

## League City, TX Mold Inspections and Testing by Texas Mold Inspectors

Texas Mold Inspectors of League City, TX... sole job is to get you the information you need in order for you to have your home or work place properly remediated the first time, as well as determine whether or not your environment is habitable for you to stay in until successful remediation has been performed and verified by either your Licensed Mold Consultant or insurance adjuster. We provide the necessary protocols when needed, and all forms of sampling (Air, Wall Cavity, Tape, Swab, Vacuum and qPCR-DNA Wipe samples for litigation cases or medical purposes.)

Texas is one of many states that regulates the Mold Assessment and Mold Remediation Industry. Per the Attorney General, "Under state law, a mold assessment must be done before remediation begins."<sup>(1)</sup> This is important, as if you don't have a mold assessment performed prior to mold remediation starting, then you will be relying on a contractor to decide what needs to be remediated and if a protocol needs to be written. All non-exempt mold assessors and remediators must be licensed by the [Texas Department of Licensing and Regulation](#) (TDLR). Be wary of possible conflicts of interest on the part of companies that provide multiple services. A person may hold licenses, but may not do both jobs on the same project. In addition, a person may not own an interest in both firms that do the assessment and the remediation on the same project.<sup>(1)</sup> So if a remediation contractor says they can also do your mold assessment, they are breaking the law. It can only be done by a Mold Assessment Consultant or Mold Assessment technician that is NOT apart of the same company that performed your Mold Remediation.

### **About TMI and why we are in the Mold Assessment Industry.**

TMI is a true; unbiased; third party; state licensed Mold Assessment Company with a strict "No Referral Policy." We do this in order to give our clients the peace of mind in knowing that we are there for them and not trying to up sell them by referring them to someone that pays us to refer them business. It happens in this industry...which can create a conflict of interest and dishonesty about the true conditions in your home or workplace. Which is why we have the "No Referral Policy." If we say you have mold, then you know that we are being honest, as there is no monetary gain for us in saying you have mold and that you do need mold remediation.

Our company got into this industry because we experienced Mold ourselves and we wanted to help people the way we wished someone would have helped us. We learned a lot from our own mold experience as we were taken advantage of by both the Mold Assessment and Remediation company because we did not know the laws and rules put in place by TDLR and TMARR. People need to be armed with the right information that is put into place to protect clients from being taken advantage of. We help our clients by pointing them to TDLR's website in order for them to find State licensed Mold Remediation contractors in their area and to check their license status in regards to how long they have been licensed and if their license has had any disciplinary actions against it. Education is key and we do our best to help arm our clients with the information they will need and can use to make sure they are being treated ethically.

TMI has grown to be one of the best and most trusted in the industry. We are recognized and referred by attorneys, doctors, clients and the good contractors. We are not liked by the contractors who do a poor remediation job and where we are the consultant hired to check

their work. We pride our selves on our thoroughness and honesty. We will not overlook any deficiency that should fail remediation out of convenience for any contractor and/or client; because then we could be held liable, and the client could find themselves needing remediation again in the future since all the mold and moisture was not resolved the first time. The last thing we want is for anyone to move back into an environment that still has mold growth and unresolved moisture problems that could cause them to react to their environment and need further costly remediation.

Depending on the amount of mold found will determine if a client will need a Mold remediation protocol or if they can do the work themselves and or need a state licensed Mold remediation company versus a general contractor. We will always recommend that a client hire a licensed mold remediation company over an unlicensed Water Restoration company in all scenarios. Here are the reasons why...

In order to gain a Mold Remediation License you must first qualify and then pass the eligibility requirements to get a license from TDLR as a Mold Remediation contractor. Below are TDLR's Qualification and eligibility requirements for you to review and see why it's best to hire someone that has insurance to cover potential problems or damages that may arise in your home or workplace during mold remediation as well as they must complete the training course and pass a criminal background check to be allowed to hold a Mold Remediation License in Texas. Licensed companies are held accountable and have to follow the rules and laws the state of Texas has in place for Mold remediation. Unlicensed one's don't.

