

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED. REFER TO THE "SUBMITTAL REQUIREMENTS CHECKLIST"

By signing this Certificate of Appropriateness (COA) application, the applicant affirms:

- All submitted information for this application represents an accurate description of the proposed work.
- The applicant certifies that the project described in this application will be constructed in exact accordance with aforesaid plans and specifications.
- The applicant agrees to conform to all conditions of approval.
- It is understood that approval of this application by the Historic Preservation Officer or the Historic Preservation Advisory Board in no way constitutes approval of a building permit or other required City permit approvals.
- Filing an application does not guarantee approval.
- The COA becomes null and void if authorized construction is not commenced within one year. This will require receiving a new CoA approval.
- Work completed in deviation from this Certificate of Appropriateness or without a Certificate of Appropriateness may result in fines and/or misdemeanor charges.

APPLICANT INFORMATION:

_ Email:	
I: (Multiple property owners must cor	mplete and sign separate application).
071	
Email: tkhofeldt@msn.com	
on myself; or	
(applicant above) to act a	as my agent for submittal, processing,
	signee shall be the primary contact person
ct. By signing below, I agree that the ation contained within this applicat	that the information provided within this e City of McKinney is authorized and ion, including the email address, to the
DIGITAL SIGNATURES ACCEPT	<u>red</u>
lt	Date: 9/23/2025
N = 0	N: (Multiple property owners must concentration of the property and certify cot. By signing below, I agree that the lation contained within this application Request.

Letter of Intent – 1505 Louisiana.

We've lived in McKinney for over 20 years, raising three kids in Stonebridge Ranch. It was always our hope to move closer to historic downtown McKinney once our kids we grown. Last year we finally got our twins off to college so we set out to sell our home and look for a new home near the square.

We found what we thought was a perfect home at 1505 W. Louisiana street. It is on a lovely corner lot, with new sidewalks all the way to the square, so that my wife can use her power chair independently for shopping, dining, etc. We purchased this home with the original intention of building a new garage out back remodeling the interior of the home; perhaps with small addition.

Unfortunately, we've run into an increasingly number of problems that have us changing directions and asking the city to let us tear down the home. This is based on the structural, electrical and safety concerns; that it simply doesn't make sense to continue on the path of remodeling. The garage is also structurally unsound, aside from being unfit for housing a modern vehicle, such as my wife's handicapped accessible Toyota Sienna

Regards

Travis & Kelli Hofeldt



September 22, 2025

To Whom it may concern,

My name is Shannon Cain; I am the managing partner of the GG Cain Company. GGCC has been building and remodeling homes in the city of McKinney since 1980. I joined the company in 1996 and took over management in 2010.

This letter is in regard to an existing home at 1505 W. Louisiana McKinney Texas, owned by Travis and Kelli Hofeldt. I meet the Hofeldts and Lowell Cummings (Registered Professional Engineer) at the W. Louisiana home on September 11,2025. I observed the following conditions.

Observations:

- Walls out of plumb on average 1 1/2" 2 1/2", largest deviation 4 1/4" out of plumb
- Floors out of level on average 2" 3", largest deviation 6 3/4" out of level
- Above condition not allowing any windows to operate (NO FIRE EGRESS)
- Floors spongy in several areas with foot traffic, will not properly support motorized wheel chair
- Many doors not wide enough for wheelchair access
- Rafters are 2" x 4", not supporting HVAC properly
- Exposed Romax wiring in several interior and exterior locations
- Evidence of "Leveling and Shoring up" efforts by previous contractor, uncertain as to why home is still significantly out of level and out of plumb

Based on the above observations, it is my professional opinion that it would be prohibitively expensive and not realistic to try and rehab the existing home.

Recommendations:

- Salvage interior doors, windows, and hardwood flooring as possible for future use
- Tear down the home, garage, and outbuilding
- Rebuild new home to have similar features that would fit in the neighborhood

Do not hesitate to contact me with any questions or concerns.

Thank you, Shannon Cain

LCI ENGINEERING

Date: September 21, 2025

To Whom It May Concern,

Re: Structural and Environmental Assessment – 1505 Louisiana Street, McKinney, Texas 75071

At the request of the property owner, I have conducted an engineering assessment of the residence located at 1505 Louisiana Street, McKinney, Texas. The purpose of this review was to evaluate the structural, environmental, and safety conditions of the home. The findings below are based on recent mold testing, site survey data, and physical observations.

1. Environmental and Health Concerns

Laboratory testing confirmed elevated mold spore concentrations throughout the interior. Notably:

- Aspergillus/Penicillium-like spores were recorded in excess of 3,400 spores/m³.
- Epicoccum spores were also present indoors.

Both are established allergens. Aspergillus, in particular, has been documented to produce toxins that may cause respiratory distress, sinusitis, and opportunistic infections in susceptible individuals. Epicoccum is associated with skin and respiratory irritation.

