



**CLEARANCE CERTIFICATE**

**JOB NO.: 431 – 24 MLDAV**

**431 Cardinal Oaks Ln, Kemah, TX 77565**

**Prepared by: Graig Hoyt**

**Prepared for: Denise Bell**

**MAC LICENSE #2095 EXP: 11/22/2026**

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

**12/17/2024**

2024



*Graig Hoyt*



## Clearance Certificate

431 Cardinal Oaks Ln, Kemah, TX 77565

Dear Mrs. Denise Bell,

Per request, associates from Reagan Environmental, LLC. Performed a Mold Assessment inspection on December 17<sup>th</sup>, 2024, at the address of 431 Cardinal Oaks Ln, Kemah, TX 77565. 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 provided by Eurofins J3 Resources, Inc., the IAQ has been found to have met acceptable levels in the. It is the opinion of Reagan Environmental, LLC. that no additional remediation is needed.

Phone: 512-876-0931 | [Ghoyt@reaganenviro.com](mailto:Ghoyt@reaganenviro.com)

PO Box 2212 Conroe, TX 77301

Report for:

**Blaine Reagan**  
**Reagan Environmental**  
PO Box 2212  
Conroe, TX 77305

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Regarding: Eurofins J3 Resources, Inc.  
Project: Brent Manzel; 431 Cardinal Oaks Ln  
EML ID: 3885390

Approved by:



Approved Signatory  
Kenneth Castro

Dates of Analysis:  
Spore trap analysis: 12-18-2024

Service SOPs: Spore trap analysis (EB-MY-S-1038)

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All samples were received in acceptable condition unless noted in the Report Comments portion in the body of the report. Due to the nature of the analyses performed, field blank correction of results is not applied. The results relate only to the samples as received and tested. Information supplied by the client which can affect the validity of results: sample air volume.

Eurofins J3 Resources, Inc. ("the Company"), a member of the Eurofins Built Environment Testing group of companies, shall have no liability to the client or the client's customer with respect to decisions or recommendations made, actions taken or courses of conduct implemented by either the client or the client's customer as a result of or based upon the Test Results. In no event shall the Company be liable to the client with respect to the Test Results except for the Company's own willful misconduct or gross negligence nor shall the Company be liable for incidental or consequential damages or lost profits or revenues to the fullest extent such liability may be disclaimed by law, even if the Company has been advised of the possibility of such damages, lost profits or lost revenues. In no event shall the Company's liability with respect to the Test Results exceed the amount paid to the Company by the client therefor.

Client: Reagan Environmental  
C/O: Blaine Reagan  
Re: Brent Manzel; 431 Cardinal Oaks Ln

Date of Sampling: 12-17-2024  
Date of Receipt: 12-17-2024  
Date of Report: 12-18-2024

### SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

|                                |                           |        |              |                                |        |                |
|--------------------------------|---------------------------|--------|--------------|--------------------------------|--------|----------------|
| Location:                      | A1:<br>outside - baseline |        |              | A2:<br>Master bedroom/bathroom |        |                |
| Comments (see below)           | A                         |        |              | None                           |        |                |
| Lab ID-Version‡:               | 19245043-1                |        |              | 19245044-1                     |        |                |
| Analysis Date:                 | 12/18/2024                |        |              | 12/18/2024                     |        |                |
|                                | raw ct.                   | % read | spores/m3    | raw ct.                        | % read | spores/m3      |
| Ascospores                     | 9                         | 25     | 480          |                                |        |                |
| Basidiospores                  | 62                        | 25     | 3,300        |                                |        |                |
| Chaetomium                     |                           |        |              |                                |        |                |
| Cladosporium                   | 16/24                     | 25/100 | 1,200        |                                |        |                |
| Curvularia                     |                           |        |              |                                |        |                |
| Epicoccum                      |                           |        |              |                                |        |                |
| Fusarium                       |                           |        |              |                                |        |                |
| Ganoderma                      | 5                         | 100    | 67           |                                |        |                |
| Myrothecium                    |                           |        |              |                                |        |                |
| Nigrospora                     |                           |        |              |                                |        |                |
| Other brown                    | 8                         | 100    | 110          |                                |        |                |
| Other colorless                |                           |        |              |                                |        |                |
| Penicillium/Aspergillus types† | 1                         | 25     | 53           |                                |        |                |
| Pithomyces                     | 2                         | 100    | 27           |                                |        |                |
| Rusts                          |                           |        |              |                                |        |                |
| Smuts, Periconia, Myxomycetes  |                           |        |              |                                |        |                |
| Stachybotrys                   |                           |        |              |                                |        |                |
| Stemphylium                    |                           |        |              |                                |        |                |
| Torula                         |                           |        |              |                                |        |                |
| Ulocladium                     |                           |        |              |                                |        |                |
| Zygomycetes                    |                           |        |              |                                |        |                |
| Background debris (1-4+)       | 2+                        |        |              | < 1+                           |        |                |
| Hyphal fragments/m3            | 27                        |        |              | 27                             |        |                |
| Pollen/m3                      | 13                        |        |              | < 13                           |        |                |
| Skin cells (1-4+)              | 1+                        |        |              | 1+                             |        |                |
| Sample volume (liters)         | 75                        |        |              | 75                             |        |                |
| <b>§ TOTAL SPORES/m3</b>       |                           |        | <b>5,200</b> |                                |        | <b>&lt; 13</b> |

**Comments:**A) 24 of the raw count *Cladosporium* spores were present as a single clump.

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 spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

††Background debris indicates the amount of non-biological particulate matter present on the trace (dust in the air) and the resulting visibility for the analyst. It is rated from 1+ (low) to 4+ (high). Counts from areas with 4+ background debris should be regarded as minimal counts and may be higher than reported. It is important to account for samples volumes when evaluating dust levels.

The analytical sensitivity is the spores/m<sup>3</sup> divided by the raw count, expressed in spores/m<sup>3</sup>, per spore and per sample.

For more information regarding analytical sensitivity, please contact QA by calling the laboratory.

‡ A "Version" indicated by -"x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

§ Total Spores/m3 has been rounded to two significant figures to reflect analytical precision.

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### SPORE TRAP REPORT: NON-VIABLE METHODOLOGY

|                                |                    |        |            |                       |        |           |
|--------------------------------|--------------------|--------|------------|-----------------------|--------|-----------|
| Location:                      | A3:<br>living room |        |            | A4:<br>middle bedroom |        |           |
| Comments (see below)           | B                  |        |            | None                  |        |           |
| Lab ID-Version‡:               | 19245045-1         |        |            | 19245046-1            |        |           |
| Analysis Date:                 | 12/18/2024         |        |            | 12/18/2024            |        |           |
|                                | raw ct.            | % read | spores/m3  | raw ct.               | % read | spores/m3 |
| Ascospores                     |                    |        |            |                       |        |           |
| Basidiospores                  | 5                  | 25     | 270        |                       |        |           |
| Chaetomium                     |                    |        |            |                       |        |           |
| Cladosporium                   | 10                 | 100    | 130        |                       |        |           |
| Curvularia                     |                    |        |            |                       |        |           |
| Epicoccum                      |                    |        |            |                       |        |           |
| Fusarium                       |                    |        |            |                       |        |           |
| Ganoderma                      |                    |        |            |                       |        |           |
| Myrothecium                    |                    |        |            |                       |        |           |
| Nigrospora                     |                    |        |            |                       |        |           |
| Other brown                    |                    |        |            | 1                     | 100    | 13        |
| Other colorless                |                    |        |            |                       |        |           |
| Penicillium/Aspergillus types† |                    |        |            | 1                     | 25     | 53        |
| Pithomyces                     |                    |        |            |                       |        |           |
| Rusts                          |                    |        |            |                       |        |           |
| Smuts, Periconia, Myxomycetes  |                    |        |            |                       |        |           |
| Stachybotrys                   |                    |        |            |                       |        |           |
| Stemphylium                    |                    |        |            |                       |        |           |
| Torula                         |                    |        |            |                       |        |           |
| Ulocladium                     |                    |        |            |                       |        |           |
| Zygomycetes                    |                    |        |            |                       |        |           |
| Background debris (1-4+)       | < 1+               |        |            | < 1+                  |        |           |
| Hyphal fragments/m3            | < 13               |        |            | 27                    |        |           |
| Pollen/m3                      | < 13               |        |            | < 13                  |        |           |
| Skin cells (1-4+)              | 1+                 |        |            | 1+                    |        |           |
| Sample volume (liters)         | 75                 |        |            | 75                    |        |           |
| <b>§ TOTAL SPORES/m3</b>       |                    |        | <b>400</b> |                       |        | <b>67</b> |

