



**CLEARANCE CERTIFICATE**

**ORDER NO.: 1952 – 25 MLD**

**8142 Hills Pkwy, Montgomery, TX 77316**

**Prepared by: Blaine Reagan**

**Prepared for: Rachel Davis**

**LICENSE #1527 EXP: 4/22/2026**

**ACO LICENSE #1253 EXP: 4/09/2026**

**12/10/2025**

2025



*Blaine Reagan*



Clearance Certificate

8142 Hills Pkwy, Montgomery, TX 77316

Dear Mr. and Mrs. Davis,

Per request, associates from Reagan Environmental, LLC. performed a Mold Clearance Assessment at the above mentioned property. The Clearance inspection is to ensure all procedures listed within the Remediation Protocol have been completed, as well as to ensure that the IAQ has been brought to an acceptable level. Air samples were recorded using a Zefon Bio Pump at 15L per minute for 5 minutes, totaling 75L. Based on the laboratory results Southeast Environmental Microbiology Laboratories, the IAQ has been found to be acceptable in all areas of remediation. It is the opinion of Reagan Environmental, LLC. that no further mold remediation is necessary.

Phone: 936 – 449 - 0779 | Breagan@reaganenviro.com  
PO Box 2212 Conroe, TX 77301

*BR*



SEEML Reference Number:  
H-251211097

**Southeast Environmental Microbiology Laboratories**

410 W Grand Pkwy S, Suite 250  
Katy, TX. 77494  
Phone: 832-437-2667

The information and data for **Reagan Environmental, LLC** has been checked for thoroughness and accuracy. The following reports are contained within this document:

- Surface/Bulk Report
- Spore Trap Report
- Andersen Fungal Report
- Quantitative Fungal Report

Lab Manager Review : *Magzoub Ismail* Date : 12-11-2025

Thank you for using SEEML laboratories. We strive to provide superior quality and service. SEEML laboratories are accredited through AIHA LAP, LLC (EMLAP #232339) for the analysis of Spore Traps and Surface/Bulk Samples and licensed by the Texas Department of Licensing and Regulation (LAB1016).

The data within this report is reliable to three significant figures. The third significant figure is technically unjustified. In this instance, the third figure is reported as an estimate to facilitate the interpretation by the customer.

**Confidentiality Notice:**

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**Guidelines for Interpretation:**

No accepted quantitative regulatory standards currently exist by which to assess the health risks related to mold and bacterial exposure. Molds and bacteria have been associated with a variety of health effects and sensitivity varies from person to person.

Several organizations, including: the American Conference of Government Industrial Hygienists (ACGIH); the American Industrial Hygiene Association (AIHA); the Indoor Air Quality Association (IAQA); the United States Environmental Protection Agency (USEPA); the Centers for Disease Control (CDC), as well as the California Department of Health Services (CADHS), have all published guidelines for assessment and interpretation of mold resulting from water intrusion in buildings.

Interpretation of the data and information within this document is left to the company, consultant, and/or persons who conducted the fieldwork.

## Spore Trap Report

Reagan Environmental, LLC	Date Sampled: 12/11/2025
PO Box 2212	Date Received: 12/11/2025
Conroe, TX, 77301	Date Analyzed: 12/11/2025
936-449-0779	Date Reported: 12/11/2025
	Date Revised:
	Project Name: Rachel Davis
	Project Number:
	Project Address: 8142 Hills Pkwy
	Project City, State, ZIP: , Montgomery, TX 77316

**TEST METHOD: DIRECT MICROSCOPY EXAMINATION SEEML SOP 7** SEEML Reference # : H-251211097

Client Sample ID	A1			A2			A3		
Location	Exterior baseline			Kitchen			Master bathroom		
Lab Sample ID	H-251211097-469			H-251211097-470			H-251211097-471		
Detection Limit (spores/m <sup>3</sup> )	13			13			13		
Hyphal Fragments	5	67		2	27				
Pollen									
Spore Trap Used	AOC			AOC			AOC		
	raw ct.	spores/m <sup>3</sup>	%	raw ct.	spores/m <sup>3</sup>	%	raw ct.	spores/m <sup>3</sup>	%
Alternaria (=Ulocladium)				1	13	2			
Ascospores	24	320	14						
Basidiospores	36	480	20	12	160	24	12	160	29
Bipolaris/Drechslera	1	13	1	1	13	2			
Cercospora									
Chaetomium	1	13	1	3	40	6	1	13	2
Cladosporium	68	907	38	8	107	16	4	53	10
Colorless/Other Brown*									
Curvularia									
Epicoccum									
Fusarium	1	13	1						
Memnoniella									
Nigrospora	5	67	3						
Oidium									
Penicillium/Aspergillus	36	480	20	24	320	49	20	267	49
Pithomyces	1	13	1				1	13	2
Polythrincium									
Pyricularia									
Rusts									
Smuts/Periconia/Myxomy	4	53	2				3	40	7
Spegazzinia									
Stachybotrys									
Tetraploa									
Torula									
Zygomycetes									
Background debris (1-5)**	3			3			3		
Sample Volume(liters)	75			75			75		
<b>TOTAL SPORES/M<sup>3</sup></b>	<b>177</b>	<b>2360</b>		<b>49</b>	<b>653</b>		<b>41</b>	<b>546</b>	