It is also important to note that the homeowner has been diagnosed with Multiple Sclerosis (MS) and is undergoing treatment with Mavenclad, a medication known to suppress the immune system. This condition and treatment make the homeowner especially vulnerable to mold exposure, increasing the likelihood of serious respiratory or systemic health effects even at levels that might be tolerable to others. The elevated spore counts found within the residence therefore represent a direct and unacceptable health hazard to the occupant.

The widespread distribution of mold and the heightened risk factors of the homeowner indicate that effective remediation cannot be achieved without full-scale reconstruction.

2. Roof Structure

The roof system is constructed with 2x4 rafters spaced 24 inches on center. This spacing and size are inadequate by modern standards, particularly given the additional weight of HVAC equipment installed in the attic. The rafters are bowing under load, indicating overstress and an ongoing structural failure risk.

3. Foundation and Floor System

The foundation was repaired within the last year by a reputable contractor, who reported achieving the best possible outcome without further destabilizing the structure. Despite these efforts:

- Most rooms remain out of level by 2 inches or more.
- The largest variance recorded is 6 3/4 inches.
- The front wall is 4 ¼ inches out of plumb, with most others leaning 2–3 inches.
- Flooring throughout is soft and deflects under load, suggesting compromised subflooring and floor joists.

These deficiencies present a major concern, especially for the intended occupant, whose power chair and combined body weight exceed 600 pounds. The current framing system cannot support such concentrated loading.

4. Windows and Wall Alignment

Because of wall misalignment, most windows are non-operational. This condition poses a fire safety hazard and further demonstrates the degree of structural deformation across the home.

5. Electrical System

The home's electrical wiring is substandard and presents an immediate hazard. Observed issues include:

- Exposed wiring in multiple closets.
- Exposed wiring beneath the kitchen dishwasher.
- Unprotected wiring visible on the exterior of the structure.

Such conditions pose a serious risk of fire and electrocution and fail to comply with modern code standards.

Conclusion and Recommendation

The deficiencies identified at 1505 Louisiana Street are pervasive and severe. The combination of elevated mold contamination, failing roof structure, uneven and unstable foundation, non-functional windows, unsafe flooring, and hazardous electrical wiring make the residence unsafe for occupancy.

LCI ENGINEERING

It is my professional opinion that remediation is not a feasible or cost-effective option. The most prudent course of action is to raise and remove the existing house and construct a new residence in its place. The new structure should be designed in the appropriate historic architectural style to maintain the character of the neighborhood while incorporating modern structural, safety, and accessibility standards.

Respectfully submitted

Licensed Professional Enginee

Texas License No.



CLIENT:

TEXAS PRIDE FOUNDATION REPAIR

DATE:

MARCH 09, 2022

716 GENTRY DRIVE

ARLINGTON, TEXAS 76018

PROJECT:

RESIDENCE

PROJ#:

FI-22106

1505 WEST LOUSIANA STREET MCKINNEY, TEXAS 75069

FINAL FOUNDATION INSPECTION (ZL2)

TO WHOM IT MAY CONCERN,

I CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS AND HAVE OFFICIALLY INSPECTED THE VISIBLE FOUNDATION REPAIR WORK AT REFERENCED ADDRESS.

ALL ITEMS LISTED IN REDLINE'S INSPECTION REPORT DATED 03/09/2022 HAVE BEEN COMPLETED TO THE BEST OF OUR KNOWLEDGE AND THE ELEVATIONS POST-REPAIRS ARE DOCUMENTED ON SHEET Z2. THE CONTRACTOR IS RESPONSIBLE FOR THE PERFORMANCE OF THEIR WORK AND ANY FUTURE DEFLECTIONS IN THE FOUNDATION SHALL BE COMPARED TO THE PRESENT ELEVATIONS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR COMMUNICATING ANY CHANGED LOCATIONS OF THE PILES/PIERS AS SHOWN IN PLAN.

I FURTHER CERTIFY THAT THE FINDINGS AND CONCLUSIONS CONTAINED IN THE INSPECTION REPORT HAVE BEEN CORRECTLY AND COMPLETELY RECORDED WITHOUT BIAS AND ARE BASED ON MY OBSERVATIONS AND EXPERIENCE. A MEANS OF DRAINING RAIN-WATER AWAY FROM THE STRUCTURE SHOULD ALWAYS BE FUNCTIONAL TO REDUCE THE ACTIVITY OF THE PRESENT EXPANSIVE CLAY SOIL.

ALL WORK SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE.

REGARDS

LUIS ARMANDO ESCAMILLA, P.E.

