ASTEX
ENVIRONMENTAL
SERVICES

# Astex Environmental Services

139 Braniff Drive • San Antonio, TX 78216
Phone: (210) 828-9800 • Fax (210) 829-4927
www.astexinc.com astex@astexinc.com

February 9, 2026

AE2620024B

E. David Martinez
Engineering Tech
802 CES/CENME, Execution Support
2250 Engineering Street,
Building 4196
JBSA-Fort Sam Houston, TX 78234
P: (210) 378-6676
E: eraldo.martinez@us.af.mil

***Re: Hazardous Materials (HAZMAT) Report***
***Joint Base San Antonio (JBSA)-Lackland Air Force Base***
***Facility 2989 MPLS, Training Lodge Support Building***
***Foster Avenue, San Antonio, Texas 78236***
***Astex Project No.: AE2620024-B***

Mr. Martinez:

Pursuant to your request, the following are the results of the Lead-Based Paint (LBP) Inspection with Limited Asbestos Sampling conducted by Astex Environmental Services (Astex) representative: Mrs. Leonora Becknal. The survey included a lead-based paint inspection and a limited asbestos survey as well as a cursory review for Mercury and Polychlorinated Biphenyls (PCBs).

## ***Summary of Results***

Based on thorough observations made on-site, as well as the comprehensive analysis of the data collected, we have compiled the following detailed results.

### Lead-Based Paint

- **Of the twenty-one (21) components analyzed, zero (0) analyzed above 1.0 mg/cm² and are identified as *positive* or *lead containing*.**
- **Of the twenty-one (21) individual paint readings analyzed, six (6) analyzed as having lead *present* (see Section A: Lead-Based Paint Inspection for more information).**
  - **Tan Painted Warehouse Door, Exterior Building Door & Wall, and Exterior Building Column**
  - **White Painted Exterior Building Wall and Commercial Warehouse Window**
- **Of the twenty-one (21) components analyzed, fifteen (15) analyzed as *negative*.**

## Asbestos

- **The tested building materials were laboratory analyzed to be non-asbestos containing, and in accordance with the Texas Asbestos Health Protection Rules (TAHPR), no special handling is required prior to or during repair or renovation activities.**

## Mold Inspection

- At the time of assessment, the conditions observed at this location **do not meet the threshold** for a regulated mold condition as defined by the Texas Department of Licensing and Regulation (TDLR) in accordance with 16 TAC §78.140. A regulated condition is only triggered when 25 or more contiguous square feet of visible mold growth is identified on interior building components. A copy of the Consumer Mold Information Sheet (CMIS), as required by TDLR, is included in this report for your reference.
- In this case, the following conditions were observed, and the total affected area was less than the state-regulated threshold (25 contiguous square feet). Therefore, state-mandated remediation protocols are not currently required:
  - At the time of inspection, no indoor air quality concern was identified within occupied spaces.
  - Airborne mold spore concentrations were lower than or comparable to outdoor baseline levels, and no surface mold was observed.
  - Environmental conditions (temperature, relative humidity, dew point) were within acceptable ranges, supporting a stable and dry indoor environment.
  - Building materials were confirmed to be dry, and no visible signs or noticeable odors associated with microbial activity were detected.
  - The above is indicative of supporting good indoor air quality.

## Polychlorinated biphenyls (PCBs)

- **No noteworthy PCB containing building components were identified.**

## Mercury (Hg)

- **A mercury switch thermostat was viewed within the hallway during this inspection.**

## Section A: Lead-Based Paint Inspection

On January 22, 2026, Mrs. Leonora Becknal, TDSHS Lead Risk Assessor, No. 2070705, of Astex, TDSHS Lead Firm, No. 2110460, inspected the above-referenced project location for the purpose of performing a lead-based paint (LBP) inspection.

For this survey, Astex conducted lead-based paint (LBP) testing utilizing a Viken Pb200i X-Ray Fluorescence (XRF) portable paint analyzer in accordance with the federal regulations of the Environmental Protection Agency (EPA) Renovation, Repair and Painting (RRP) and Federal Housing and Urban Development (HUD). Astex secured a total of thirty-four (34) individual paint readings from randomly selected exterior surfaces.

Since the buildings at this location are not categorized as "target housing" and/or "a child occupied facility", in accordance with the HUD *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (2012 Edition)*, it is exempt from federal HUD regulations and the Texas Environmental Lead Reduction Rules (TELRR).

This LBP testing was conducted in order to predetermine the potential representative lead content of the buildings' components. The EPA and the HUD guidelines, established for testing within child occupied facilities and target housing, categorize paint chip samples with levels at or above 0.5% (5,000 parts per million (ppm)) by weight, positive for LBP.

The Occupational Safety and Health Administration (OSHA) lead standard for worker protection during lead paint removal or maintenance activities (i.e., 29 CFR 1910.1025 for General Industry and 29 CFR 1926.62 for Lead – Construction), the EPA- Resource Conservation and Reclamation Act (RCRA) and the Texas Commission on Environmental Quality (TCEQ) for disposal of lead-containing (waste) materials, require identification of the lead content prior to demolition/disposal.

### *Visual Assessment*

The evaluation of the property consisted of a visual assessment of the area's components. Overall, the condition of the painted surfaces was determined to be in damaged condition.

### *Inspection*

A lead-based paint hazard is any condition that causes exposure to lead from dust-lead hazards, soil-lead hazards, or lead-based paint that is deteriorated, or present in chewable surfaces, friction surfaces, or impact surfaces that would result in adverse human health effects.

According to the EPA, Title X ("ten") of the Housing and Community Development Act of 1992, defines lead-based paint inspection (in two places, with slightly different formatting of the same wording) as:

> a surface-by-surface investigation to determine the presence of lead-based paint as provided in section 302(c) of the Lead-Based Paint Poisoning Prevention Act and the provision of a report explaining the results of the investigation. (15 U.S.C. 2681(7), for use by EPA and its stakeholders; and 42 U.S.C. 4851(12), for use by HUD and its stakeholders)

This definition in Title X is based on, and mentions, the earlier Lead-Based Paint Poisoning Prevention Act (Public Law 91-695), enacted in 1971, which described an inspection in its section 302(c) as being an:

> inspection of all intact and nonintact interior and exterior painted surfaces of housing subject to this section for lead-based paint using an approved x-ray fluorescence analyzer, atomic absorption spectroscopy, or comparable approved sampling or testing technique. A certified inspector or laboratory shall certify in writing the precise results of the inspection. If the results equal or exceed a level of 1.0 milligrams per centimeter squared or 0.5 percent by weight, the results shall be provided to any potential purchaser or tenant of the housing. (42 U.S.C. 4822(c))

The sampling and testing protocols in this chapter fulfill the definition of lead-based paint inspection, in providing guidance on selecting building components of housing to sample and/or test them and the methods for determining whether they are coated with lead-based paint.

### *Lead Conclusions*

Based on the above EPA/HUD criteria and XRF testing, the following conclusions AND recommendation are offered:

- **Lead-based paint (LBP) does not appear to be present in the building materials tested. No special handling would be required during renovation or demolition activities.**
- **See XRF Analytical Results (Appendix B)**

The Operational Safety and Health Administration (OSHA) does not recognize the EPA/HUD categorizations. Per OHSA's Lead in Construction standard (29 CFR 1926.62) involving paints having any level of lead, employers/contractors involved in renovation or demolition must comply with the assessment measures and any applicable worker protections of the standard.

The enclosed analytical results have been reported to all of the above standards (EPA, HUD, OSHA).

