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TDLR MAC #1544 (Exp. 06/24/2028) • TDLR LAB #1050 • www.envirogyn.com

SPECIMEN ENV-SPEC-MRPA-2026-0812-A1 • 16 TAC § 78.100(E) • TEX. OCC. CODE § 1958.151

Mold Remediation Protocol Addendum

Hidden-Mold Scope Change-Order & Statutory ≥25 Contiguous Sq. Ft. TDLR Escalation Specimen

ADDENDUM #1
42.0 SQ. FT.

ORIGINAL PROTOCOL SCOPE	HIDDEN MOLD UNCOVERED	REVISED CONTIGUOUS TOTAL	COMPLIANCE TRACK
18.5 SF	**+23.5 SF**	**42.0 SF**	**TDI MDR-1**
Below 25 SF threshold	Chase & Suite 105 cavity	Exceeds 25 SF TDLR trigger	Licensed MRC + PRV required

Addendum Tracking ID	ENV-SPEC-MRPA-2026-0812-A1	**Parent Protocol ID**	ENV-SPEC-MRP-2026-0812
Subject Property (Fictitious)	1420 Pelican Harbor Pkwy, Suite 104–105, League City, TX 77573 (Galveston Co.)	**Addendum Issue Date**	March 19, 2026 (Valid 90 Days)
Client / Facility Mgr.	Pelican Harbor Medical Plaza LLC (Specimen)	**Licensed MRC & Lic #**	Coastal Containment Services LLC • TDLR MRC #0000 (Specimen)

[X] STATUTORY ESCALATION TRIGGERED (≥ 25 CONTIGUOUS SQ. FT. — TOC § 1958.102 & 16 TAC § 78.110): During controlled demolition of the Exam Suite 104 wet wall, previously concealed fungal colonization (+23.5 sq. ft.) was uncovered inside the shared copper-riser plumbing chase and on the reverse gypsum paper backing of adjoining Suite 105. Total contiguous mold area now equals **42.0 sq. ft.** (≥25 sq. ft. statutory threshold). Work in the newly exposed zone **MUST PAUSE** until: (1) a TDLR-licensed MRC files the amended TDLR Mold Notification (≥5 calendar days prior, or next working day if documented emergency); (2) 6-mil poly containment & negative air (≥4 ACH, ≥−0.020 in. wc) are expanded per Page 2 schematic; and (3) independent PRV clearance is executed prior to issuing **TDI Form PC326 (MDR-1)**.

01 • AMENDED ROOM, MATERIAL & QUANTITY SCHEDULE

16 TAC § 78.100(E)(1)–(3)

NEWLY EXPOSED ZONE / CAVITY	MATERIAL & POROSITY	ADDED QTY	MANDATED ANSI/IICRC S520:2024 METHOD & CUTBACK MARGIN
Zone 1A — Shared Plumbing Chase Between Suites 104 & 105	Gypsum board backing & R-13 kraft fiberglass batt (Porous)	+14.0 sq. ft.	HEPA vacuum loose debris → mist lightly to suppress aerosolization → remove drywall & wet insulation **24 inches beyond visible growth/waterline** → double-bag in 6-mil poly inside containment.
Zone 1B — Suite 105 South Partition Lower 36″ flood-cut zone	Type-X drywall, vinyl cove base & tack strip (Porous)	+9.5 sq. ft.	Expand 6-mil poly barrier to enclose Suite 105 south wall → remove gypsum to 48″ flood-cut elevation → zero biocide spray-and-leave permitted.
Zone 1C — Chase Structural Framing Sole plate & 4 vertical studs	2×4 southern yellow pine studs & sill plate (Semi-Porous)	18 linear ft.	HEPA vacuum → mechanical wire-brushing / HEPA-shrouded sanding to clean bright wood → damp-wipe with mild detergent → HEPA vacuum → dry to **≤15.0% WME** prior to PRV.

02 • AMENDED ENGINEERING CONTROLS, PPE & PRE-CUT HAZMAT GATES

16 TAC § 78.100(E)(4)–(6)

Containment & Negative Air	Expand existing Zone 1 6-mil fire-retardant poly containment to encompass Suite 105 south partition and shared chase; construct 3-stage zippered airlock into corridor. Verify HEPA Negative Air Machine (NAM) achieves **≥4 ACH** and continuous differential pressure **≥−0.020 in. wc** (target −0.025 in. wc) recorded on digital manometer log.
PPE & Hazmat Gate	Half-face/full-face P100 APR, disposable Tyvek coveralls, nitrile gloves & eye protection. **Mandatory Pre-Cut Gate:** Commercial property (built 1998) requires Texas DSHS Asbestos Survey verification (25 TAC Ch. 296 / EPA NESHAP 40 CFR 61 Subpart M) covering Suite 105 Type-X drywall/joint compound prior to disturbance. (Post-1978 build: EPA RRP Lead rule N/A.)
Biocides & PRV Clearance Impact	**Zero-Biocide Policy:** Physical removal and mechanical HEPA abrasion + mild surfactant only; antimicrobial coatings/encapsulants prohibited prior to PRV inspection. Added Suite 105 & chase areas must pass Parent Protocol Gate 1 (dust-free visual), Gate 2 (framing ≤15.0% WME + plumbing repair verified), and Gate 3 (Envirogyn TDLR LAB #1050 ASTM D7391 spore-trap clearance).