**Comments:**  
 Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore. The analytical sensitivity is the spores/m<sup>3</sup> divided by the raw count, expressed in spores/m<sup>3</sup>. The limit of detection is the analytical sensitivity (in spores/m<sup>3</sup>) multiplied by the sample volume (in liters) divided by 1000 liters.  
 \*Colorless, other Brown are spores without a distinctive morphology on spore traps and non-viable surface samples.  
 \*\*Background debris is the amount of particulate matter present on the slide and is graded from 1-5 with 1 = very light, 2 = Light, 3 = Medium, 4 = Heavy, 5 = Very Heavy. The higher the rating the more likelihood spores may be underestimated. A rating of 5 should be interpreted as minimal counts and may actually be higher than reported.  
 \*\*\*Ulocladium has been recognized by the International Mycological Association to be equal to Alternaria and so they are reported as one.

**Disclaimer:** The sample results are determined by the sample volume, which is provided by the customer. 410 W Grand Pkwy S, Suite 250  
 Katy, TX. 77494  
 Phone: 832-437-2667

This report relates only to the samples tested as they were received.  
 Respectfully submitted, SEEML

*Magzoub Ismail*

Magzoub Ismail, Approved Laboratory Signatory

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**TEST METHOD: DIRECT MICROSCOPY EXAMINATION SEEML SOP 7** SEEML Reference # : H-251211097

Client Sample ID	A4			A5			A6		
Location	Master bedroom			Sons bedroom			Guest bathroom		
Lab Sample ID	H-251211097-472			H-251211097-473			H-251211097-474		
Detection Limit (spores/m <sup>3</sup> )	13			13			13		
Hyphal Fragments	1	13					2	27	
Pollen									
Spore Trap Used	AOC			AOC			AOC		
	raw ct.	spores/m <sup>3</sup>	%	raw ct.	spores/m <sup>3</sup>	%	raw ct.	spores/m <sup>3</sup>	%
Alternaria (=Ulocladium)									
Ascospores									
Basidiospores	12	160	29						
Bipolaris/Drechslera									
Cercospora							1	13	4
Chaetomium							1	13	4
Cladosporium	20	267	49	16	213	67	4	53	17
Colorless/Other Brown*									
Curvularia									
Epicoccum									
Fusarium									
Memnoniella									
Nigrospora									
Oidium									
Penicillium/Aspergillus	8	107	20	8	107	33	16	213	70
Pithomyces									
Polythrincium									
Pyricularia									
Rusts									
Smuts/Periconia/Myxomy							1	13	4
Spegazzinia									
Stachybotrys	1	13	2						
Tetraploa									
Torula									
Zygomycetes									
Background debris (1-5)**	3			3			3		
Sample Volume(liters)	75			75			75		
<b>TOTAL SPORES/M<sup>3</sup></b>	<b>41</b>	<b>547</b>		<b>24</b>	<b>320</b>		<b>23</b>	<b>305</b>	

**Comments:**  
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**TEST METHOD: DIRECT MICROSCOPY EXAMINATION SEEML SOP 7** SEEML Reference # : H-251211097

Client Sample ID	A7		
Location	Daughter's bedroom		
Lab Sample ID	H-251211097-475		
Detection Limit (spores/m <sup>3</sup> )	13		
Hyphal Fragments			
Pollen	1	13	
Spore Trap Used	AOC		
	raw ct.	spores/m <sup>3</sup>	%
Alternaria (=Ulocladium)	1	13	<1
Ascospores			
Basidiospores			
Bipolaris/Drechslera			
Cercospora			
Chaetomium			
Cladosporium			
Colorless/Other Brown*			
Curvularia			
Epicoccum			
Fusarium			
Memnoniella			
Nigrospora			
Oidium			
Penicillium/Aspergillus	288	3840	99
Pithomyces	1	13	<1
Polythrincium			
Pyricularia			
Rusts			
Smuts/Periconia/Myxomy			
Spegazzinia			
Stachybotrys			
Tetraploa			
Torula			
Zygomycetes			
Background debris (1-5)**	3		
Sample Volume(liters)	75		
<b>TOTAL SPORES/M<sup>3</sup></b>	<b>290</b>	<b>3870</b>	

**Comments:**  
 Spore types listed without a count or data entry were not detected during the course of the analysis for the respective sample, indicating a raw count of <1 spore. The analytical sensitivity is the spores/m<sup>3</sup> divided by the raw count, expressed in spores/m<sup>3</sup>. The limit of detection is the analytical sensitivity (in spores/m<sup>3</sup>) multiplied by the sample volume (in liters) divided by 1000 liters.  
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 \*\*\*Ulocladium has been recognized by the International Mycological Association to be equal to Alternaria and so they are reported as one.