- Readings at or above 1.0 mg/cm² are identified in **red print** in the XRF ANALYTICAL RESULTS - attached (Appendix D) with results listed as "**Positive.**"
  - ~ **Of the twenty-one (21) readings, zero (0) analyzed above 1.0 mg/cm².**
- Readings between 0.2 mg/cm² and 0.9 mg/cm² are identified in **bold print** in the XRF ANALYTICAL RESULTS - attached (Appendix D) with results listed as "**Present.**"
  - ~ **Of the twenty-one (21) readings, six (6) analyzed between 0.2 mg/cm² and 0.9 mg/cm² and have lead present within the painted substrates.**
- Readings below 0.2 mg/cm² are reported as "Negative."
  - ~ **Of the twenty-one (21) readings, fifteen (15) analyzed below 0.2 mg/cm² and are considered to be non-lead-based paint containing.**

~ **It's important to note that this building is not categorized as "target housing" and all renovation work that will impact Lead-Based Paint must be performed in accordance with the EPA: 40 CFR Part 74 Lead; Renovation, Repair, and Painting Program (RRP).**

The following link will connect you with a guide on how to renovate your building, and you can follow the webpage for further information in learning more about the EPA-RRP requirements: (Attached is also a summary of the regulation provided by Astex.)

https://www.epa.gov/lead/protect-your-family-sources-lead

***LEAD Recommendations***

- **No owner requirement from any regulatory entity requires lead painted material to be 'abated' prior to disturbance of said materials during the normal course of renovation and/or demolition tasks.**

- **No owner requirement from any regulatory entity requires lead painted material to be 'abated' prior to disturbance of said materials during the normal course of renovation and/or demolition tasks.**

- **The contractor(s) performing renovation and/or demolition tasks are solely responsible for OSHA compliance and administering their site-specific Health and Safety Plan(s) (HASPs) related to LBP and all other regulated materials (ORMs). This responsibility in no manner transfers to the owner, their authorized agent nor Astex.**

- **Texas Environmental Lead Reduction Rules (TELRR) do not require LBP testing prior to demolition of structure(s) currently present. Furthermore, municipal permitting for the structure also does not require LBP testing.**

- **If an employer is working with paint which contains any amount of lead, including those between 0.2 mg/cm² and 0.9 mg/cm², in such a way that would generate airborne levels to which employees may be exposed, it is the employer's responsibility to conduct exposure monitoring (or use objective or historical data as defined in 29 CFR 1926.62(d)(3)(iii) through 1926.62(d)(3)(iv)(B) and in 29 CFR 1926.62(n)(4)) to demonstrate that the Lead**

  **in Construction standard's action level (30 micrograms/cubic meter of air) is not exceeded. The results of the exposure assessment then determine whether the employer would need to apply further protection of that rule. If the levels of lead to which employees are exposed are below the action level (which may occur when the levels of lead in paint are very low and work is being done in such a way as to not disturb the paint and, therefore, generate airborne concentrations of lead), then the further requirements of the standard would not apply.**

- **Protection for workers per OSHA Regulations (29 CFR 1926.62) would be required during maintenance or renovation activities that may disturb materials identified to have paint containing lead present and is the sole responsibility of that specific contractor.**

- **Resource Conservation and Recovery Act (RCRA) requires the demolition contractor to perform a TCLP (Toxicity Characteristic Leaching Procedure) waste characterization sample for landfill verification and RCRA assurances. This process is solely the responsibility of the contractor conducting the haul-off of project related waste.**

## Section B: Limited Asbestos Survey

The following are the results of the asbestos testing conducted by Mrs. Leonora Becknal, Texas Department of State Health Services (TDSHS) Asbestos Consultant, license number 105662, at the above referenced project. On January 22, 2026, a total of three (3) suspect asbestos containing building materials (ACBM) were collected. These samples were sent to Environmental Analytical Services, LLC, Houston, Texas, TDSHS Laboratory PLM, license no. 300373, for analysis by Polarized Light Microscopy (PLM) in accordance with EPA 600/R-93/116 Method.

Asbestos is a naturally occurring mineral that is distinguished from other minerals by the fact that it occurs in long, thin fibers. Its characteristics are that it does not burn, it is strong, it conducts heat and electricity poorly, and it is impervious to chemical corrosion, therefore, asbestos was utilized in numerous construction materials. Typically, asbestos containing materials (ACM) can be found as: fireproofing material on the steel beams of multi-story buildings; roofing shingles, felts, and tars; floor tiles and mastic, acoustic ceiling and wall textures; joint compound; and Thermal System Insulation (TSI) for pipes,

ducts, and joints. Over a period of years these asbestos containing materials may become friable, that is pulverized by hand pressure, thus releasing fibers into the air.

### *Limitations*

The results, findings and conclusions documented in this report are based solely on conditions observed on the day(s) of the inspection. Astex Environmental Services (AES) and its assigns make no representations or assumptions as to past or future conditions of the premises or building material content. AES representatives executed the enclosed ACBM inspection in areas (as directed by those authorizing the work to be done) that may be impacted during future maintenance, renovation, or demolition tasks. Unless directed otherwise, inspection methods used were non-destructive; that is, existing materials were not significantly disturbed or demolished in order to verify the presence of hidden ACBM. As in all ACBM testing events, bulk samples (small physical specimens) are required and were collected in the most discrete method possible in order to maintain the visual appearance of the premises. AES is not responsible for damage or repair to areas where bulk samples were required to satisfy the authorized work to be completed.

The building owner, personnel and their authorized contractors are solely responsible for reviewing and communicating with their personnel the content of the enclosed ACBM's tested (whether they tested positive for ACM or not). Furthermore, inaccessible materials (i.e., areas where no access was possible or permitted) were not documented or tested. Additional materials found that do not appear to match the description of the enclosed sample results must be tested prior to disturbance. Materials visually identified as non-asbestos were not sampled (i.e., fiberglass, foam rubber, wood, carpet, glass, etc.).

As authorized, this report has been generated to comply with regulatory requirements and assist in the identification of ACBM at the project site. The enclosed is not intended to be utilized as a State required asbestos abatement work plan (Design Specification) or as a bidding document for asbestos abatement. AES licensed and certified personnel are available to assist with said documentation if it is required for this project.

### *Laboratory Results*

The laboratory analytical sheets can be found in the Appendices.

**Table 1: Asbestos Laboratory Analytical Results**

| Sample No. | Sample Description | Sample Location | Est. Qty.* | Condition | Result |
|---|---|---|---|---|---|
| 20024B-01 | Pipe Insulation | Interior | 20 LF | D | None Detected |
| 20024B-02 | Pipe Insulation | Interior | 20 LF | D | None Detected |
| 20024B-03 | Pipe Insulation | Interior | 20 LF | D | None Detected |

SD = Significantly Damaged D = Damaged G = Good SF = Square Feet LF = Linear Feet

**Estimated quantities of each suspect material represent the homogeneous feature of the material sampled within the room/area equivalent directly at the sample location. Quantity reported does not represent nor infer to represent a complete inventory of the amount of identified suspect material within the structure. Astex is available to generate a post report inventory of found asbestos containing building materials for TDSHS required abatement work plans and/or asbestos abatement contractor cost proposals.*

### *Asbestos Conclusions and Recommendations*

Based on the analytical results the following conclusions and recommendations are offered:

1. **The tested building materials were laboratory analyzed to be non-asbestos containing, and in accordance with the Texas Asbestos Health Protection Rules (TAHPR), no special handling is required prior to or during repair or renovation activities.**

## Section C: MOLD

This report documents the findings of an Indoor Air Quality (IAQ) and Mold Assessment conducted at the aforementioned project location by Astex Environmental Services (Astex), on January 22, 2026.

The investigation was performed by Mrs. Leonora Becknal, a licensed Mold Assessment Consultant (MAC1240) under the Texas Department of Licensing and Regulation (TDLR) and was carried out in accordance with applicable regulatory standards and industry best practices.

The objective of the assessment was to evaluate:

- Bioaerosol (mold spore) concentrations within the specified breathing zones
- Surface mold presence in suspect areas (type and loading density)
- Ambient temperature, relative humidity, and/or dew point
- Area and site conditions

### *Assessment Summary*

Based on observations made on the day of assessment and/or laboratory analysis, the property is assessed to have **no mold issue** at the time of inspection. This summary conclusion reflects the overall condition identified during the assessment. Detailed findings, including sample results, environmental condition measurements, and specific observations are provided within the ensuing sections of this report.

## ***Mold Exposure and State Regulations***

Texas regulates mold inspections and remediation under the Occupations Code Chapter 1958 and Title 16, Chapter 78 of the Administrative Code. A "regulated mold condition" exists when amounts greater than or equal to 25 contiguous square feet of visible mold growth is identified. As of the date of this report, that threshold **has not been met** for the location(s) assessed. However, unregulated conditions may still warrant professional remediation based on health impact potential.

*Important Note:* The U.S. EPA and CDC currently have no defined exposure limits for indoor mold levels. Therefore, assessments rely on comparative data analysis (e.g., indoor versus outdoor spore counts and/or surface sample presence for mold species identification) and industry standard interpretation, as outlined by AIHA and IICRC S520 guidance.

