

From: [Sunset Advisory Commission](#)
To: [Janet Wood](#)
Subject: FW: Form submission from: Public Input Form for Agencies Under Review (Public/After Publication)
Date: Tuesday, July 01, 2014 7:51:58 AM

-----Original Message-----

From: sundrupal@capitol.local [<mailto:sundrupal@capitol.local>]
Sent: Monday, June 30, 2014 9:14 PM
To: Sunset Advisory Commission
Subject: Form submission from: Public Input Form for Agencies Under Review (Public/After Publication)

Submitted on Monday, June 30, 2014 - 21:13

Agency: DEPARTMENT STATE HEALTH SERVICES DSHS

First Name: Therese

Last Name: Baer, PE

Title: Professional Engineer and DSHS-Licensed Mold Assessment Consultant

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City: Austin

State: Texas

Your Comments About the Staff Report, Including Recommendations Supported or
Opposed:

Attention: Sunset Advisory Commission

Subject: Comments regarding Deregulation of DSHS Mold Assessors and
Remediators Program

Dear Madame Chair and Commissioners:

It is with genuine concern that I file these formal written comments regarding the Sunset Advisory Commission's recommendation to deregulate the Mold Assessors and Remediators Program at DSHS. Notwithstanding that my firm, Baer Engineering & Environmental Consulting, Inc., is a licensed Mold Firm, I would be remiss not to point out the positive benefits the DSHS Mold Program provides to the public health and welfare.

SUMMARY

Public Health. Recent studies performed by the National Institute of Health and others have found that infants and young children exposed to mold have an increased risk of childhood asthma. "We consider it one of the top public health problems for schools in the country," said Eugene Cole, professor of health science at Brigham Young University in Utah. One study, funded by the U.S. Department of Housing and Urban Development and the National Institute of Environmental Health Sciences, was conducted by the University of Cincinnati and Cincinnati Children's Hospital. The children were part of the Cincinnati Childhood Allergy and Air Pollution Study (CCAAPS), a long-term population-based study that included more than 700 children from the Greater Cincinnati area. These studies were led by Dr. Tiina Reponen of the University of Cincinnati and co-authored by Dr. Stephen Vesper, PhD of the USEPA. Dr. Reponen reported that "early life exposure to mold seems to play a critical role in

childhood asthma development.” The Cincinnati study results were published in the Annals of Allergy, Asthma & Immunology, the scientific journal of the American College of Allergy, Asthma and Immunology (ACAAI). (See attached articles on studies.)

Public Welfare. There are few indoor environmental issues that cause as much fear as mold. Justifiably or not, mold causes anxiety in building occupants, and unscrupulous service providers take advantage of heightened public fear. Can consumers access enough information to make an informed decision?

Probably so, but when clouded by fear and incited by con artists, they often act out of panic rather than making an informed decision. Public fear was at the heart of a recent KUT report by Joy Diaz who told of the Onion Creek flood victims’ fear of mold in an abandoned house. Without a regulatory framework to license mold service providers – and sanction those who commit consumer fraud, the public welfare will suffer.

Mold Regulations. Contrary to what the Sunset Advisory Commission’s report states, the American Industrial Hygiene Associate (AIHA) does not provide certification of mold assessors, and the USEPA provides only guidance for remediation. Most important, the Texas Real Estate Commission (TREC) requires a mold disclosure, among other things like lead-based paint, and its best practices recommend licensed or certified inspectors.

The Texas Department of Insurance, too, has mold requirements:

The Certificate of Mold Remediation was prepared by the Texas Department of Insurance, and can be found on that agency’s website: www.tdi.state.tx.us/forms/pcpersonal/pc326mdr1.pdf. This form can be used under two different situations, only one of which is governed by the TMARR. Section 295.327(b) of the TMARR requires that a licensed mold remediation contractor or company provide this completed form to the property owner (including residential, commercial and governmental owners), within 10 days of the remediation project stop date. The licensed contractor and the licensed mold assessment consultant who conducted clearance for the project must sign off on the form.

Another usage of this form is prescribed in the Insurance Code Title 5, Subtitle C, Ch. 544, Subchp. G, sec. 544.303(4)(B), rule, 28 TAC

21.1007(e)(1) whereby a licensed mold assessment consultant or a licensed insurance adjuster can certify that he has inspected the property and determined that it “does not contain evidence of mold damage.” The bottom section of the form is for this purpose.