**(c) Qualifications. An applicant for a mold remediation contractor license must meet at least one of the following education and/or experience requirements: (2)**

(1) a bachelor's or graduate degree from an accredited college or university with a major in a natural or physical science, engineering, architecture, building construction, or building sciences and at least one year of experience either in an allied field or as a general contractor in building construction;

(2) at least 60 college credit hours with a grade of C or better in the natural sciences, physical sciences, environmental sciences, building sciences, or a field related to any of those sciences, and at least three years of experience in an allied field or as a general contractor in building construction;

(3) a high school diploma or GED certificate, plus at least five years of experience in an allied field or as a general contractor in building construction; or

(4) certification as an industrial hygienist, a professional engineer, a professional registered sanitarian, a certified safety professional, or a registered architect, with at least one year of experience either in an allied field or as a general contractor in building construction.

**(d) Eligibility for licensing. To obtain a mold remediation contractor license, a person must: (2)**

**(1) be at least 18 years old at the time of application;**

**(2) successfully pass a criminal history background check;**

**(3) comply with subsection (c); (See above)**

**(4) comply with the requirement for insurance coverage under §78.40;**

**78.40. Insurance Requirements.** (New Section adopted effective November 1, 2017, 42 TexReg 4619)

(a) Unless otherwise indicated, persons licensed under this chapter are required to obtain commercial general liability insurance in the amount of not less than \$1 million per occurrence and to maintain the coverage for the term of the license.

**(5) successfully complete a mold training course as described in §78.68(e);**

(e) Remediation contractor training. The remediation contractor training course shall consist of at least 40 training hours that includes lectures, demonstrations, audio-visuals and hands-on training, course review, and a written test of 100 multiple-choice questions. The course requirements in paragraphs (3) and (7) - (8), require hands-on training as an integral part of the training. The course shall adequately address:

- (1) sources of indoor mold and conditions necessary for indoor mold growth;
- (2) potential health effects, in accordance with a training protocol developed in consultation with state professional associations, including at least one representing physicians;
- (3) requirements concerning workplace hazards and safety, personal protective equipment including respirators, personal hygiene, personal decontamination, confined spaces, and water, structural, and electrical hazards;
- (4) requirements concerning worker protection, including components of and development of respiratory protection plans and programs, workplace safety plans, and medical surveillance programs;
- (5) technical and legal considerations for mold remediation, including applicable regulatory requirements, the role of the mold remediation contractor, the role of the mold remediation worker, the roles of other professionals, insurance, legal liabilities, and recordkeeping and notification requirements;
- (6) building sciences, moisture control, and water intrusion events;
- (7) an overview of how mold remediation projects are conducted and requirements thereof, including containment, and air filtration;
- (8) work practices for removing, cleaning, and treating mold, including state-of-the-art work practices and new technologies;
- (9) development of a mold remediation work plan from a protocol, including writing the work plan, detailing remediation techniques for the building structure, HVAC system, and contents, delineating affected areas from floor plans, developing appropriate containment designs, determining HEPA air filtration requirements, and determining dehumidification requirements;
- (10) clearance testing and procedures, including a review of typical clearance criteria, visual inspection of the work area before clearance, and achieving clearance;
- (11) contract specifications, including estimating job costs from a protocol and determining insurance and liability issues; and
- (12) protecting the public and building occupants from mold exposures.

**(6) pass the required licensing examination prescribed under §78.24; and (2)**

**78.24. Licensing Examination.** (New Section adopted effective November 1, 2017, 42 TexReg 4619)

(a) An applicant for a mold assessment technician, mold assessment consultant, or mold remediation contractor license must pass the state licensing examination before the license will be issued.

(b) To qualify to take the examination, the individual applicant must submit a completed license application for review and determination of licensing examination eligibility.

(c) The department or the department's designee will notify the applicant who meets all applicable requirements for the license sought and who qualifies to take the examination.

(d) Annually, the department or its designee shall publish a schedule of examination dates and locations.

(e) The department or its designee shall administer or arrange for the administration of the examination.

(f) The department or its designee will notify the applicant in writing regarding the applicant's examination scores or results.

(7) pay the fee required under §78.80.

**We Hope some of this information helps you in your Mold Assessment and Mold Remediation journey. You can find more information out by clicking the links below.**

Sources:

1. <https://www.texasattorneygeneral.gov/consumer-protection/home-real-estate-and-travel/mold-remediation>
2. <https://www.tdlr.texas.gov/mld/mldrules.htm#7820>