## ***Sample Collection and Laboratory Analysis***

### Sampling Summary

- Date of Sampling: January 22, 2026
- Samples Collected:
  - One (1) indoor air sample
  - One (1) outdoor air sample (baseline)
  - One (1) tape-lift sample

Sampling and interpretation were conducted in accordance with TDLR requirements and industry guidance including AIHA's "Recognition, Evaluation, and Control of Indoor Mold" and IICRC S520 Standard for Professional Mold Remediation.

Laboratory analysis was performed by Environmental Analytical Services LLC, accredited by AIHA EMLAP to ensure analytical reliability.

### Laboratory Results Overview

*Air Sample Summary (Bioaerosols)*

| Mold Species→ SAMPLE↓ | *Cladosporium* (Cnts./m³) | Interior to Exterior (Comparison) [percent] | *Penicillium/ Aspergillus* (Cnts./m³) | Interior to Exterior (Comparison) [percent] | *TOTAL* (Cnts./m³) | Interior to Exterior (Comparison) [percent] | Acceptable Yes /No |
|---|---|---|---|---|---|---|---|
| M2 | 307 | 21.3% | 253 | 35.8% | 613 | 9.6% | Yes |
| M1 | 1,440 | - | 707 | - | 6,413 | - | --- |

*Counts per cubic meter (cnts./m³) as compared to outdoor baseline (%)*

*Surface Sample Summary (Tape-Lift)*

| Sample ID | Location | Species Identified | Particulate Loading | Acceptable |
|---|---|---|---|---|
| T3 | Wall | Cladosporium | Medium | Marginal |

**Air Sample Conclusions (Indoor vs. Outdoor Data)**
Industry-standard interpretation (per AIHA and IICRC S520) is based on the following comparative analysis:

- Indoor spore counts should be lower than or similar to outdoor levels
- Elevated indoor counts indicate potential active indoor mold sources
- Elevated surface moisture or humidity enhances risk for mold colonization and cross-contamination

The air sample results presented above provide an overview of airborne mold levels detected during the assessment. Based on these findings, indoor mold levels were determined to be within normal ranges. The mold types identified consisted of Cladosporium and Penicillium/Asp. These results do not indicate the likely presence of an indoor mold source.

Since the results do not suggest an indoor mold source, no corrective actions are recommended at this time. Regular upkeep of household systems such as HVAC units and filters, bathroom and kitchen plumbing, and roof gutters is recommended to help prevent future mold problems. Keep areas like bathrooms, basements, and windowsills dry by using exhaust fans, opening windows when weather permits, and using dehumidifiers in damp areas. Fix leaks promptly and aim to keep indoor humidity below 60% using air conditioning or portable dehumidifiers.

*Air Sample Result Determination Acceptance Guide*

| Determination | Range | Details |
|---|---|---|
| Yes | <60% | The airborne mold spore levels and types are consistent with what is typically found in outdoor air or clean indoor environments. No indication of an indoor mold source is present in the sampled area. |
| Marginal | 60-79.9% | The results are slightly elevated or show mold types that may suggest a developing or localized issue. While not clearly abnormal, these findings may warrant closer observation or limited investigation depending on other site conditions. |
| No | ≥80% | The results are elevated and/or dominated by mold types commonly associated with active indoor growth. This indicates a likely indoor mold source and further assessment or remediation is recommended. |

*When reviewing percentage as compared to baseline/outdoor sample. The above determination criteria is proprietary to Astex. Site-specific findings and MAC interpretations may result in conclusions outside the ranges and details above.*

**Surface Sample Conclusions**
Mold spores consistent with common indoor and outdoor fungal types were identified on one or more sampled surfaces. These mold types are frequently found in ambient air and may settle on surfaces, even in areas that appear clean and free of visible mold. The identified molds were reported by the laboratory at medium density levels. While these findings do not necessarily indicate active mold growth, they may reflect elevated spore deposition or insufficient air filtration. Please refer to the **Recommendations** section at the end of this report for appropriate guidance on cleaning or environmental control.

*Surface Sample Result Determination Acceptance Guide*

| Determination | Details |
|---|---|
| Yes | Normal indoor molds, in low quantity, consistent with settled outdoor spores or natural dust. No remediation needed. Appears to be typical fungal types for an indoor environment. Conditions are indicative of supporting good indoor air quality.<br>Examples:<br>• *Cladosporium*, *Basidiospores*, *Ascospores*, or *Smut/Myxomycete* spores in trace amounts.<br>• No water-indicating molds found. |
| Marginal | Presence of mold types that are not inherently dangerous but may suggest elevated moisture, poor air exchange, or developing conditions. Watchful monitoring or minor intervention may be warranted. May signal early stages of mold growth or conditions favoring it.<br>Examples:<br>• Low levels of *Aspergillus/Penicillium*-like spores.<br>• Moderate amounts of *Cladosporium* on interior surfaces.<br>• Slightly elevated counts of moisture-indicating fungi. |
| No | Mold types associated with active growth, chronic moisture, or health risks, regardless of amount. Professional remediation is typically required. The mold detected is not consistent with a clean, dry indoor environment. Conditions are indicative of potentially causing negative impacts to indoor air quality.<br>Examples:<br>• Any presence of *Stachybotrys*, *Chaetomium*, *Memnoniella*, *Ulocladium* (water damage indicators).<br>• Elevated levels of *Aspergillus*, *Penicillium*, *Trichoderma*, or *Acremonium* on interior surfaces.<br>• Mold growth structures (e.g., hyphae, conidiophores) visible, indicates colonization. |
| **Note:** Particulate loading describes the visual quality of the sample and affects interpretation reliability, but not whether the result is acceptable. Acceptability is determined by the mold type(s) found; not how much debris is on the tape. Even a small amount of toxic or water-damage mold (e.g., Stachybotrys, Chaetomium, etc.) makes the sample not acceptable, regardless of loading or visible growth. | |

## Species Detected and Information

1. Cladosporium sp.
   - Common Locations: Dead plants, woody vegetation, windowsills, painted surfaces, HVAC insulation
   - Associated Materials: Paint, textiles, insulation backing, wood trim
   - Growth Conditions: Thrives on damp cellulose materials such as wood, gypsum board, HVAC insulation, and painted surfaces. Often one of the first molds appears in environments with elevated humidity.
   - Health Effects:
     a. Common allergens, causing hay fever, asthma, and sinusitis
     b. May contribute to skin and nail infections in immuno-compromised individuals
     c. Not typically toxigenic but produces irritant compounds

- Assessment Note: Frequently detected in both outdoor and indoor environments at low levels; elevated indoor levels indicate poor ventilation or moisture intrusion.

2. Penicillium sp.
   - Common Locations: Soil, decaying organic matter, stored food, drywall, wallpaper glue
   - Associated Materials: Drywall paper, carpet backing, upholstery, food waste
   - Growth Conditions: Grows rapidly on water-damaged materials including wallpaper, carpet, HVAC filters, and insulation. Often flourishes in cool, damp indoor environments.
   - Health Effects:
     a. Allergenic; known to cause hypersensitivity pneumonitis and chronic sinus infections
     b. Few species produce mycotoxins (e.g., citrinin, patulin – both food based)
     c. Can trigger asthma attacks and respiratory inflammation
   - Assessment Note: High concentrations indoors are a red flag for prolonged moisture problems and possible contamination of hidden cavities.

3. Aspergillus sp.
   - Common Locations: Soil, dust, stored grains, food, HVAC systems
   - Associated Materials: Ceiling tiles, insulation, wallboard, organic dust, duct interiors
   - Growth Conditions: Common in soil and dust; grows on damp drywall, ceiling tiles, HVAC ducts, and food residues. Prefers warm, humid environments.
   - Health Effects:
     a. Can cause allergic reactions and chronic respiratory symptoms
     b. Species like A. fumigatus and A. flavus may cause invasive aspergillosis in immunocompromised individuals
     c. Toxin production varies by species and substrate (e.g., aflatoxins – typically food based)
   - Assessment Note: Regularly found indoors, but elevated levels – especially in hidden zones – warrant prompt corrective actions.

**Ambient Temperature, Relative Humidity, and Dew Point**

Environmental conditions – especially temperature, relative humidity (RH), and dew point – are critical indicators for mold growth potential.