The DSHS mold program does, in fact, generate substantial regulatory activity. In May 2014 alone, DSHS handed down 55 violations.

POSITION

The risk matrix findings do not appear to have been thoroughly vetted. My position on criteria found to have an effect, and used to justify deregulating the mold licensing program, are as follows:

1. According to recent studies cited above in the Summary, mold does have an effect on public health; therefore, deregulation of the mold licensing program would also have an effect.
2. Regulation and licensing or accreditation are not provided by local regulatory programs or the private sector in Texas.
3. A review of the recent DSHS Current Enforcement Actions demonstrates clearly that the program generates substantial regulatory activity.
4. Although information about mold is available on the internet, there is so much misinformation (and anxiety caused by the mold media frenzy) that the general public cannot be expected to make an informed decision regarding the possible need for remediation of a structure without the advice of an educated, trained and licensed mold professional.

ACTION REQUESTED

Based on the information provided, I respectfully request that the mold program is not deregulated. Its proper home is alongside the other two major occupational and industrial hygiene issues, asbestos and lead paint, at DSHS. In the alternative, however, moving the mold program to TDLR would be preferable to having no mold licensing through some sort of regulatory framework at all.

CITABLE MATERIAL

Several articles documenting information provided in my comments are attached herewith. Thank you for your time and consideration of this very important matter, and for taking these comments under advisement.

Respectfully submitted,

Therese M. Baer, PE

CITABLE MATERIAL

Publish Date: 08/02/11

Media Contact: AHC Public Relations, (513) 558-4553

Mold Exposure During Infancy Increases Asthma Risk CINCINNATI—Infants who live in "moldy" homes are three times more likely to develop asthma by age 7—an age that children can be accurately diagnosed with the condition.

Study results are published in the August issue of *Annals of Allergy, Asthma & Immunology*, the scientific journal of the American College of Allergy, Asthma and Immunology (ACAAI).

"Early life exposure to mold seems to play a critical role in childhood asthma development," says Tiina Reponen, PhD, lead study author and University of Cincinnati (UC) professor of environmental health. "Genetic factors are also important to consider in asthma risk, since infants whose parents have an allergy or asthma are at the greatest risk of developing asthma."

UC and Cincinnati Children's Hospital Medical Center researchers analyzed seven years of comprehensive data for 176 children to evaluate the effects of mold exposure in early life.

The children were part of the Cincinnati Childhood Allergy and Air Pollution Study (CCAAPS), a long-term population-based study that included more than 700 children from the Greater Cincinnati area. CCAAPS looked at the effects of environmental particles on childhood respiratory health and allergy development. Participants were identified during infancy as at high risk to develop allergies based on family medical history.

Mold exposure levels were measured using a DNA-based analysis tool developed by the U.S. Environmental Protection Agency (EPA)—the environmental relative moldiness index (ERMI). The tool combines results of the analysis of

36 different types of mold into one index, which describes the mold burden in the homes. This index was used to determine the impact of mold exposure on the respiratory health of study participants.

Eighteen percent of children enrolled in CCAAPS were found to be asthmatic at age 7.

It is estimated that about 9 percent of school-age children in the United States will develop asthma; however, studies have shown that rates are often higher in children from poor, urban families. The disease cannot be accurately diagnosed until age 7 and the causes are not completely known.

"The symptoms of pediatric asthma range from a nagging cough that lingers for days or weeks to sudden episodes of shortness of breath and wheezing that require emergency treatment," says allergist David Bernstein, MD, study co-author, UC professor of internal medicine and ACAAI fellow. "If a young child's symptoms persist and keep coming back, that's a clue that it could be asthma."

According to the ACAAI, common symptoms of asthma include:

- Coughing, especially at night
- Wheezing or whistling sound, especially when breathing out
- Trouble breathing or fast breathing that causes the skin around the ribs or neck to pull in tightly
- Frequent colds that settle in the chest

"This study should motivate expectant parents—especially if they have a family history of allergy or asthma—to correct water damage and reduce the mold burden in their homes to protect the respiratory health of their children," adds Reponen.

Funding for the current mold study was provided by the U.S. Department of Housing and Urban Development. Initial funding for CCAAPS came from the National Institute of Environmental Health Sciences. Grace LeMasters, PhD, of UC's environmental health department, serves as the principal investigator of CCAAPS.

