

TEXAS MOLD REMEDIATION PROTOCOL SPECIFICATION - TDLR

MOLD REMEDIATION PROTOCOL SPECIFICATION - 16 TAC 78.64 & TOC 1958

DOCUMENT ID: PROTOCOL-MAC1544-SAMPLE-2026 | ENVIROGYN LLC - TEXAS CITY, TX | (281) 694-5742

STATUTORY AUTHORITY: TEXAS OCCUPATIONS CODE CH. 1958 & 16 TAC 78.64

Issuing Firm: Envirogyn LLC TDLR Mold Assessment Co. MAC #1544

Analytical Lab: Envirogyn Microbiology Lab TDLR LAB #1050

Project Scope: Regulated Mold Remediation Protocol ($\geq$ 25 Contiguous Sq. Ft.)

SECTION 1: ENGINEERING CONTROLS & CONTAINMENT (ANSI/IICRC S520)

[SPEC] 6-Mil Polyethylene Critical Containment Barriers & Airlock Chamber

[SPEC] Negative Air Pressure Differential: $\geq$ -0.02 in. H₂O (-5 Pa)

[SPEC] HEPA Filtration & Air Changes: Minimum 4.0 Clean Air Changes per Hour (ACH)

[SPEC] HVAC Isolation: Dedicated mechanical supply/return dampers sealed air-tight

[SPEC] Personnel Protection: OSHA 29 CFR 1910.134 Level C PPE & P100 HEPA Respirators

SECTION 2: REMEDIATION METHODOLOGY & STRUCTURAL DRYING

[SPEC] Porous Materials: Drywall excised 24 inches beyond visible mold boundary

[SPEC] Framing Decontamination: HEPA contact vacuuming & botanical surfactant wash

[SPEC] Encapsulation: Vapor-permeable antimicrobial fungicidal coating application

[SPEC] Moisture Standard: Structural framing dried to $\leq$ 15.0% Wood Moisture Equiv. (WME)

SECTION 3: POST-REMEDIATION VERIFICATION (PRV) CLEARANCE GATES

[GATE 1] Visual Cavity Inspection: Zero visible dust, mold residue, or debris

[GATE 2] Moisture Content Audit: $\leq$ 15.0% WME verified across all studs and plates

[GATE 3] Spore Trap Air Clearance: Total indoor fungal spore count < outdoor control

[GATE 4] Indicator Taxa Clearance: Zero spores/m³ *Stachybotrys chartarum* & *Chaetomium*

STATUTORY PROTECTION UNDER TEXAS INSURANCE CODE 544.303:

Passing all 4 PRV gates authorizes execution of Section 2 of TDI Form MDR-1.

Prohibits insurers from canceling coverage or surcharging future premiums.

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