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# Fungal Descriptions

## Alternaria sp.

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Aw - 0.89. Conidia dimensions: 18-83 x 7-18 microns. A very common allergen with an IgE mediated response. It is often found in carpets, textiles and on horizontal surfaces in building interiors. Often found on window frames. Outdoors it may be isolated from samples of soil, seeds and plants. It is commonly found in outdoor samples. The large spore size, 20 - 200 microns in length and 7 - 18 microns in sizes, suggests that the spores from these fungi will be deposited in the nose, mouth and upper respiratory tract. It may be related to bakers' asthma. It has been associated with hypersensitivity pneumonitis.

The species *Alternaria alternata* can produce tenuazonic acid and other toxic metabolites that may be associated with disease in humans or animals. Common cause of extrinsic asthma (immediate-type hypersensitivity: type I). Acute symptoms include edema and bronchospasms; chronic cases may develop pulmonary emphysema.

## Ascospore

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A spore borne in a special cell called an ascus. Spores of this type are reported to be allergenic. All ascomycetes, members of a group of fungi called Ascomycotina, have this type of spore. The minute black dots on rotting wood and leaves or the little cups on lichens are examples of ascomycetes; another is the "truffle" mushroom.

## Aspergillus/Penicillium

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These are two of the most commonly found allergenic fungi in problem buildings. *Aspergillus* comes in many varieties (species). Many of the varieties produce toxic substances. It may be associated with symptoms such as sinusitis, allergic bronchopulmonary aspergillosis, and other allergic symptoms. *Penicillium* is a variety of mold that is very common indoors and is found in increased numbers in problem buildings. It also has many varieties, some of which produce toxic substances. The symptoms are allergic reactions, mucous membrane irritation, headaches, vomiting, and diarrhea. Due to the morphological similarity of *Aspergillus* and *Penicillium*, they are not differentiated by microscopic analysis and are reported together.

## Aspergillus sp.

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Aw 0.75 - 0.82. Reported to be allergenic. Members of this genus are reported to cause ear infections. Many species produce mycotoxins that may be associated with disease in humans and other animals. Toxin production is dependent on the species or a strain within a species and on the food source for the fungus. Some of these toxins have been found to be carcinogenic in animal species. Several toxins are considered potential human carcinogens. Common cause of extrinsic asthma (immediate-type hypersensitivity: type I). Acute symptoms include edema and bronchospasms; chronic cases may develop pulmonary emphysema; may also be associated with sinusitis, allergic bronchopulmonary aspergillosis, and other allergic symptoms.

## **Aureobasidium**

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*Aureobasidium pullulans* is a ubiquitous and generalistic black, yeast-like fungus that can be found in different environments (e.g., soil, water, air, and limestone). It is well known as a naturally occurring epiphyte or endophyte of a wide range of plant species (e.g. apple, grape, cucumber, green beans, cabbage) without causing any symptoms of disease. *A. pullulans* has a high importance in biotechnology for the production of different enzymes, siderophores and pullulan. Furthermore, *A. pullulans* is used in biological control of plant diseases, especially storage diseases.

Chronic human exposure to *A. pullulans* via humidifiers or air conditioners can lead to hypersensitivity pneumonitis (extrinsic allergic alveolitis) or "humidifier lung". This condition is characterized acutely by dyspnea, cough, fever, chest infiltrates, and acute inflammatory reaction. The condition can also be chronic, and lymphocyte mediated. The chronic condition is characterized radiographically by reticulonodular infiltrates in the lung, with apical sparing. The strains causing infections in humans were reclassified to *A. melanogenum*.

## **Basidiospore**

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Spore from basidiomycetes. Many varieties are reported to be allergenic.

## **Bipolaris sp.**

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Aw 0.93. Conidia dimensions: 7-14 x 5-9 microns. It is parasitic on plants and soft fruits. Found in soil and on house plants and vegetables, it is also known as "gray mold". It causes leaf rot on grapes, strawberries, lettuce, etc. It is a well-known allergen, producing asthma type symptoms in greenhouse workers and "wine grower's lung".

## **Botrytis sp.**

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A fungus with large spores that could be expected to be deposited in the upper respiratory tract. This fungus can produce the mycotoxin - sterigmatocystin, which has been shown to produce liver and kidney damage when ingested by laboratory animals.

## **Cercospora**

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Common outdoors in agricultural areas, especially during harvest. Parasite of higher plants, causing leaf spot. Commonly found as parasites on higher plants.

## **Chaetomium sp.**

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Large ascomycetous fungus producing perithecia. It is found on a variety of substrates containing cellulose, including paper and plant compost. It has been found on paper in sheetrock. It can produce an *Acremonium*-like state on fungal media. Varieties are considered allergenic and have been associated with peritonitis, cutaneous lesions, and system mycosis.

## **Cladosporium sp.**

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Aw 0.88; Aw 0.84. Most commonly identified outdoor fungus. The outdoor numbers are reduced in the winter. The numbers are often high in the summer. Often found indoors in numbers less than outdoor numbers. It is a common allergen. Indoor *Cladosporium* sp. may be different than the species identified outdoors. It is commonly found on the surface of fiberglass duct liners in the interior of supply ducts. A wide variety of plants are food sources for this fungus. It is found on dead plants, woody plants, food, straw, soil, paint, and textiles. Produces greater than 10 antigens. Antigens in commercial extracts are of variable quality and may degrade within weeks of preparation. Common cause of extrinsic asthma (immediate-type hypersensitivity: type I). Acute symptoms include skin lesions, eye ulceration, mycosis (including onychomycosis, an infection of the nails of the feet or hands) edema and bronchospasms; chronic cases may develop pulmonary emphysema.