Coauthors of the AAAI study include Stephen Vesper, PhD, of the EPA; Linda Levin, PhD, Elisabet Johansson, PhD, Patrick Ryan, PhD, Jeffrey Burke, Sergey Grinshpun, PhD, Shu Zheng, Drs. Bernstein and LeMasters, of the UC College of Medicine; and Gurjit Khurana Hershey, MD, PhD, of Cincinnati Children's.

Household Molds Linked to Childhood Asthma Three specific species of mold were more common in the homes of babies who later developed asthma. The finding highlights the importance of preventing water damage and mold growth in households with infants.

Penicillium variable, one of the mold species most associated with asthma.

Image by David Gregory and Debbie Marshall, Wellcome Images. All rights reserved by Wellcome Images.

More than 6 million children in the U.S. have asthma. Genes are known to play a role, and so does the home environment. Childhood asthma has been linked to indoor mold growing in a child's home as a result of moisture problems such as water leaks. The connection between mold and asthma, however, is complicated and not fully understood. Asthma is often associated with allergies, and molds spread by releasing tiny spores into the air, which can cause allergic reactions.

A team led by Dr. Tiina Reponen of the University of Cincinnati has been investigating the relationship between mold and childhood asthma. Between

2001 and 2003, they collected dust samples from 289 homes with infants who were an average of 8 months old. At age 7, the kids had allergy skin tests and tests for asthma. The study was funded by NIH's National Institute of Environmental Health Sciences (NIEHS), the U.S. Department of Housing and Urban Development and U.S. Environmental Protection Agency (EPA).

The researchers analyzed the original samples of house dust for concentrations of 36 different species of mold. The molds are on the Environmental Relative Moldiness Index, or ERMI, which was developed by the EPA to measure how moldy a house is.

In the August 2012 edition of the Journal of Allergy and Clinical Immunology, the team reported that 69 of the children (24%) had developed asthma. The ERMI score of a baby's home predicted whether the child would have asthma at age 7. ERMI values range from about -10 to 20. For a 10-point increase in ERMI, a child's risk of asthma increased 80%. Three particular species of mold were most associated with asthma: *Aspergillus ochraceus*, *Aspergillus unguis* and *Penicillium variable*.

The home inspection team also looked and smelled for evidence of mold.

Sometimes even homes with no sign of mold were found to have high ERMI values and result in the development of asthma. Other studies have shown that many homes with high ERMI values have undetected mold problems and that remediating those homes improves children's asthma.

The association between the trio of molds and asthma doesn't prove that the molds cause asthma on their own. But it does provide strong evidence that indoor mold can contribute to asthma development. "This stresses the urgent need for remediating water damage in homes, particularly in lower income, urban communities where this is a common issue," Reponen says.

—by Helen Fields

RELATED LINKS:

- What is Asthma?:
<http://www.nhlbi.nih.gov/health/health-topics/topics/asthma/>
- Asthma:
<http://www.niaid.nih.gov/topics/asthma/Pages/default.aspx>
- Mold:
<http://www.niehs.nih.gov/health/topics/conditions/asthma/allergens/mold/>
- A Brief Guide to Mold, Moisture, and Your Home (EPA):

<http://www.epa.gov/mold/moldguide.html>

- Fungal Spores Affect Kids' Risk for Allergies:

<http://www.nih.gov/researchmatters/june2006/06302006spores.htm>

Reference: J. Allergy Clin. Immunology. 2012 July 10; Epub ahead of print.

PMID: 22789397.

Infants exposed to specific molds have higher asthma risk

Date: August 2, 2012

Source: University of Cincinnati Academic Health Center

Summary: In the United States, one in ten children suffer from asthma but the potential environmental factors contributing to the disease are not well known. Researchers now report new evidence that exposure to three types of mold during infancy may have a direct link to asthma development during childhood.

Exposure to certain molds during infancy may have a direct link to childhood asthma development.

Credit: U.S. Environmental Protection Agency In the United States, one in 10 children suffers from asthma but the potential environmental factors contributing to the disease are not well known. Cincinnati-based researchers now report new evidences that exposure to three types of mold during infancy may have a direct link to asthma development during childhood.

These forms of mold -- *Aspergillus ochraceus*, *Aspergillus unguis* and *Penicillium variable* -- are typically found growing in water-damaged homes, putting a spotlight on the importance of mold remediation for public health.

Lead author Tiina Reponen, PhD, and colleagues report these findings in the August 2012 issue of the Journal of Allergy and Clinical Immunology, the official scientific publication of the American Academy of Allergy, Asthma and Immunology.