Sustained RH above 65% or a dew point at or above 60°F creates an environment conducive to fungal colonization, even in the absence of direct water intrusion.

Standards Referenced

- ASHRAE Standard 62.1-2022:
  - Advises keeping indoor dew point less than 60°F and RH less than 65% to prevent microbial growth.

- ASHRAE Standard 55-2020:
  - Defines thermal comfort zones for occupants:
    - Temp: 73–79°F (summer), 68–74.5°F (winter)
    - RH: 25–60%

*Ambient Air Environmental Measurements*

| Sample ID | Location | Temperature (°F) | RH (%) | Dew Point (°F) | Interpretation |
|---|---|---|---|---|---|
| M1 | Outside/Comparison | 71.3 °F | 63.3 °F | 75.6% | --- |
| M2 | Inside/Warehouse | 72.5 °F | 63.7 °F | 73.9% | Acceptable |
| T3 | Tape – Wall | --- | --- | --- | --- |

**Measurements Conclusions**

All environmental measurements at this location – including dew point, relative humidity, and temperature – were within industry-accepted ranges for comfort and indoor mold prevention. These results are indicative of a well-balanced and properly conditioned indoor environment in line with ASHRAE 62.1-2022 and 55-2020 standards.

*Ambient Air Threshold Guide (ASHRAE-Based)*

| Condition Type | Range | Interpretation |
|---|---|---|
| Relative Humidity | <60% | Acceptable |
| | 60-64.9% | Marginal |
| | ≥65% | Elevated (Mold Risk) |
| Dew Point | <55°F | Acceptable |
| | 55–59.9°F | Marginal |
| | ≥60°F | Elevated (Mold Risk) |
| Temperature (Regional) | 73–79°F | Comfortable |
| | <68°F or >79°F | Outside Comfort Range |

## ***Visual and Sensory Observations***

**Observations on Day of Inspection**

- Odor-Related Observations
  - No atypical or musty odors were detected within the building at the time of inspection.
- Surface and Material Conditions
  - Staining or discoloration was present on drywall along the wall, but no active water damage was observed at the time of inspection.
  - Surface-level microbial staining was observed on [material], suggestive of past moisture exposure.
- Mechanical and HVAC Conditions
  - HVAC supply and return vents appeared clean and free of microbial or dust buildup.

- Moisture and Environmental Indicators
  - Temperature, RH, and dew point values were consistent with healthy indoor air quality in all tested zones.
  - Building materials in occupied zones were within acceptable levels at the time of inspection.

Overall, on-site observations were normal. Where visible, building components appeared dry, and environmental conditions were supportive for mold prevention or growth.

## ***Conclusions***

At the time of assessment, the conditions observed at this location **do not meet the threshold** for a regulated mold condition as defined by the Texas Department of Licensing and Regulation (TDLR) in accordance with 16 TAC §78.140. A regulated condition is only triggered when 25 or more contiguous square feet of visible mold growth is identified on interior building components. A copy of the Consumer Mold Information Sheet (CMIS), as required by TDLR, is included in this report for your reference.

In this case, the following conditions were observed, and the total affected area was less than the state-regulated threshold (25 contiguous square feet). Therefore, state-mandated remediation protocols are not currently required:

- At the time of inspection, no indoor air quality concern was identified within the building.
- Airborne mold spore concentrations were lower than or comparable to outdoor baseline levels, and no surface mold was observed.
- Environmental conditions (temperature, relative humidity, dew point) were within acceptable ranges, supporting a stable and dry indoor environment.
- Building materials were confirmed to be dry, and no visible signs or noticeable odors associated with microbial activity were detected.
- The above is indicative of supporting good indoor air quality.

## ***Recommendations***

- No corrective action is required at this time. Routine HVAC maintenance and filter replacement, ensuring AC vents are dry and free of dust and moisture, RH monitoring, and continued ventilation are *recommended* to maintain good indoor air quality. Maintain the thermostat setting to "auto".
- Monitor the identified area *periodically*, particularly during seasonal humidity spikes or after heavy rain.
- Consider upgrading to MERV 11 or higher HVAC filtration to help reduce indoor bioaerosol concentrations, especially in sensitive environments. Consult with your HVAC provider or review your system specifications to ensure it can support MERV 11 or higher filters.

Should future construction, demolition, or renovation activities reveal additional areas of microbial growth or water damage, Astex recommends suspending further work until a licensed MAC (i.e. Astex) re-evaluates conditions and determines whether regulatory thresholds have been met (i.e., 25 or more contiguous square feet of mold growth).

***Surface Cleaning***

For light to moderate mold contamination under state-regulated levels on non-porous surfaces, routine cleaning can typically be performed using readily available, over-the-counter mold cleaners. These products are generally effective for removing visible mold when used as directed. The following products are recommended based on availability, effectiveness, and typical use in residential and light commercial settings. Always follow the manufacturer's safety instructions, wear appropriate personal protective equipment, and ensure the area is well-ventilated during use.

***Recommended Over-the-Counter Mold Cleaners***

EPA-Registered Disinfectants (Preferred)

These products are registered with the Environmental Protection Agency (EPA) for use against mold and mildew and are often labeled as fungicidal. **Regardless of sanitizer type, always use for the intended purpose and strictly within the manufacturer's directions.**

- **Concrobium Mold Control**
  - Kills and prevents mold.
  - Leaves an antimicrobial barrier.
  - Odorless and non-toxic.
  - Available at Home Depot, Lowe's, and Amazon.
- **RMR-141 Disinfectant Cleaner**
  - Hospital-grade disinfectant that kills mold and mildew.
  - Also deodorizes and sanitizes.
  - EPA registered.
- **Fiberlock Shockwave RTU (or concentrate)**
  - Commercial-grade cleaners are often used by remediation professionals.
  - EPA-registered disinfectants and sanitizer.
  - Available online or in restoration supply stores.
- **Foster 40-80 First Defense Disinfectant**
  - Commercial-grade cleaners are often used by remediation professionals.
  - EPA-registered disinfectants and sanitizer.
  - Available online or in restoration supply stores.

Household Mold Cleaners (Retail Brands)

These are widely available and effective for visible surface mold on tile, grout, and sealed materials.

- **Clorox Tilex Mold & Mildew Remover**
  - Contains bleach.
  - Good for bathroom tile and caulking.
  - Not for porous or delicate surfaces.
- **Lysol Mold & Mildew Remover**
  - Bleach-based.
  - Works well on bathroom and kitchen surfaces.
- **CLR Mold & Mildew Clear**
  - Non-bleach formula.
  - Suitable for hard surfaces, often less harsh on materials.

## ***Governing Agencies and Industry Standards***

This assessment references the standards and practices of key applicable agencies:

**TDLR (Texas Department of Licensing and Regulation)**
Governs the licensing and regulatory framework for mold assessment and remediation in Texas. A mold condition becomes "regulated" under Texas law when 25 contiguous square feet or more of mold growth is identified on building materials.

**AIHA (American Industrial Hygiene Association)**
An authority on occupational and environmental health standards, whose Environmental Microbiology Laboratory Accreditation Program (EMLAP) certifies labs for mold spore analysis and establishes best practices for sampling and interpretation.

**ASHRAE (American Society of Heating, Refrigerating and Air-Conditioning Engineers)**
A global standards organization that develops building system performance guidelines.

- Standard 62.1-2022 defines ventilation and indoor air quality thresholds to prevent microbial growth (e.g., dew point <60°F and RH <65%).
- Standard 55-2020 sets acceptable ranges for indoor thermal environmental conditions (temperature and relative humidity) for human comfort.

**OSHA (Occupational Safety and Health Administration)**
A federal agency that sets permissible exposure limits (PELs) for airborne contaminants, including respirable particulates and nuisance dusts. While OSHA limits apply specifically to occupational settings, they are often referenced in IAQ assessments to gauge relative safety thresholds in non-work environments.

**CDC (Centers for Disease Control and Prevention) / EPA (Environmental Protection Agency)**
While the CDC and EPA do not regulate indoor mold levels, both acknowledge that indoor mold exposure – especially to sensitive individuals – can result in a range of health effects from allergies to respiratory distress. The EPA recommends proactive remediation of mold regardless of the species when visible growth or persistent musty odors are present.