## **Curvularia sp.**

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Reported to be allergenic and has been associated with allergic fungal sinusitis. It may cause corneal infections, mycetoma, and infections in immune compromised hosts.

## **Drechslera sp.**

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Conidia dimensions: 40-120 x 17-28 microns. Found on grasses, grains and decaying food. It can occasionally cause a corneal infection of the eye.

## **Epicoccum sp.**

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Conidia dimensions: 15-25 microns. A common allergen. It is found in plants, soil, grains, textiles and paper products.

## **Fusarium sp.**

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Aw 0.90. A common soil fungus. It is found on a wide range of plants. It is often found in humidifiers. Several species in this genus can produce potent trichothecene toxins. The trichothecene (scirpene) toxin targets the following systems: circulatory, alimentary, skin, and nervous. Produces vomitoxin on grains during unusually damp growing conditions. Symptoms may occur either through ingestion of contaminated grains or possibly inhalation of spores. The genera can produce hemorrhagic syndrome in humans (alimentary toxic aleukia). This is characterized by nausea, vomiting, diarrhea, dermatitis, and extensive internal bleeding. Reported to be allergenic. Frequently involved in eye, skin, and nail infections.

## **Myxomycetes**

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Members of a group of fungi that is included in the category of "slime molds". They're occasionally found indoors, but mainly reside in forested regions on decaying logs, stumps, and dead leaves. Myxomycetes display characteristics of fungi *and* protozoans. In favorable (wet) conditions they exhibit motile, amoeba-like cells, usually bounded only by a plasma membrane, that are variable in size and form. During dry spells, they form a resting body (sclerotium) with dry, airborne spores. These fungi are not known to produce toxins but can cause hay fever and asthma.

## **Memnoniella**

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Contaminant found most often with *Stachybotrys* on wet cellulose. Forms in chains, but it are very similar to *Stachybotrys* and sometimes is considered to be in the *Stachybotrys* family. Certain species do produce toxins very similar to the ones produced by *Stachybotrys chartarum* and many consider the IAQ importance of *Memnoniella* to be on par with *Stachybotrys*. Allergenic and infectious properties are not well studied.

## **Nigrospora sp.**

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Commonly found in warm climates, this mold may be responsible for allergic reactions such as hay fever and asthma. It is found on decaying plant material and in the soil. It is not often found indoors.

## **Oidium sp.**

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The asexual phase of *Erysiphe* sp. It is a plant pathogen causing powdery mildews. It is very common on the leaf's stems, and flowers of plants. The health effects and allergenicity have not been studied. It does not grow on non-living surfaces such as wood or drywall.

## **Penicillium sp.**

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Aw 0.78 - 0.88. A wide number of organisms have been placed in this genus. Identification to species is difficult. Often found in aerosol samples. Commonly found in soil, food, cellulose and grains. It is also found in paint and compost piles. It may cause hypersensitivity pneumonitis, allergic alveolitis in susceptible individuals. It is reported to be allergenic (skin). It is commonly found in carpet, wallpaper, and in interior fiberglass duct insulation. Some species can produce mycotoxins. Common cause of extrinsic asthma (immediate-type hypersensitivity: type I). Acute symptoms include edema and bronchospasms; chronic cases may develop pulmonary emphysema. It may also cause headaches, vomiting, and diarrhea.

## **Periconia sp.**

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*Periconia* sp. are found in soil, blackened and dead herbaceous stems leaf spots, grasses, rushes, and sedges. Almost always associated with other fungi. Rarely found growing indoors. Reportedly associated with a rare case of mycotic keratitis.

## **Pithomyces sp.**

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A common mold found on dead leaves, plants, soil and especially grasses. Causes facial eczema in ruminants. It exhibits distinctive multi-celled brown conidia. It is not known to be a human allergen or pathogen. It is rarely found indoors, although it can grow on paper.

## Rusts/Smuts

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These fungi are associated with plant diseases. In the classification scheme of the fungi, the smuts have much in common with the rusts, and they are frequently discussed together. Both groups produce wind-borne, resistant teliospores that serve as the basis for their classification and their means of spread. Rusts usually attack vegetative regions (i.e., leaves and stems) of plants; smuts usually are associated with the reproductive structures (seeds). They can cause hay fever and asthma.

## Spegazzinia

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*Spegazzinia* species comprise a very small proportion of the fungal biota. This genus is somewhat related to other lobed or ornamented genera such as *Candelabrum*. No information is available regarding health effects or toxicity. Allergenicity has not been studied. Usually identified on spore trap samples where it is seen every few weeks. (Spores have very distinctive morphology.) May also be found in air by culturable (Andersen) samples if a long enough incubation period is provided so that sporulation occurs. Our laboratory has never found this organism growing on indoor environmental surfaces. Natural habitat includes soil and many kinds of trees and plants.