In a long-term population study of nearly 300 infants, researchers from the University of Cincinnati (UC), U.S. Environmental Protection Agency (EPA) and Cincinnati Children's Hospital Medical Center assessed allergy development and the respiratory health of children annually for the first four years of life then again at age 7 -- an early age for objective diagnosis of asthma in children. The team also monitored home allergens and mold. All infants enrolled in the study were born to at least one parent with allergies.

They found that 25 percent of children whose parents had allergies were asthmatic by age 7. Among the multiple indoor contaminants assessed, only mold exposure during infancy emerged as a risk factor for asthma at age 7.

"Previous scientific studies have linked mold to worsening asthma symptoms, but the relevant mold species and their concentrations were unknown, making it difficult for public health officials to develop tools to effectively address the underlying source of the problem," explains Reponen, who is a professor in the UC College of Medicine's environmental health department.

The UC-based team used the environmental relative moldiness index (ERMI), a DNA-based mold level analysis tool, to determine that exposure to *Aspergillus ochraceus*, *Aspergillus unguis* and *Penicillium variable* was linked to asthma development in the high-risk study population. The ERMI tool was developed by the EPA to combine analysis results of 36 different types of mold into one index that describes a home's cumulative mold burden.

"This is strong evidence that indoor mold contributed to asthma development and this stresses the urgent need for remediating water damage in homes, particularly in lower income, urban areas where this is a common issue," says Reponen. "Therapeutics for asthma may be more efficient if targeted toward specific mold species."

Children included in this study were part of the Cincinnati Childhood Allergy and Air Pollution Study (CCAAPS), a long-term population-based study of more than 700 children from the Greater Cincinnati area. CCAAPS looked at the effects of environmental particles on childhood respiratory health and allergy development. Participants were identified during infancy as at high risk to develop allergies based on family medical history

Story Source:

The above story is based on materials provided by University of Cincinnati Academic Health Center. Note: Materials may be edited for content and length.

Journal Reference:

1. Tiina Reponen, James Lockey, David I. Bernstein, Stephen J. Vesper, Linda Levin, Gurjit K. Khurana Hershey, Shu Zheng, Patrick Ryan, Sergey A. Grinshpun, Manuel Villareal, Grace LeMasters. Infant origins of childhood asthma associated with specific molds. Journal of Allergy and Clinical Immunology, 2012; DOI: 10.1016/j.jaci.2012.05.030
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Cite This Page:

University of Cincinnati Academic Health Center. "Infants exposed to specific molds have higher asthma risk." ScienceDaily. ScienceDaily, 2 August 2012. .

Study links mold to childhood asthma

New research links three mold species to childhood development of asthma, according to a study by University of Cincinnati researchers.

By Aisha Qidwai of the Journal Sentinel

Aug. 6, 2012

While mold is considered an asthma trigger and risk factor for exacerbating asthma, new research links three mold species to childhood development of asthma, according to a study by University of Cincinnati researchers.

Infants in homes that had higher values on an index screening for 36 molds were found to have an increased asthma risk.

Researchers evaluated nearly 300 children at the ages of 1 and 7, and 24% were diagnosed with the chronic lung disease at the age of 7. About 12% of the children with asthma were allergic to mold and 58% were allergic to airborne substances at age 7.

Dust samples were collected when the children were 8 months old. They were all born between 2001 and 2003 in Cincinnati and northern Kentucky. At least one parent had allergies. There were no significant differences between the distributions of parental asthma, gender, race and income between the 289 children, according to researchers.

Tiina Reponen, co-author of the study, said that while it is known that mold is a risk factor for asthma, this is the first study that quantitatively measured mold and, after adjusting for commonly known risk factors, found an association with asthma. Previously, other studies had shown qualitative or anecdotal associations, she said.

"If you have visible mold or water damage - that is associated with the risk of asthma symptoms and all sorts of other respiratory (issues) like rhinitis (runny nose) and wheezing."

Monica Vasudev, an allergist at Froedtert Hospital and the Medical College of Wisconsin who was not part of the study, said the research was unique in that it identified water-damaged homes, which should be addressed if expectant mothers and infants live in such residences.

"We know that mold is ubiquitous; it's present in the outdoor environment, especially in the indoor environment - and it may not be obvious in the indoor environment," Vasudev said.