## ***Limitations***

1. *Limited to Observed and Accessible Conditions*

This assessment is based solely on observations and data collected during the inspection date and is limited to the accessible and visually observable areas of the structure. No destructive testing was performed unless explicitly noted, and conditions concealed within walls, ceilings, or other enclosed areas may not have been detectable during the assessment.

2. *Mold Growth and IAQ Conditions Are Variable*

Indoor air quality and microbial conditions can change rapidly and may be influenced by occupant activity, weather, building use, or unreported water events. As such, the findings in this report represent a snapshot in time and may not reflect past or future conditions.

3. *No Guarantee of Future Conditions*

This report is based on conditions observed at the time of assessment and professional judgment in accordance with industry standards. Astex does not provide any warranty or guarantee regarding the absence of future mold growth, indoor air quality concerns, or related health impacts beyond the date of inspection. Recommendations are intended to reduce risk. Astex is not liable for subsequent environmental conditions or damages, regardless of whether the recommendations are implemented in full, in part, or not at all.

4. *Reliance on Sampling and Laboratory Interpretation*

Mold and IAQ assessments rely on air, surface, and environmental data that are subject to sampling and laboratory limitations. Airborne mold spores fluctuate throughout the day and may vary minute-to-minute. The absence of detectable mold in air or surface samples does not guarantee the absence of fungal growth or contamination in hidden or inaccessible areas.

5. *Health & Safety Disclaimer*

This assessment does not include a medical or toxicological evaluation of indoor air conditions, nor does it provide health-based clearance regarding occupancy safety. Astex does not render medical advice or diagnoses. Any occupant experiencing symptoms potentially related to mold exposure should consult a qualified healthcare professional. Because no definitive regulatory guidelines exist for classifying indoor air conditions as hazardous, determinations regarding health risks remain the responsibility of the property owner, occupants, and/or their healthcare providers.

6. *No Legal Determination Rendered*

This report is not intended to be used as a legal document or for litigation purposes unless expressly contracted in writing.

It is offered as a professional opinion based on description of the scope of work by "others", available data at the time of inspection, and is subject to interpretation under applicable regulations and guidelines.

7. *Responsibility for Post-Assessment Conditions*

Astex is not responsible for new or worsening conditions that may develop after the inspection date, including (but not limited to) leaks, humidity changes, structural damage, or changes in HVAC operation. It is the responsibility of the building owner, manager, or authorized representative to monitor and maintain the space following delivery of this report.

8. *Attic, Crawlspace, and Wall Cavity Limitations*

Areas such as attics, crawlspaces, and wall cavities may be evaluated at the discernment of the assessor(s) and only where safely accessible and observable. Due to structural design, insulation, or finish materials, full visibility of these spaces may be limited, and mold activity may be concealed from view.

9. *Third-Party Remediation Outcomes*

Astex is not responsible for the work, results, or warranties provided by third-party remediation contractors. Post-remediation verification services may be recommended by Astex to confirm that remediation has been successfully completed in accordance with state guidelines.

## PCBs

Polychlorinated biphenyls (PCBs), originally termed "chlorinated biphenyl's," were commercially produced as complex mixtures containing multiple isomers at different degrees of chlorination. In the United States, commercial production of PCBs was taken over in 1929 by Monsanto Company from Swann Chemical Company. Manufacturing levels increased in response to the electrical industry's need for a "safer" (than flammable mineral oil) cooling and insulating fluid for industrial transformers and capacitors. PCBs were also commonly used as stabilizing additives in the manufacture of flexible PVC coatings for electrical wiring and electronic components to enhance the heat and fire resistance of the PVC.

PCBs were used as coolants and insulating fluids (transformer oil) for transformers and capacitors, especially in components of early fluorescent light fittings and electrical transformers, and as plasticizers in paints and cements, stabilizing additives in flexible PVC coatings of electrical wiring and electronic components, pesticide extenders, cutting oils, reactive flame retardants, lubricating oils, hydraulic fluids, and sealants (for caulking

in schools and commercial buildings), adhesives, wood floor finishes (such as Fabulon and other products of Halowax in the U.S.), paints, de-dusting agents, water-proofing compounds, casting agents, vacuum pump fluids, fixatives in microscopy, surgical implants, and in carbonless copy ("NCR") paper. PCB congeners are odorless, tasteless, clear to pale-yellow, viscous liquids (highly chlorinated mixtures are more viscous and deeper yellow). They are formed by electrophilic chlorination of biphenyl with chlorine gas.

PCBs are very stable compounds and do not decompose readily. Their destruction by chemical, thermal, and biochemical processes is extremely difficult, and presents the risk of generating extremely toxic dibenzodioxins and dibenzofurans through partial oxidation. Intentional degradation as a treatment of unwanted PCBs generally requires high heat or catalysis.

**On the date of the inspection (January 22, 2026), no noteworthy PCB containing building components were identified.**

## MERCURY

Mercury has many industrial uses and applications. Upon inspection you will find that it is present in several items commonly found in commercial buildings. Most mercury compounds are also toxic and readily absorbed and accumulated by the body. Some common building components and items which contain elemental mercury include thermometers, barometers, switches, thermostats, flowmeters, and laboratory reagents (e.g., mercuric salts and oxides), pesticides, paints and stains, batteries, and fluorescent lamps.

Elemental mercury is a volatile toxic heavy metal. Mercury is an unusual metal in that it can evaporate at room temperature. Also, mercury is a neurotoxin which means it can adversely affect the central nervous system. Upon exposure, mercury tends to accumulate quickly in the brain where it tightly binds with the tissue and is released at a very slow rate. In addition, inorganic and organic mercuric compounds are also commonly found in structures. Mercuric compounds can pose the following types of health hazards: toxic to lethal via ingestion or absorption, toxic to the following organs or systems: central nervous system, digestive system, kidney, liver, and skin. Because mercury and its compounds tend to be readily absorbed and accumulated by the body, it is imperative to identify potential sources of mercury within the building as well as potential activities that could result in the release and exposure to these materials. Due to the pervasiveness of mercury and its compounds in the construction of building materials (e.g., thermostats and fluorescent lights) total elimination is not possible. However, the wisest strategy appears to be that of identification and elimination where possible. Where replacement and elimination is not possible, then efforts should be taken to minimize the risk of release of these materials as well as establishing a contingency plan for properly handling any releases that may occur. If proper spill response is not initiated, then these materials can pose a long-term health hazard to building occupants. The final component would be establishing policies and procedures for promoting the proper recycling and disposal of mercury and its compounds in order to prevent its release to the environment and to promote compliance with state and federal Universal Waste Disposal requirements.

**On the date of the inspection (January 22, 2026), no noteworthy Mercury containing building materials were identified.**

*End of Report*

If you or any permitting agencies have any inquiries pertaining to the testing procedures, results, or the contents of this report, please do not hesitate to contact me by phone at (210) 828-9800. I am readily available to address any concerns or provide additional details as needed.

Sincerely,

Stephen Jimenez, BS, MSIH, GSP
General Manager
TDSHS Asbestos Individual Consultant, 105764
TDSHS Lead Risk Assessor, 2071040
TDLR Mold Assessment Consultant, MAC1320

**Astex Environmental Services**
TDSHS Asbestos Consultant Agency, 100436
TDSHS Asbestos Laboratory (PCM), 300393
TDSHS Lead Firm, 2110460
EPA Lead-Safe Firm, NAT-61442-4
TDLR Mold Assessment Company, ACO1060

**APPENDICES**
**A** – Photographs
**B** – Lead Laboratory Analytical Results
**C** – Asbestos Laboratory Analytical Results
**D** – Mold Laboratory Analytical Results
**E** – Licenses & Certifications

# APPENDIX A

PHOTOGRAPHS

**Photo 01**

**Photo 02**

**Photo 03**

**Photo 04**

**Photo 05**

**Photo 06**

**Photo 07**

**Photo 08**

**Photo 09**

**Photo 10**

**Photo 11**

# APPENDIX B

LEAD XRF ANALYTICAL RESULTS

Manufacturer: Viken Detection
Model: Pb200e
Type: XRF Lead Paint Analyzer
Serial Number: 2897
App Version: Pb200i-5.3.1