## Sporotrichum

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*Sporotrichum* species comprise a very small proportion of the fungal biota and are most closely related to other colorless hyphomycetes such as *Chrysosporium*. The only information available regarding health effects are a few rare cases of repeated isolations from respiratory secretions suggestive of bronchopulmonary colonization. No information is available regarding toxicity. Allergenicity has not been studied. May be identified on surfaces by tape lifts, tease mounts from bulk samples, and in air by culturable (Andersen) samples. Many times sporulating colorless fungi are very difficult to identify, with critical structures only very faintly visible under oil immersion magnification. Thus, these isolates may be placed in the category "Colorless, sporulating, ID unknown" on the Andersen report format. Spores do not have distinctive morphology and would be categorized as "other colorless" on spore trap samples. Natural habitat includes soil and decaying wood.

## Stachybotrys sp.

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Aw - 0.94, optimum Aw ->0.98. Several strains of this fungus (*S. atra*, *S. chartarum* and *S. alternans* are synonymous) may produce a trichothecene mycotoxin- Satratoxin H - which is poisonous by inhalation. The toxins are present on the fungal spores. This is a slow growing fungus on media. It does not compete well with other rapidly growing fungi. The dark colored fungus grows on building material with high cellulose content and low nitrogen content. Areas with a relative humidity above 55%, and are subject to temperature fluctuations, are ideal for toxin production. Individuals with chronic exposure to the toxin produced by this fungus reported cold and flu symptoms, sore throats, diarrhea, headaches, fatigue, dermatitis, intermittent local hair loss and generalized malaise. Other symptoms include coughs, rhinitis, nosebleed, a burning sensation in the nasal passages, throat, and lungs, and fever. The toxins produced by this fungus will suppress the immune system affecting the lymphoid tissue and the bone marrow. Animals injected with the toxin from this fungus exhibited the following symptoms: necrosis and hemorrhage within the brain, thymus, spleen, intestine, lung, heart, lymph node, liver, and kidney. Affects by absorption of the toxin in the human lung are known as pneumomycosis.

This organism is rarely found in outdoor samples. It is usually difficult to find in indoor air samples unless it is physically disturbed (or possibly -this is speculation- a drop in the relative humidity). The spores are in a gelatinous mass. Appropriate media for the growth of this organism will have high cellulose content and low nitrogen content. The spores will die readily after release. The dead spores are still allergenic and toxigenic. Percutaneous absorption has caused mild symptoms.

### **Stemphylium sp.**

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Reported to be allergenic. Isolated from dead plants and cellulose materials.

### **Torula sp.**

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Found outdoors in air, soil, on dead vegetation, wood, and grasses. Also found indoors on cellulose materials. Reported to be allergenic and may cause hay fever and asthma.

### **Tetraploa**

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*Tetraploa* species comprise a very small proportion of the fungal biota. This genus is somewhat related to *Triposporium* and *Diplocladiella*. The only reported human infections are two cases of keratitis (1970, 1980) and one case of subcutaneous infection of the knee (1990). No information is available regarding other health effects or toxicity. Allergenicity has not been studied. Usually identified on spore trap samples where it is seen every few weeks. (Spores have very distinctive morphology.) Our laboratory has never found this organism growing on indoor environmental surfaces. Natural habitat includes leaf bases and stems just above the soil on many kinds of plants and trees.

### **Ulocladium sp.**

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Aw 0.89. Isolated from dead plants and cellulose materials. Found on textiles.

### **Zygomycetes**

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Zygomycetes are one of the four major groups of fungi, the others being the Oomycetes, the Ascomycetes, and the Basidiomycetes. Zygomycetes are common, fast growing, and often overgrow and/or inhibit other fungi nearby. *Rhizopus* and *Mucor* are two of the most common Zygomycetes seen in the indoor environment. However, others are seen as well, including *Syncephalastrum*, *Circinella*, *Mortierella*, *Mycotypha*, *Cunninghamella*, and *Choanephora*. For further information, please see descriptions of these individual genera.

