



IAQ Environmental

24200 Southwest Fwy

Suite 402, #160

Rosenberg, TX 77471

Phone: (832) 455-0550

Email: iaqenvironmental@gmail.com

Website: iaqenvironmental.com

Inspector: Jack Matut IEP, MAC

Texas License Mold Assessment Consultant: MAC1904

Per your request, IAQ Environmental (Jack Matut) has collected all appropriate information **subject to the property and has successfully prepared and finalized a mold report. The assessment of the property was conducted which included a visual assessment along with air o cell spore trap sampling, and direct fungal examination.**

Respectfully Submitted,

Jack Matut

Purpose:

The purpose of the mold assessment was to determine the presence and extent of microbial growth and/or unusual moisture conditions in the building. The conclusions contained in this report are based on information obtained during the mold assessment, which included:

- ▶ Interviews of property representatives
- ▶ Visual observations
- ▶ A moisture survey
- ▶ Measurement of temperature and relative humidity
- ▶ Collection and laboratory analysis of Spore Trap Sampling: 2 indoor samples, 1 outdoor background sample, and 2 direct swab samples for 1 from the air return, and 1 air register located in the lobby entry.

Client Name: The City of Sweeny

Inspector: Jack Matut, MAC-Texas Mold Assessment Consultant License MAC-1904

Location Address: 111 W Third St Sweeny, TX 77480

Contact: Lindsay Koskiniemi

Submitted Via Email: citymanager@sweenytx.gov

Date: 04/25/2023

Time of Inspection: 1:00 PM

Outside Temperature: 79°

Outside Humidity: 64%

Outside Conditions: Clear

Indoor Temperature: 77°

Indoor Humidity: 62%

of direct samples taken: 2

of air samples taken: 2 Indoors-1 Outdoor Background

Interview

Personel left the office complaining of headaches. The building has a history of flooding.

Conclusion

The initial investigation, and assessment concludes. The interior relative humidity is elevated. The optimum RH should be between 50-55%.

There appears to be water intrusion located at the front door (see photo)

Evidence of Roof leaks damaged ceiling tiles in several areas of the building.

There is panel wall finishing throughout the building. Paneling acts as an insulator that can cause condensation.

Attached separately is the laboratory results, and chain of custody.

*More investigation is necessary to check for mold problems behind the walls, drilling a small hole in the wall may be necessary to test areas by way of inserting a tube to sample the wall cavity.

The City of Sweeny 111 W Third St Sweeny, TX 77480