JBSA - Lackland Building 2989
Project Address: JBSA-Lackland, San Antonio, Texas
Project Number: AE-26-20024-B
Date of Inspection: 1/22/26

| Reading | Concentration (mg/cm2) | Result | Room | Structure | -->Member | Side | Condition | Color | Substrate |
|---|---|---|---|---|---|---|---|---|---|
| 1 | 0.80 | Calibration | | | | | | | |
| 2 | 0.80 | Calibration | | | | | | | |
| 3 | 0.10 | Calibration | | | | | | | |
| 4 | 0.10 | Calibration | | | | | | | |
| 5 | 0.10 | Calibration | | | | | | | |
| 6 | 0.90 | Calibration | | | | | | | |
| 7 | 0.10 | Negative | Commercial | Warehouse | Wall | | Intact | White | Metal |
| 8 | 0.10 | Negative | Commercial | Warehouse | Wall | A | Intact | White | Wood |
| 9 | 0.10 | Negative | Commercial | Warehouse | Beam | A | Intact | White | Wood |
| 10 | 0.10 | Negative | Commercial | Warehouse | Rafter | | Intact | White | Wood |
| 11 | 0.10 | Negative | Commercial | Warehouse | Door | A | Intact | Tan | Metal |
| **12** | **0.20** | **Negative** | **Commercial** | **Warehouse** | **Door** | **A** | **Intact** | **Tan** | **Metal** |
| **13** | **0.20** | **Negative** | **Exterior** | **Building** | **Door** | **A** | **Intact** | **Tan** | **Metal** |
| **14** | **0.20** | **Negative** | **Exterior** | **Building** | **Wall** | **A** | **Intact** | **Tan** | **Wood** |
| 15 | 0.10 | Negative | Exterior | Building | Wall | B | Intact | Tan | Metal |
| 16 | 0.10 | Negative | Exterior | Building | Window | B | Intact | Tan | Wood |
| **17** | **0.20** | **Negative** | **Exterior** | **Building** | **Column** | **B** | **Intact** | **Tan** | **Wood** |
| 18 | 0.10 | Negative | Exterior | Building | Trim | B | Intact | Brown | Wood |
| 19 | 0.00 | Negative | Exterior | Building | Wall | C | Intact | White | Wood |
| **20** | **0.20** | **Negative** | **Exterior** | **Building** | **Wall** | **D** | **Intact** | **White** | **Wood** |
| **21** | **0.20** | **Negative** | **Commercial** | **Warehouse** | **Window** | **D** | **Intact** | **White** | **Wood** |

# APPENDIX C

ASBESTOS LABORATORY ANALYTICAL RESULTS

Environmental Analytical Services, LLC

13201 Northwest Freeway, Suite 520
Houston, Texas 77040
phone 713-343-4017 | fax 713-934-9942
www.easlabs.com | facebook.com/easlabs | info@easlabs.com

# Test: EPA 600/R-93/116
# Polarized Light Microscopy

**Client Information:**
Astex Environmental Services, Inc.
139 Braniff Dr.
San Antonio,TX 78216
**Phone:** 210-828-9800
**E-Mail:** jeffzunker@astexinc.com

**Project:**
JBSA-Lackland Building 2989
Foster Avenue San Antonio,Texas
AE-26-20024-B
**EAS Job:** 26020205
**Attn:** Jeff Zunker

**Date Analyzed:** 02/02/2026 12:07 PM
**Date Received:** 01/30/2026 11:30 AM
**TAT Requested:** 1 Day
**Microscope:** PLM Labomed LX 400P

| Sample # Lab ID # | Layer | Sample Description | Asbestos Detected (Yes/No) | Asbestos Mineral Percent | Non-Asbestos Fibers | Non-Fibrous Material |
|---|---|---|---|---|---|---|
| 20024B-01 26020205.01 | A | Gray/Tan/White Fibrous Pipe Wrapping Homogeneous | **NO** | **None Detected** | Cellulose 20% Fiberglass 20% | Adhesive 60% |
| 20024B-01 26020205.01 | B | Black Foam Insulation Homogeneous | **NO** | **None Detected** | | Foam Rubber 100% |
| 20024B-02 26020205.02 | A | Gray/Tan/White Fibrous Pipe Wrapping Homogeneous | **NO** | **None Detected** | Cellulose 20% Fiberglass 20% | Adhesive 60% |
| 20024B-02 26020205.02 | B | Black Foam Insulation Homogeneous | **NO** | **None Detected** | | Foam Rubber 100% |
| 20024B-03 26020205.03 | A | Gray/Tan/White Fibrous Pipe Wrapping Homogeneous | **NO** | **None Detected** | Cellulose 20% Fiberglass 20% | Adhesive 60% |

NVLAP Lab Code: 200784-0
TDSHS License No. 300373
LDEQ LELAP Certificate No: 04161, Agency Interest No. 149571

Notes:
Some samples (floor tiles, surfacing, etc.) may contain fibers too small to be detectable by PLM. TEM Chatfield analysis of bulk material is recommended in this case. All asbestos percentages are based on calibrated visual estimates traceable to NIST standards for regulated asbestos types. Analysts' percentages fall within a range of acceptable percentages, depending on the actual concentration of asbestos. This test report relates only to the items tested. This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. This report may not be reproduced except in full without permission from Environmental Analytical Services.

These results are submitted pursuant to EAS' current terms of sale, including the company's standard warranty and limitation of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, EAS will store the samples for a period of ninety (90) days before discarding. Percent ranges reported are estimates and not absolute percent range values.

**Analyzed By:** Arthur Hernandez

**Approved Signatory:** Arthur Hernandez

Environmental Analytical Services, LLC

13201 Northwest Freeway, Suite 520
Houston, Texas 77040
phone 713-343-4017 | fax 713-934-9942
www.easlabs.com | facebook.com/easlabs | info@easlabs.com

# Test: EPA 600/R-93/116
# Polarized Light Microscopy

**Client Information:**
Astex Environmental Services, Inc.
139 Braniff Dr.
San Antonio,TX 78216
**Phone:** 210-828-9800
**E-Mail:** jeffzunker@astexinc.com

**Project:**
JBSA-Lackland Building 2989
Foster Avenue San Antonio,Texas
AE-26-20024-B
**EAS Job:** 26020205
**Attn:** Jeff Zunker

**Date Analyzed:** 02/02/2026 12:07 PM
**Date Received:** 01/30/2026 11:30 AM
**TAT Requested:** 1 Day
**Microscope:** PLM Labomed LX 400P

| Sample # Lab ID # | Layer | Sample Description | Asbestos Detected (Yes/No) | Asbestos Mineral Percent | Non-Asbestos Fibers | Non-Fibrous Material |
|---|---|---|---|---|---|---|
| 20024B-03 26020205.03 | B | Black Foam Insulation Homogeneous | **NO** | **None Detected** | | Foam Rubber 100% |

NVLAP Lab Code: 200784-0
TDSHS License No. 300373
LDEQ LELAP Certificate No: 04161, Agency Interest No. 149571

Notes:
Some samples (floor tiles, surfacing, etc.) may contain fibers too small to be detectable by PLM. TEM Chatfield analysis of bulk material is recommended in this case. All asbestos percentages are based on calibrated visual estimates traceable to NIST standards for regulated asbestos types. Analysts' percentages fall within a range of acceptable percentages, depending on the actual concentration of asbestos. This test report relates only to the items tested. This report must not be used to claim product certification, approval, or endorsement by NVLAP, NIST, or any agency of the Federal Government. This report may not be reproduced except in full without permission from Environmental Analytical Services.

These results are submitted pursuant to EAS' current terms of sale, including the company's standard warranty and limitation of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. Unless notified in writing to return the samples covered by this report, EAS will store the samples for a period of ninety (90) days before discarding. Percent ranges reported are estimates and not absolute percent range values.

**Analyzed By:** Arthur Hernandez

**Approved Signatory:** Arthur Hernandez

26020205

Environmental Analytical Services, LLC

13201 Northwest Freeway, Suite 520
Houston Texas 77040
(713) 343-4017 • Fax (713) 934-9942
E-mail easlabs@aol.com

* Job ID:26020205

Astex Environmental Services, Inc.