**The following table lists mycotoxins that are produced by certain types of fungi:**

<b>Fungi</b>	<b>Mycotoxin</b>
<i>Acremonium crocinigenum</i>	Crotocin
<i>Aspergillus favus</i>	Alfatoxin B, cyclopiazonic acid
<i>Aspergillus fumigatus</i>	Fumagilin, gliotoxin
<i>Aspergillus carneus</i>	Citrinin
<i>Aspergillus clavatus</i>	Cytochalasin, patulin
<i>Aspergillus Parasiticus</i>	Alfatoxin B
<i>Aspergillus nomius</i>	Alfatoxin B
<i>Aspergillus niger</i>	Ochratoxin A, malformin, oxalic acid
<i>Acremonium crocinigenum</i>	Crotocin
<i>Aspergillus nidulans</i>	Sterigmatocystin
<i>Aspergillus ochraceus</i>	Ochratoxin A, penicillic acid
<i>Aspergillus versicolor</i>	Sterigmatocystin, 5 ethoxysterigmatocystin
<i>Aspergillus ustus</i>	Ausdiol, austamide, austocystin, brevianamide
<i>Aspergillus terreus</i>	Citreoviridin
<i>Alternaria</i>	Alternariol, altertoxin, altenuene, altenusin, tenuazonic acid
<i>Arthrimum</i>	Nitropropionic acid
<i>Bioploaris</i>	Cytochalasin, sporidesmin, sterigmatocystin
<i>Chaetomium</i>	Chaetoglobosin A,B,C. Sterigmatocystin
<i>Cladosporium</i>	Cladosporic acid
<i>Clavipes purpurea</i>	Ergotism
<i>Cylindrocorpon</i>	Trichothecene
<i>Diplodia</i>	Diplodiatoxin
<i>Fusarium</i>	Trichothecene, zearalenone
<i>Fusarium moniliforme</i>	Fumonisin
<i>Emericella nidulans</i>	Sterigmatocystin
<i>Gliocladium</i>	Gliotoxin
<i>Memnoniella</i>	Griseofulvin, dechlorogriseofulvin, epi-dechlorogriseofulvin, trichodermin, trichodermol
<i>Myrothecium</i>	Trichothecene
<i>Paecilomyces</i>	Patulin, viriditoxin
<i>Penicillium aurantiocandidum</i>	Penicillic acid
<i>Penicillium aurantiogriseum</i>	Penicillic acid
<i>Penicillium brasilanum</i>	Penicillic acid
<i>Penicillium brevicompactum</i>	Mycophenolic acid
<i>Penicillium camemberti</i>	Cyclopiazonic acid
<i>Penicillium carneum</i>	Mycophenolic acid, Roquefortine C
<i>Penicillium crateriforme</i>	Rubratoxin

<b>Fungi</b>	<b>Mycotoxin</b>
<i>Penicillium citrinum</i>	Citrinin
<i>Penicillium commune</i>	Cyclopiazonic acid
<i>Penicillium crustosum</i>	Roquefortine C
<i>Penicillium chrysogenum</i>	Roquefortine C
<i>Penicillium discolor</i>	Chaetoglobosin C
<i>Penicillium expansum</i>	Citrinin, Roquefortine C
<i>Penicillium griseofulvum</i>	Roquefortine C, cyclopiazonic acid, griseofulvin
<i>Penicillium hirsutum</i>	Roquefortine C
<i>Penicillium hordei</i>	Roquefortine C
<i>Penicillium nordicum</i>	Ochratoxin A
<i>Penicillium paneum</i>	Roquefortine C
<i>Penicillium palitans</i>	Cyclopiazonic acid
<i>Penicillium polonicum</i>	Penicillic acid
<i>Penicillium roqueforti</i>	Roquefortine C, Mycophenolic acid
<i>Penicillium veridicatum</i>	Penicillic acid
<i>Penicillium verrucosum</i>	Citrinin, ochratoxin A
<i>Penicillium/ Aspergillus</i>	Patulin
<i>Penicillium/ Aspergillus/Alternaria</i>	Glitoxin
<i>Phomopsis</i>	Macrocyclic trichothecenes
<i>Phoma</i>	Brefeldin, cytochalasin, secalonic acid, tenuazonic acid
<i>Pithomyces</i>	Sporidesmin
<i>Rhizoctonia</i>	Slaframine
<i>Rhizopus</i>	Rhizonin
<i>Sclerotinia</i>	Furanocoumarins
<i>Stachybotrys chartarum</i>	Iso-satratoxin F, roridin E, L-2, satratoxin G & H, trichodermin, trichodermol, trichothecene
<i>Torula</i>	Cytotoxins
<i>Trichoderma</i>	Trichodermin, trichodermol, gliotoxin
<i>Trichothecium</i>	Trichothecene
<i>Wallemia</i>	Walleminol
<i>Zygosporium</i>	Cytochalasin

## General terms

### Allergen

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An allergen is a substance that elicits an IgE antibody response and is responsible for producing allergic reactions. Chemicals are released when IgE on certain cells contact an allergen. These chemicals can cause injury to surrounding tissue - the visible signs of an allergy. Only a few fungal allergens have been characterized but all fungi are thought to be potentially allergenic. Fungal allergens are proteins found in either the mycelium or spores

### "Black mold"

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A poorly defined term. Black mold or toxic black mold has usually been associated with the mold *Stachybotrys chartarum*. While there are only a few molds that are truly black, there are many that can appear black. Not all molds that appear to be black are *Stachybotrys*.

### Fungi

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Fungi are neither animals nor plants and are classified in a kingdom of their own. The Kingdom of Fungi. Fungi include a very large group of organisms, including molds, yeasts, mushrooms and puffballs. There are >100,000 accepted fungal species but current estimates range to 1.5 million species. Mycologists (people who study fungi) have grouped fungi into four large groups according to their method of reproduction.

### Hidden mold

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This refers to visible mold growth on building structures that is not easily seen, including the areas above drop ceilings, within a wall cavity (the space between the inner and outer structure of a wall), inside air handlers, or within the ducting of a heating/ventilation system.