**Comments:**B) 10 of the raw count *Cladosporium* spores were present as a single clump.

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 spores of *Aspergillus* and *Penicillium* (and others such as *Acremonium*, *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by non-viable sampling methods. Also, some species with very small spores are easily missed, and may be undercounted.

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The analytical sensitivity is the spores/m<sup>3</sup> divided by the raw count, expressed in spores/m<sup>3</sup>, per spore and per sample.

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**SPORE TRAP REPORT: NON-VIABLE METHODOLOGY**

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**PROJECT ANALYST AND SIGNATORY REPORT**

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**Project Analyst**



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**Analyst:** Joseph Huber

The test report shall not be reproduced except in full, without written approval of the laboratory. The report must not be used by the client to claim product certification, approval, or endorsement by AIHA LAP, LLC, or any agency of the federal government. The Company reserves the right to dispose of all samples after a period of thirty (30) days, according to all state and federal guidelines, unless otherwise specified.

‡ A "Version" indicated by "-x" after the Lab ID# with a value greater than 1 indicates a sample with amended data. The revision number is reflected by the value of "x".

# CHAIN OF CUSTODY

EML ID: 3885390

## Eurofins EMLab P&K

New Jersey: 3000 Lincoln Drive East, Suite A, Marlton, NJ 08053 \* (866) 871-1984  
Phoenix, AZ: 1501 West Knudsen Drive, Phoenix, AZ 85027 \* (800) 651-4802  
Burlingame, CA: 111 Anza Boulevard, Suite 122, Burlingame, CA 94010 \* (833) 465-5857



\*3885390\*

| Project Information  |                         |                      |             |             |                          |               |
|----------------------|-------------------------|----------------------|-------------|-------------|--------------------------|---------------|
| Company:             | Reagan Environmental    |                      |             | Contact:    | Blaine Reagan            |               |
| Project ID:          | Brent Manzel            |                      |             | Phone:      | 832-623-4889             |               |
| Project Description: | 431 Cardinal Oaks Ln    |                      |             | Fax:        |                          |               |
| PO Number:           |                         |                      |             | Email:      | breagan@reaganenviro.com |               |
| Sample ID            | Description             | Sample Type          | Sample Date | Measurement | Analysis                 | Turnaround    |
| A1                   | outside - baseline      | Spore Trap: Cassette | 12/17/2024  | 75 liter    | Spore trap analysis      | Next-day rush |
| A2                   | Master bedroom/bathroom | Spore Trap: Cassette | 12/17/2024  | 75 liter    | Spore trap analysis      | Next-day rush |
| A3                   | living room             | Spore Trap: Cassette | 12/17/2024  | 75 liter    | Spore trap analysis      | Next-day rush |
| A4                   | middle bedroom          | Spore Trap: Cassette | 12/17/2024  | 75 liter    | Spore trap analysis      | Next-day rush |

1. Relinquished by: \_\_\_\_\_ Date: \_\_\_\_\_ Received by: Archieve, Linn Date: 12/17/24 11:26  
2. Relinquished by: \_\_\_\_\_ Date: \_\_\_\_\_ Received by: \_\_\_\_\_ Date: \_\_\_\_\_  
3. Relinquished by: \_\_\_\_\_ Date: \_\_\_\_\_ Received by: \_\_\_\_\_ Date: \_\_\_\_\_