# CHAIN OF CUSTODY

| | |
|---|---|
| **Astex Environmental Services**<br>**139 Braniff Drive**<br>**San Antonio, Texas 78216** | Project Name<br>**JBSA-Lackland**<br>**Building 2989** |

| | | | |
|---|---|---|---|
| Project # | **AE2620024-B** | Analysis: | **PLM** |
| Address: | **Foster Avenue** | Tracking No.: | |
| City, State: | **San Antonio, Texas** | Date: | 01/22/2026 |

**TURNAROUND:** ☐ 2 HOUR ☐ 8 HOUR X 24 HOUR ☐ 2 DAY ☐ 5 DAY (ROUTINE)

X NON-FRIABLE: POSITIVE STOP
X FRIABLE: POSITIVE (<10%) POINT COUNT
(Specify)

(**NOTE**: All Turnaround Times are based on the date/time the sample is received by the laboratory.)

| Sample No. | Sample Description | Sample Location | Est. Qty. | Condition |
|---|---|---|---|---|
| 20024B-01 | Pipe Conduit Insulation | Interior | 20 LF | D |
| 20024B-02 | " | " | " | " |
| 20024B-03 | " | " | " | " |
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Condition Abbreviations: S = Significantly Damaged D = Damaged G = Good

*Estimated quantities of each suspect material represent the homogeneous feature of the material sampled within the room/area equivalent directly at the sample location. The quantity reported does not represent nor infer to represent a complete inventory of the amount of identified suspect material within the structure.*

Relinquished By: Leonora S Becknal Accepted By: 1-30-26 0113011
(Leonora Becknal 01/23/2026\1700) (Signature)(Date & Time)

# APPENDIX D

MOLD LABORATORY ANALYTICAL RESULTS

Environmental Analytical Services, LLC

Client: Astex Environmental Services, Inc.
Address: 139 Braniff
San Antonio, Texas 78216
Phone: 210-828-9800
Fax: 210-829-4927

Received Date: 1/30/2026
Report Date: 2/2/2026
Turnaround Time: 24-Hour

AES Project # AE-26-20024-B
EAS Job # AES26.020
**Project Name: JBSA-Lackland Building 2989 Foster Avenue, San Antonio,Texas**

Biologic Particle Report
Attention : Jeff Zunker

**Analysis: Light Microscopy Identification of Pollen/Fungal Spore**
Sample Media: Allergenco D (Airborne)

| Sample # / Location / Volume | 20024B-M1 Outside/Comparison 75 | | | 20024B-M2 Inside/Warehouse 75 | | | Not Used | | | Not Used | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **Conclusion** | Control | | | Not Elevated | | | | | | | | |
| Alternaria | 88 | 1,173 | 18.3 | 4 | 53 | 8.7 | | | | | | |
| Ascomycetes | 47 | 627 | 9.8 | | | | | | | | | |
| Basidiomycetes | 53 | 707 | 11.0 | | | | | | | | | |
| Botrytis | | | | | | | | | | | | |
| Chaetomium | | | | | | | | | | | | |
| Cladosporium | 108 | 1,440 | 22.5 | 23 | 307 | 50.0 | | | | | | |
| Curvularia | 63 | 840 | 13.1 | | | | | | | | | |
| Drechslera/Helm. | 41 | 547 | 8.5 | | | | | | | | | |
| Epicoccum | | | | | | | | | | | | |
| Odium/Erysiphe | | | | | | | | | | | | |
| Fusarium | | | | | | | | | | | | |
| Myxomycetes | | | | | | | | | | | | |
| Mucor | | | | | | | | | | | | |
| Penicillium/Asp. | 53 | 707 | 11.0 | 19 | 253 | 41.3 | | | | | | |
| Nigrospora | 21 | 280 | 4.4 | | | | | | | | | |
| Peronosporea | | | | | | | | | | | | |
| Pithomyces | | | | | | | | | | | | |
| Smut | | | | | | | | | | | | |
| Stachybotrys | | | | | | | | | | | | |
| Stemphillium | | | | | | | | | | | | |
| Unidentified | 7 | 93 | 1.5 | | | | | | | | | |
| Pollen | 68 | 907 | | | | | | | | | | |
| % Particulates Loading/Background Debris | 40.00% | | | 4.00% | | | | | | | | |
| **Total Spores** | 481 | 6,413 | | 46 | 613 | | | | | | | |
| | Total | Cnts./ | Per- | Total | Cnts./ | Per- | Total | Cnts./ | Per- | Total | Cnts./ | Per- |



Analyst-Arthur Hernandez

Lab Director- Arthur Hernandez

LABORATORY ANALYSIS METHOD

Summary of light microscopy analysis of allergenic particles in tape or air cassettes. Tape lift samples indicate presence or absence and identification of known allergenic particles. Sample analysis is performed only by professionally trained individuals. This test report relates only to the items tested. This report does not imply endorsement by any US Government agency. This report may not be reproduced except in full, without written permission by EAS. These results are submitted pursuant to EAS current terms and condition of sale, including the company's standard warranty and limitation of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. If there are concerns about health aspects of known allergens, consult a physician. Pollen and spore types identified are all naturally occurring and may grow anywhere in a natural environment where water is present. While it is normal for fungi to be present inside all buildings from outside sources, growth occurs in humid conditions. Fungi cannot spread from building to building, as it is always present, but may or may not be growing. To control allergens in an inside area, drying and use o filters are recommended. Bias is present in all types of spore trap cassettes by particle size, capture, spread, and counting procedure used. Quantification is susceptible to variance of 100% and standard deviation of 200%. Unless notified in writing to return the samples covered by this report, EAS will store the samples for a period of ninety (90) days before discarding. A shipping and handling fee may be assessed for the return of any samples.

Notes: DSHS # LAB-1000

Analysis performed at Environmental Analytical Services, L.L.C. 13201 Northwest Freeway, Suite 520, Houston, TX 77040
phone (713) 343-4017, fax (713) 934-9942

Background debris qualitatively estimates the amount of particles that are not pollen or spores and directly affects the accuracy of the spore counts. The categories of Light, Moderate, Heavy, and Too Heavy, for Accurate Count, are used to indicate hte amount of deposited debris. Increasing amounts of debris will obscure small spores and can prevent spores from impacting onto the slide. The actual number of spores present in the sample is likely higher than reported if the debris estimate is "Heavy: or " or Too Heavy for Accurate Count". All calculations are rounded to two significant figures and therefore, percentage of spore numbers may not equal 100%.

***Minimum Detection Limit.** Based on the volume of air sampled. this is the lowest number of spores that can be detected and is an estimate of the lowest concentration of spores that can be read in the sample.

**Spores that were observed from the samples submitted are listed on this report, if a spore is not listed on this report it was not observed in the samples submitted.**

**Interpretation Guidelines:** A determination is added to the report to help users interpret the mold analysis results. A mold report is only one aspect of an indoor air quality investigation. The most important aspect of mold growth in a living space is the availability of water. Without a source of water, mold generally will not become a problem in buildings. These determinations are in now way meant to imply any health outcomes or financial decisions based solely on this report. For Questions related to medical conditions you should consult an occupational or environmental health physician or professional.
**Control:** is a baseline sample showing what the spore count and diversity is at the time of sampling. The control sample(s) is usually collected outside of the structure being tested and used to determine if this sample(s) is similar in diversity and abundance to the inside sample(s).
**Elevated:** means that the amount and/or the diversity of spores, as compared to the control sample and other samples in our database, are higherr than expected. This can indicate that fungi have grown because of a water leak or water intrusion. Fungi that are considered to be indicators of water damage include, but are not limited to:*Chaetomium, Fusarium, Memnoniella, Stachybotrys,Scopulariopsis, Ulocladium.*
**Not Elevated:** means that the amount and/or the diversity of spores, as compared to the control sample and other samples in our database, are lower than expected and may indicate no problematic fungal growth.
**Unusual:** means that the presence of current or former growth was observed in the analyzed sample. An abundance of spores are present, and/or growth structures including hyphae and/or fruiting bodies are present and associated with one or more of the types of mold/fungi identified in the analyzed sample.
**Normal:** means that no presence of current or former growth was observed in the analyzed sample. If spores are recorded they are normally what is in the air and have settled on the surface(s).

