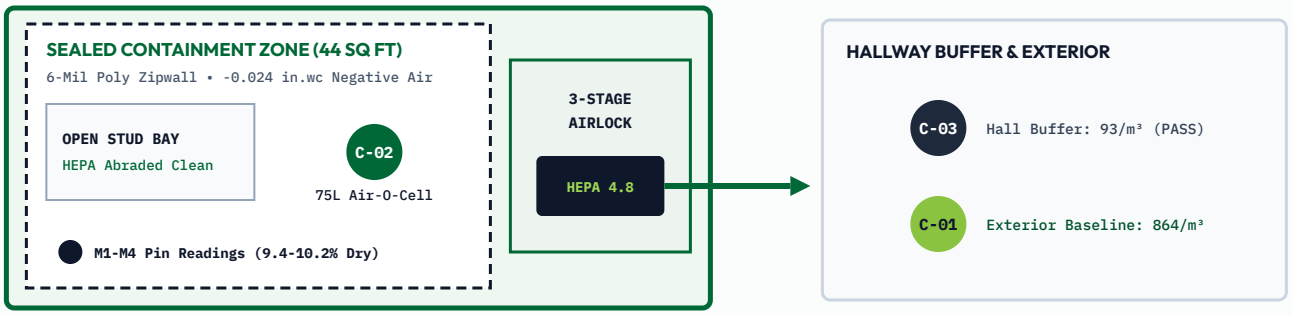


PRV-P3 Post-cleaning adjacent buffer room free of construction dust, ready for barrier strike after clearance issue.



PRV-P4 Negative microscopy verification control (600x LPCB): zero *Stachybotrys* or water-indicator spores found in C-02/C-03.

Containment Isolation & PRV Sampling Schematic — 4820 Pelican Point Way, Unit B (Not to Scale)



Protocol Floorplan Reference: ENV-SPEC-MRP-2026-4100

Ambient: 71.8°F / 47.4% RH / 50.6°F DP

SEC 06 TDI Form MDR-1 Clearance Attestation & Separation-of-Duties Record

TEXAS DEPARTMENT OF LICENSING AND REGULATION (TDLR) CLEARANCE NOTICE: In accordance with Tex. Occ. Code § 1958.154 and 16 TAC § 78.150, Envirogyn certifies that post-remediation testing has demonstrated that remediation of the regulated area (44 sq ft) at 4820 Pelican Point Way, Unit B has passed all protocol benchmarks. The Mold Remediation Contractor may complete and deliver **TDI Form MDR-1 (Certificate of Mold Damage Remediation)** to the property owner within **10 calendar days** of remediation completion.

TDI FORM MDR-1 PART B SPECIMEN VERIFICATION

Underlying Moisture Fixed	**YES — Verified Dry (9.4–10.2% MC)**
Protocol Followed	**YES — ENV-SPEC-MRP-2026-4100**
PRV Air Samples Passed	**YES — Batch ENV-PRV-2026-4108**
Insurance Transferability	**Eligible for Texas Dwelling Underwriting**

INSTRUMENT CALIBRATION & QUALITY TRACEABILITY

Air Pump Flow Calibrator	Zefon ZP-4108-SPEC (15.0 L/min ±0.5%)
Digital Manometer	TSI Alnor EM721 (-0.024 in.wc PASS)
Pin Moisture Meter	Delmhorst J-2000 (12% Block Cal OK)
Optical Microscope	Leica DM2000 • 600x • ISO 17025 QA

SEC 07 Record Retention & Property Owner Instructions

1. Retain this PRV Clearance Report together with your signed **TDI Form MDR-1** for property disclosure and homeowners insurance records.
2. No additional biocides or sealants are authorized following clearance sampling; maintain indoor RH below **55%** continuously.
3. This specimen document contains 100% fictitious parties, licenses, addresses, and laboratory values strictly for educational format demonstration.

Elena Vance, LMAC

Licensed Mold Assessment Consultant
Spec ID: SPECIMEN-MAC-0000 • Date: 2026-04-16

C. A. Lehnhoff, MLS

Laboratory Director & Senior Mycologist
Board-Certified ASCP MLS(ASCP)CM #246841 • SPECIMEN-LAB-0000