The three mold species - *Aspergillus ochraceus*, *Aspergillus unguis* and *Penicillium variable* - are common to water-damaged homes. According to the Centers for Disease Control and Prevention, new evidence links damp buildings and new onset of asthma.

Aspergillus unguis and *Penicillium variable* are common indoor molds rather than outdoor molds, said Gary Steven, an allergist at the Allergy, Asthma & Sinus Center in Milwaukee. However, dust mite allergens are more common in households.

"Children that are allergic to dust mite(s) are 20 times more likely to develop asthma than kids who are not allergic to dust mite(s)," he said.

Steven, who was not part of the study, said it's known that chronic exposure to allergens increases risk of asthma.

"It's proof of common sense that you want to take care of mold in the home.

It's just proving that if you don't do that, your kids are more likely to develop asthma," he said. "But the thing that isn't common sense, I would have expected the same with dust mite and cat allergen."

Reponen agreed. "If you look at previous studies, dust mite is a major allergen," she said. "It was a little bit surprising, it didn't even hold up in this final analysis."

Children at age 1 who tested for endotoxin, dust mite, dog and cockroach allergens were not associated with having asthma, according to the study.

Unless children or adults are skin-tested, their specific sensitivities are unknown, said Vasudev.

"This gives us more information that we need to identify potential allergens in the air that can cause worsening of asthma," she said.

The study was partially funded by the U.S. Department of Housing and Urban Development, National Institute of Environmental Health Sciences and the U.S.

Environmental Protection Agency.

The research was published in the Journal of Allergy and Clinical Immunology this month.

Mold and Allergies: 10 Ways to Reduce Symptoms By Jeanie Lerche Davis WebMD Feature provided in collaboration with Healthy Child Healthy World Reviewed by Michael W. Smith, MD If you have allergy symptoms year-round -- or if they get worse in damp weather -- you may be allergic to mold. While people with pollen allergies tend to have seasonal symptoms, mold allergies can flare all year long.

Indoor mold can be a problem in winter months, because mold will grow in your house where there is enough moisture -- whether it's on a basement wall, in your crawl space, a damp carpet, or behind the bathroom tile. You may not even realize the mold is there -- but if you're sensitive you'll react with coughing, wheezing, stuffy nose, or irritated eyes.

"Very often, people don't really know what the problem is," says John Martyny, PhD, an industrial hygienist with National Jewish Health Center in Denver. "They have an allergic reaction, lots of sinus drainage, lots of upper respiratory problems, and it doesn't last for just a month or two. This goes on 12 months a year. It is not a minimal problem -- it can really change your life."

We're all exposed to mold spores. Mold is a fungus that breaks down plant or animal matter, like leaves, wood, dirt, and food. It's present both indoors and out. The trouble comes with a mold allergy, when mold spores trigger reactions like allergic rhinitis or asthma. Molds can also produce volatile organic compounds (VOCs) -- the musty odor that irritates eyes, nose, and throat.

Black Mold: Toxic or Not?

What's known as black mold (*Stachybotrys chartarum*) is a slow-growing mold that grows only on wood, paper, and cotton. It's often called "toxic black mold," but the mold itself is not poisonous.

"There's no question that the mold spores are very potent, but they are given off in extremely low levels," he tells WebMD. "It's really just another mold."

What we see is an allergic reaction or asthma."

Black mold has been blamed for serious lung problems in a small number of infants, but that has not yet been proven. It's not uncommon for people to develop an allergy to mold -- not just black mold, says David Lang, MD, head of allergy/immunology at the Cleveland Clinic. "Infants, small children, and elderly adults are more likely to react to any type of mold," he says.

It may be hard to get a mold allergy correctly diagnosed. "Very often, the root of the problem isn't identified correctly," Martyny says. "People have these symptoms, but they don't realize they have a moisture and mold problem at home. If you get rid of the allergens -- the mold -- people get better, and they get better pretty fast." In some cases, mold exposure can cause serious respiratory problems, with symptoms like chest tightness and difficulty breathing. "Some people who are exposed to high levels of any mold for a long time develop lung hypersensitivity -- which leads to scar tissue in the lungs," Martyny explains. "Some people recover when the mold source is removed. But if they've been exposed for a long time, they may never recover."

Coughing, wheezing, runny nose, irritated eyes or throat -- these are all signs of mold allergy. Mold allergies can also trigger an asthma attack, with symptoms like wheezing, coughing, and shortness of breath. If you have these symptoms, see an allergist for skin testing or a blood test to diagnose mold allergy.