Environmental Analytical Services, LLC

13201 Northwest Freeway Suite 520
Houston, Texas 77040
(713) 343-4017 • Fax (713) 934-9942
E-mail easlabs@aol.com

# Bulk Sample, Swab and Tape Lift Report

Astex Environmental Services, Inc.
139 Braniff Dr.
San Antonio, Texas 78216

Phone: 210-828-9800
Email: Astex@astexinc.com
Attention: Jeff Zunker

Project Name:
P# AE-26-20024-B
JBSA-Lackland Building
2989 Foster Avenue
San Antonio, Texas

Turnaround Time: 24 hour

EAS Job: AES26.020

Date of Analysis: 2/2/2026

Date Received: 1/30/2026

| Sample# | Location | Plant pollen types identified | Fungal spore types identified | Fungal spore types Present / Absent and loading if present (low, med, high) | Particulate debris type and approximate loading (low, med, hi) |
|---|---|---|---|---|---|
| 20024B-T3 | Tape-Wall "A" | None Detected | Cladosporium | Present-Medium | Medium |

Analysis Method: Light Microscopy identification of plant pollen types and fungal spore types utilizing keys and refractive references of known biologic particle types, identified to genus. Results are qualitative only.
Preparation Method: Bulk, swab and tape lift direct mount on microscope slide using calibrated refractive index oil.

Arthur Hernandez
Analyst

Arthur Hernandez
Laboratory Director



Notes: TDH # LAB-1000
Pollen and fungus type qualifications and quantifications are based on keys and reference standards for known biologic types. Sample analysis if performed only by professionally trained individuals. This test report relates only to the items tested. This report does not imply endorsement by any government agency. This report may not be reproduced except in full without written permission from EAS Labs. Particulate Loading: High is equal to 70%-100%, Medium is equal to 40%-60%, Low is equal to 10% -30%.
These results are submitted pursuant to EAS Labs' current terms and condition of sale, including the company's standard warranty and limitation of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. If health concerns should arise relating to allergens, consult a physician. Unless notified in writing to return the samples covered by this report, EAS Labs will store the samples for a period of ninety (90) days before discarding. A shipping and handling fee may be assessed for the return of any samples.

Environmental Analytical Services, LLC

13201 Northwest Freeway Suite 520,
Houston Texas 77040
(281) 850-4892 • Fax (713) 934-9942
E-mail easlabs@aol.com

# CHAIN OF CUSTODY

| | | | | |
|---|---|---|---|---|
| Astex Environmental Services, Inc.<br>139 Braniff St.<br>San Antonio, Texas 78216 | | Project Name<br>**JBSA-Lackland**<br>**Building 2989** | | EAS Job #<br>AES26.020 |
| Project # | AE2620024-B | | Analysis: | MOLD |
| Address: | Foster Avenue | | Note: | |
| City, State: | San Antonio, Texas | | Date: | 01/23/2026 |

**TURNAROUND TIME** ☐ **2 Hour** ☐ **8 Hour** |X| **24 Hours**
☐ **2 Day** ☐ **3 Day** ☐ **5 Day (ROUTINE)** ☐ **OTHER:** _____ **(Specify)**

(**NOTE**: All Turnaround Times are based on the Date / Time the Sample is received by the Laboratory)

| SAMPLE NUMBER | SAMPLE LOCATION | Photo# | °F | DP (°F) | %RH | SAMPLE DATE | SAMPLE VOLUME |
|---|---|---|---|---|---|---|---|
| 20024B-M1 | Outside / Comparison | | 71.3 °F | 63.3 °F | 75.6% | 01/23/26 | 75 L |
| 20024B-M2 | Inside / Warehouse | | 72.5 °F | 63.7 °F | 73.9% | 01/23/26 | 75 L |
| 20024B-T3 | Tape – wall "A" | | N/A | N/A | N/A | 01/23/26 | N/A |
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Relinquished By: Leonora S Becknal (signature) Date and Time: Leonora S. Becknal 01/23/2026 \ 1700

Accepted By: _____ (signature) Date and Time: 1-30-26 @ 1130AM

## Appendix E

LICENSES & CERTIFICATIONS

# Texas Department of State Health Services

## JEFF ZUNKER SPECIALTY PRODUCTS INC DBA ASTEX ENVIRONMENTAL SERVICES

*is certified to perform as an*

## Asbestos Consultant Agency

*in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1954 and Title 12, Texas Administrative Code, Chapter 295 relating to Texas Asbestos Health Protection, as long as this license is not suspended or revoked.*

*License Number: 100436*

*Expiration Date: 12/17/2026*

*Jennifer Shuford, MD, MPH,*
*Commissioner of Health*

*Control Number: 97720*

*(Void After Expiration Date)*

VOID IF ALTERED NON-TRANSFERABLE

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# Texas Department of State Health Services

*BE IT KNOWN THAT*

## JEFF ZUNKER SPECIALTY PRODUCTS INC DBA ASTEX ENVIRONMENTAL SERVICES

*is certified to perform as a*

## Lead Firm

*in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1955 and Title 25, Texas Administrative Code, Chapter 295 relating to Texas Environmental Lead Reduction, as long as this license is not suspended or revoked.*

*Certification Number: 2110460*

*Expiration Date: 11/05/2026*

*Jennifer Shuford, MD, MPH, Commissioner of Health*

*Control Number: 7596*

*(Void After Expiration Date)*

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**TEXAS DEPARTMENT OF LICENSING AND REGULATION**
**P.O. Box 12157**
**Austin, Texas 78711-2157**
**1-800-803-9202 (512) 463-6599**
**www.tdlr.texas.gov**

If you cut around the border of the license it will fit in a standard 5" x 7" frame.

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11427236-ACO1060

**JEFF ZUNKER SPECIALTY PRODUCTS INC DBA ASTEX ENVIRONMENTAL SERVI**
**139 BRANIFF 139 BRANIFF DR**
**SAN ANTONIO TX 78216**

*Rick Figueroa*
*Chair*

*Thomas F. Butler*
*Vice Chair*

*Gerald R. Callas, M.D., F.A.S.A.*
*Nora Castañeda*
*Sujeeth Draksharam*
*Lori High, R.N., N.P., Retired*
*Gary F. Wesson, D.D.S., M.S.*

*Mold Assessment Company*

**JEFF ZUNKER SPECIALTY PRODUCTS INC DBA ASTEX ENVIRONMENTAL SERVI**

139 BRANIFF DR SAN ANTONIO

License Number: ACO1060

The entity named above is licensed by the Texas Department of Licensing and Regulation.

**License Expires:** April 20, 2026

Brian E. Francis
Interim Executive Director

TEXAS
Health and Human Services | Texas Department of State Health Services

**Asbestos Individual Consultant**

**STEPHEN P JIMENEZ**

**License Number: 105764**

**Control Number: 98597**

**Expiration Date: 28-May-2027**

TEXAS
Health and Human Services

Texas Department of State Health Services

**Asbestos Individual Consultant**

**LEONORA S BECKNAL**

**License Number: 105662**

**Control Number: 98596**

**Expiration Date: 24-Aug-2027**

**TEXAS DEPARTMENT OF LICENSING AND REGULATION**
**P.O. Box 12157**
**Austin, Texas 78711-2157**
**1-800-803-9202 (512) 463-6599**
**www.tdlr.texas.gov**

If you cut around the border of the license it will fit in a standard 5" x 7" frame.

***NOTE: Issuance of the wallet card is in a separate mailing.***

10313217-MAC1240

**ASTEX ENVIRONMENTAL SERVICES**
**139 BRANIFF DR**
**SAN ANTONIO TX 78216-3302**

4524249100009601O1

*Rick Figueroa*
*Chair*

*Thomas F. Butler*
*Vice Chair*

*Gerald R. Callas, M.D., F.A.S.A.*
*Nora Castañeda*
*Sujeeth Draksharam*
*Lori High, R.N., N.P., Retired*
*Gary F. Wesson, D.D.S., M.S.*

## *Mold Assessment Consultant*

## LEONORA S BECKNAL

License Number: MAC1240

The person named above is licensed by the Texas Department of Licensing and Regulation.

**License Expires: October 11, 2026**

Courtney Arbour
Executive Director

# Texas Department of State Health Services

*BE IT KNOWN THAT*

## LEONORA S BECKNAL

*is certified to perform as a*

## Lead Risk Assessor

*in the State of Texas and is hereby governed by the rights, privileges and responsibilities set forth in Texas Occupations Code, Chapter 1955 and Title 25, Texas Administrative Code, Chapter 295 relating to Texas Environmental Lead Reduction, as long as this license is not suspended or revoked.*

*Certification Number: 2070705*

*Expiration Date: 04/05/2027*

*Jennifer Shuford, MD, MPH, Commissioner of Health*

*Control Number: 8358*

*(Void After Expiration Date)*

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