### Microbial Volatile Organic Compounds (MVOCs)

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Fungi produce chemicals as a result of their metabolism. Some of these chemicals, MVOCs, are responsible for the characteristic moldy, musty, or earthy smell of fungi, whether mushrooms or molds. Some MVOCs are considered offensive or annoying. Specific MVOCs are thought to be characteristic of wood rot and mold growth on building materials. The human nose is very sensitive to mold odors and sometimes more so than current analytical instruments.

### Mold

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Molds are a group of organisms that belong to the Kingdom of Fungi (see Fungi). Even though the terms mold and fungi had been commonly referred to interchangeably, all molds are fungi, but not all fungi are molds.

## **Mycotoxin**

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Mycotoxins are compounds produced by some fungi that are toxic to humans or animals. By convention, the term? Mycotoxin. Excludes mushroom toxins. Fungi that produce mycotoxins are called "toxigenic fungi."

## **Spore**

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General term for a reproductive structure in fungi, bacteria and some plants. In fungi, the spore is the structure which may be used for dissemination and may be resistant to adverse environmental conditions.

## **Toxic mold**

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The term "toxic mold" has no scientific meaning since the mold itself is not toxic. The metabolic byproducts of some molds may be toxic (see mycotoxin).

## **Hypha (plural, hyphae)**

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An individual fungal thread or filament of connected cells; the thread that represents the individual parts of the fungal body.

**Southeast Environmental Microbiology Laboratories (SEEML)**  
**Chain of Custody**

410 W Grand Pkwy S, Suite 250, Katy, TX. 77494 Phone: 832-437-2667, www.seeml.com



<b>FOR LAB USE ONLY</b>	<b>Conditions of Samples Acceptable?</b>	<input checked="" type="checkbox"/> <b>YES</b> <input type="checkbox"/> <b>NO</b>	<b>Requested Services</b>	
	<b>SEEML Reference Number:</b>	<b>SEEML LAB ID:</b>	Mold/Bacteria Analysis	
	H-251211097	469 - 475	Non-Culturable	Culturable

**Company Information:**

Company Name:	Reagan Environmental, LLC	Address:	PO Box 2212
Project Manager:	Reagan Environmental, LLC	(City, State, Zip)	Conroe, TX, 77301
Phone:	936-449-0779	Special Instructions:	
Email:	breagan@reaganenviro.com		

<b>Turn Around Time</b>		Spore Trap Analysis	Non Fungal Biological Particulate Analysis	Direct Exam Surface Sample Analysis	Total Coliform, E. coli (Presence/Absence)	Sewage Assessment By QuantiTray	Pseudomonas aeruginosa By QuantiTray	Legionella (CDC-Method)
R: 4-Hr Rush	3D: 3-Business Days							
SD: Same Business Day	4D: 4-Business Days							
ND: Next Business Day	5D: 5-Business Days							
2D: 2-Business Days	WH: Weekend/Holiday							

**Project Information:**

Date Sampled:	12/11/2025	<b>Sample Type Abbreviations:</b>	
Project Name:	Rachel Davis	A-Allergenco	B-Bulk
Project Address:	8142 Hills Pkwy	AOC-Air O Cell	W-Water
City, State, Zip:	, Montgomery, TX 77316	S-Swab	D-Dust
		T-Tape	M5-Micro 5

<b>Environmental Conditions</b>	
Precipitation in last 16 Hours:	
Relative Humidity I/O:	/
Temperature I/O:	/
Wind Conditions:	

Client Sample ID	Sample Location/Description	Sample Type	TAT	**Volume (L)	*Area	Notes:						
A1	Exterior baseline	AOC	Same Day	75			✓					
A2	Kitchen	AOC	Same Day	75			✓					
A3	Master bathroom	AOC	Same Day	75			✓					
A4	Master bedroom	AOC	Same Day	75			✓					
A5	Sons bedroom	AOC	Same Day	75			✓					
A6	Guest bathroom	AOC	Same Day	75			✓					
A7	Daughter's bedroom	AOC	Same Day	75			✓					

<b>Relinquished By:</b> Reagan Environmental, LLC	<b>Date/Time:</b> 12/11/2025	*Area is only required for culturable surface samples. **Volume = Pump setting (L/min) X minutes	<b>Received By:</b> Maryam Rahman	<b>Date/Time:</b> 12/11/2025 02:40 PM
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**Blaine Reagan**

**Reagan Environmental LLC**

**Dec 16, 2025 | 7 Photos**

# **Clearance Testing**

# Section 1

1



### Exterior Baseline Air Sample & RH

Project: Rachel Davis 1867  
Date: Dec 10, 2025, 1:44 PM  
Creator: Blaine Reagan

2



### Kitchen Air Sample & RH

Project: Rachel Davis 1867  
Date: Dec 10, 2025, 1:06 PM  
Creator: Blaine Reagan

3



### Master Bathroom Air Sample & RH

Project: Rachel Davis 1867  
Date: Dec 10, 2025, 1:11 PM  
Creator: Blaine Reagan

4



### Master Bedroom Air Sample & RH

Project: Rachel Davis 1867  
Date: Dec 10, 2025, 1:12 PM  
Creator: Blaine Reagan