Alex Shabad, WZZM3 p.m. EDT June 22, 2014

(Photo: A half a dozen workers walked out of a Muskegon hotel to warn the public about black mold and other health hazards, that they say are in several rooms.)

MUSKEGON, Mich. (WZZM) --They were disgusted, fed up, and they took to the streets. A half a dozen workers walked out of a Muskegon hotel to warn the public about black mold and other health hazards, that they say are in several rooms.

Anyone can reach a breaking point. For six workers at the Victory Inn and Suites in Muskegon, that time is now.

"I can't take it no more," says Alicia Rogers, with housekeeping at the hotel.

"I'm worried about the health of me, the other employees, and our customers," says Christopher Hill, with maintenance at the hotel.

All the employees say they've all tried letting management know about the problems with black mold.

"When brought it to his attention, he told me to stay in my profession," says Rogers.

So, Alicia Rogers led the group of six workers outside the Victory Inn and Suites, where they could carry their signs, and show the evidence. Rogers sent photos to WZZM 13, which she says show the black mold that's in several rooms.

"We've got 128 that is saturated in black mold," says Rogers.

"They just asked me yesterday to wipe down a room that had mold growing on a ceiling, to wipe it down so they could rent it out the same night, it's disgusting," says Hill.

The employees say the problems have been going on for at least four months and in just the past month they've had three different managers.

"The second one came in was here for a day, packed his bags, and left the next day couldn't deal with it," says Hill.

WZZM 13 tried to reach the manager by phone and then inside the hotel, but he had no comment. "They don't want us to prove it, they don't want us to prove that this is a health hazard, this place needs to be torn down," says another employee. "They don't care, they don't care what's going on out here and I'm tired I'm just tired," says Rogers. The workers say they have not officially quit or been fired. So for now, they still consider themselves employees who care about the hotel's quality. WZZM 13 checked the hotel's website and found Victory also has hotels in Arizona, Ohio, and throughout Michigan. Workers say the owner is based in the Detroit area.

By Tom Perkins | Special to The Ann Arbor News on June 22, 2014 at 5:30 AM, updated June 22, 2014 at 3:18 PM

On any sunny, summer afternoon on Hawthorne Avenue in Ypsilanti Township, the unmistakable stench of mold and mildew wafts down the street.

That's because a vacant house at 1070 Hawthorne is flooded with several feet of water and infested with mold, and officials say that's a health threat to neighbors who have complained about issue at the property for several months. At its June 17 meeting, the Board of Trustees formally approved township staff seeking a court order to bring the house up to code or to have it demolished.

In all likelihood, the home will soon be razed said Mike Radzik, director of the office of community standards. "The basement has been flooded, it's full of water, the stench can be smelled at the sidewalk and neighbors' houses," Radzik said. "We'll be going after whichever bank we find owns it, but at this point we're probably going for demolition because it's so far gone that even Habitat for Humanity won't want it."

Who the township holds financially responsible for the probable demolition is unclear, Radzik said, because it isn't known who holds the mortgage.

The original occupants were kicked out after foreclosing in January leading the township to contact the owner of record, Columbus, OH-based US Bank National Association.

That bank said the mortgage was sold to Chase Bank, which assured the township it would send an agent to secure and clean the property.

But the house was left open and debris and junk littered the yard. The utilities were also left on for several months, causing a pipe to burst and the basement to flood. The continuously flowing water led to a \$5,655 water bill for the property.

Chase Bank then told the township it no longer held the mortgage and didn't know where it went.

"Meanwhile, neighbors continued to complain about a growing stench emanating from the house," Radzik said. "It presents a serious health and safety threat to neighboring residents due to the unabated mold that is causing a strong stench to permeate the area."

The home has been padlocked and township officials cleared the blight and junk from the yard. Radzik said the township would continue to seek the mortgage holder and bill the bank once they're found, or place a lien on the property to recover the costs of cleaning the property, securing the home and the likely demolition.

"We don't have any idea what happened to the mortgage," Radzik said.

"Those expenses do get charged to the bank and if they don't pay it rolls over on the taxes so we recover our costs later."

Any Alternative or New Recommendations on This Agency:

POSITION

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much misinformation (and anxiety caused by the mold media frenzy) that the general public cannot be expected to make an informed decision regarding the possible need for remediation of a structure without the advice of an educated, trained and licensed mold professional.

ACTION REQUESTED

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My Comment Will Be Made Public: I agree