03 • AMENDED CONTAINMENT & FLOOD-CUT EXPANSION SCHEMATIC

FIG. A1-1 • NOT TO SCALE

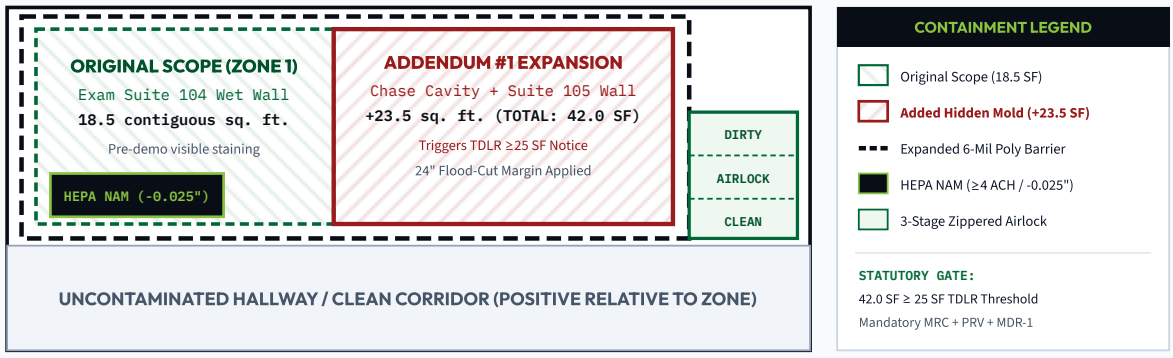

Figure A1-1: Expanded 6-mil poly containment envelope incorporating newly exposed plumbing chase (+14.0 SF) and Suite 105 south partition (+9.5 SF), increasing total contiguous area from 18.5 SF to 42.0 SF (≥25 SF TDLR regulated threshold).

04 • UPDATED QUANTITATIVE POST-REMEDIATION VERIFICATION (PRV) CLEARANCE GATES

16 TAC § 78.140 & FORM MDR-1

CLEARANCE GATE	VERIFICATION METHOD	MANDATORY PASSING CRITERIA (EXPANDED 42.0 SF CONTAINMENT)
GATE 1 • VISUAL	Direct high-lumen white-light & mirror cavity audit	Zero visible fungal colonization, staining, sawdust, or construction debris on exposed chase framing, concrete slab, or interior poly surfaces in Suites 104 & 105.
GATE 2 • MOISTURE	Delmhorst pin meter + FLIR IR thermography	Copper riser leak permanently repaired; all pine studs & sill plates verified **≤15.0% WME** (≤2% above dry control framing).
GATE 3 • AIR QA	ASTM D7391-20 Spore Traps (TDLR LAB #1050)	Minimum 2 indoor containment traps (Suite 104 + Suite 105) vs. 1 outdoor control (75 L @ 15 L/min). Total indoor spore count < outdoor baseline; zero *Stachybotrys/Chaetomium* amplification; *Asp/Pen* ≤300 spores/m³ (Condition 1).
GATE 4 • STATUTORY	TDI Form PC326 (MDR-1) Certification	Upon passing Gates 1–3, Envirogyn (MAC #1544) signs Box A (Clearance) and delivers to MRC within 10 calendar days so MRC delivers completed Form MDR-1 to property owner.

Binding Statutory Terms & Fiduciary Firewall (16 TAC § 78.100(e) & Tex. Occ. Code § 1958.155): All unchanged terms of Parent Protocol ENV-SPEC-MRP-2026-0812 remain in full force. This Addendum is valid for **90 calendar days** from March 19, 2026 and must be provided to the client at least **1 calendar day** before executing amended remediation. Envirogyn® (TDLR MAC #1544 / LAB #1050) performs zero remediation contracting on this project, preserving strict independent statutory oversight.

05 • AUTHORING CONSULTANT, MRC RECEIPT & CLIENT AUTHORIZATION

16 TAC § 78.100(E) SIGN-OFF

AUTHORING TDLR MOLD ASSESSMENT CONSULTANT

[ELECTRONIC SIGNATURE ON FILE — SPECIMEN ONLY]

Charles Aaron Lehnhoff, MLS(ASCP)^{CM} #246841
TDLR Mold Assessment Consultant #MAC1544 (Exp. 06/24/2028)
TDLR Mold Analysis Laboratory #1050 • Issued: March 19, 2026

LICENSED MRC RECEIPT & CLIENT SCOPE AUTHORIZATION

[SPECIMEN EXECUTION BLOCK — NOT FOR FIELD USE]

MRC Receipt: Coastal Containment Services LLC (MRC #0000)
Client Auth: Pelican Harbor Medical Plaza LLC (≥1-day notice)
Updated TDLR Notification & Work Plan: Required prior to demo