5



### Son's Bedroom Air Sample & RH

Project: Rachel Davis 1867  
Date: Dec 10, 2025, 1:20 PM  
Creator: Blaine Reagan

6



### Guest Bathroom Air Sample & RH

Project: Rachel Davis 1867  
Date: Dec 10, 2025, 1:21 PM  
Creator: Blaine Reagan

7



### Daughter's Bedroom Air Sample & RH

Project: Rachel Davis 1867  
Date: Dec 10, 2025, 1:27 PM  
Creator: Blaine Reagan

# Certificate showing this property does not have mold damage

## Certificate of mold damage remediation

**Property owner:** Keep this certificate and give a copy to your insurance agent or company.

### Property owner and location

Property owner's name Calvin & Rachel Davis

Mailing address \_\_\_\_\_

Property address 8142 Hills Pkwy, Montgomery, TX 77316

Lot \_\_\_\_\_ Block \_\_\_\_\_ Addition or tract \_\_\_\_\_ County \_\_\_\_\_

### Instructions

- **If mold damage has been treated (remediated):** Both Box A and B below must be filled out. The mold remediation contractor must fill out Box A. The mold assessment consultant must fill out Box B.
- **If no mold damage was found:** The mold assessment consultant or insurance adjuster must fill out Box C.

► **Mold damage has been treated** (If Box A and B are filled out, Box C does not need to be filled out.):

**Box A:** To be filled out by the mold remediation contractor.

I certify that:

- I treated the damage caused by mold at this property. Treatment can include removing, cleaning, sanitizing, and preventing mold damage.
- I gave this certificate to the property owner within 10 days after completing the work.

<b>Certificate number</b>	<b>Date issued</b>
Mold remediation contractor's signature	Date
Contractor's printed name and address	Date treatment completed
Texas Department of Licensing and Regulation license number	License expiration date

**Box B:** To be filled out by the mold assessment consultant.

I certify that:

- Damage caused by mold at this property has been treated (remediated).
- With reasonable certainty, the underlying causes of the mold have been treated so mold will not return.
- I gave a copy of my report to the property owner.

Per Occupations Code Section 1958.154: Based on visual, procedural, and analytical evaluation, the mold contamination identified for the project has been remediated as outlined in the mold management plan or remediation protocol.

*BLAINE REAGAN*

12/12/2025

Mold assessment consultant's signature

Date

Blaine Reagan

PO Box 2212 Conroe TX 77301

Consultant's printed name and address

MAC1527

4/22/2026

Texas Department of Licensing and Regulation license number

License expiration date

► **No mold damage was found** (If Box C is filled out, Box A and B do not need to be filled out.):

**Box C:** To be filled out by the mold assessment consultant or insurance adjuster.

I certify that:

- I inspected this property.
- I did not find signs (evidence) of any mold damage.
- I gave a copy of my report to the property owner.

Certificate number

Date issued

Mold assessment consultant or insurance adjuster's signature

Date

Consultant or adjuster's printed name and address

Texas Department of Licensing and Regulation license number, or  
Texas Department of Insurance license number

License expiration date



## LIMITATIONS

Reagan Environmental, LLC. provided these services consistent with the level and skill ordinarily exercised by members of the profession currently practicing under similar conditions. Our objective was to perform our work with care, exercising the customary skill and competence of consulting professionals in the relevant disciplines in this region. The conclusions presented in this report are professional opinions based solely upon visual observations of the site at the time of our investigation and the results of laboratory analysis. The opinions presented herein apply to site conditions existing at the time of our investigation and those reasonably foreseeable. Reagan Environmental, LLC. cannot act as insurers, and no expressed or implied representation or warrant is included or intended in our report except that our work was performed within the limits prescribed by our Client, with the customary thoroughness and competence of our profession at the time and place the services were rendered. Additionally, other possible building material hazards such as asbestos and lead-based paint were not included as part of this evaluation and may require proper sampling for proper personnel protective equipment prior to disturbance. Other unidentified microbiological impact may be located behind perimeter interior walls, ceiling cavities, below flooring, behind wall frames, behind furniture/fixtures, and other non-accessible areas. Precaution should be used during remediation or renovation activities. The condition of the microbiological impact may change gradually or suddenly, depending upon time and conditions Reagan Environmental, LLC. reserves the right to alter or change our opinions, conclusions, and/or recommendations contained in this report if further information is obtained. The report was prepared for the exclusive use of the Client and its representatives. No unauthorized re-use of this report, in part or whole, shall be performed without prior written consent. Should you have any further questions, please call or e-mail.



Clearance Certificate

8142 Hills Pkwy, Montgomery, TX 77316

Should you have any further questions please call or email.

Best Regards,

**President**

**Reagan Environmental, LLC.**

**936 – 449 – 0779 / [breagan@reaganenviro.com](mailto:breagan@reaganenviro.com)**

**Phone: 936 – 449 - 0779 | [Breagan@reaganenviro.com](mailto:Breagan@reaganenviro.com)  
PO Box 2212 Conroe, TX 77301**

**BR**