REDLINE ENGINEERING

LUIS ARMANDO ESCAMILLAS

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03/09/2022 F-18123





505 WEST LOUISIANA STREE MCKINNEY, TEXAS 75069

PROJ: FI-22106 V-1: 02-28 AE V-2: 03-09 AE

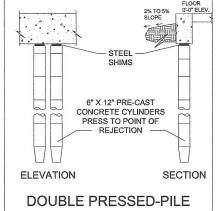
SHEET TITLE

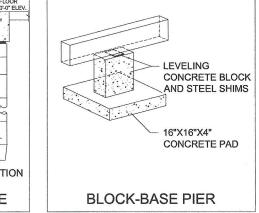
FLOOR PLAN

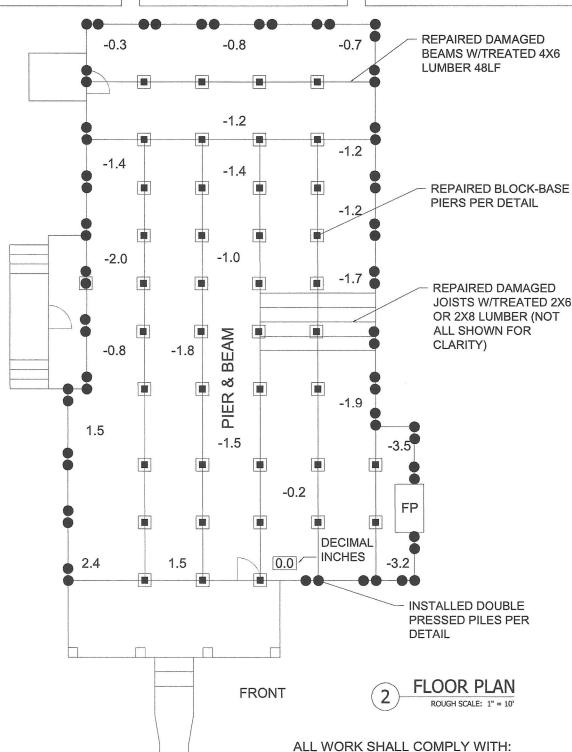
SHEET NO.



- 1. INSTALLED BLOCK-BASE PIERS PER DETAIL
- 2. REPAIRED DOUBLE PRESSED-PILES PER DETAIL
- 3. LIFTED/STABILIZED FOUNDATION TO PERMISSIBLE ELEVATIONS
- 4. ELEVATION ADJUSTMENTS WERE MADE BY SHIMMING SUPPORTS WITH STEEL PLATES







THE 2018 INTERNATIONAL RESIDENTIAL CODE



CLIENT: TEXAS PRIDE FOUNDATION REPAIR DATE: FEBRUARY 28, 2022

716 GENTRY DRIVE

ARLINGTON, TEXAS 76018

PROJECT: RESIDENCE PROJ#: FI-22106

1505 WEST LOUSIANA STREET MCKINNEY, TEXAS 75069

INITIAL FOUNDATION INSPECTION (ZL1)

TO WHOM IT MAY CONCERN,

BELOW ARE OUR RECOMMENDATIONS FOR REFERENCED PROJECT WHICH CONSISTS OF A ONE-STORY WOOD FRAME HOUSE ON A PIER AND BEAM FOUNDATION. THE INTERIOR AND EXTERIOR OF THE STRUCTURE HAVE BEEN INSPECTED FOR DAMAGE DUE TO MOVEMENT OF THE FOUNDATION.

AN INTERIOR REFERENCE POINT OF 0.0 INCHES HAS BEEN USED TO RECORD THE ELEVATION VARIATIONS THROUGHOUT THE FLOOR PLAN. SHEET Z1 SHOWS THE PRESENT INDIVIDUAL ELEVATIONS OF FINISH FLOOR WHICH TAKE INTO ACCOUNT THE DIFFERENCES IN FLOOR COVERINGS.

RECOMMENDATIONS:

- 1. REPAIR BLOCK-BASE PIERS PER PLAN AND DETAIL ON SHEET Z1.
- 2. BALANCE STRUCTURE TO WITHIN 0.7 INCH IN 10 FEET TOLERANCE BY JACKING AND USING SHIMS WHERE PERMISSIBLE (AVOID FURTHER DAMAGE TO WALLS, DOORS & WINDOWS).
- 3. A POST-BALANCING REPORT SHOWING NEW ELEVATIONS SHALL BE TAKEN BY REDLINE ENGINEERING USING THE SAME REFERENCE POINT.

WE ADVISE THAT A MEANS OF DRAINING RAIN-WATER AWAY FROM THE FOUNDATION ALWAYS BE FUNCTIONAL AND ANY WATER LEAKS BE REPAIRED TO PREVENT FUTURE HEAVING OF THE SOIL AND UPLIFT OF THE STRUCTURE.

ALL WORK SHALL COMPLY WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE.

REGARDS,

LUIS ARMANDO ESCAMILLA, P.E.

REDLINE ENGINEERING

PROPERTY DESCRIPTION Address: 1505 West Louisiana Street, Being Lot 2, in

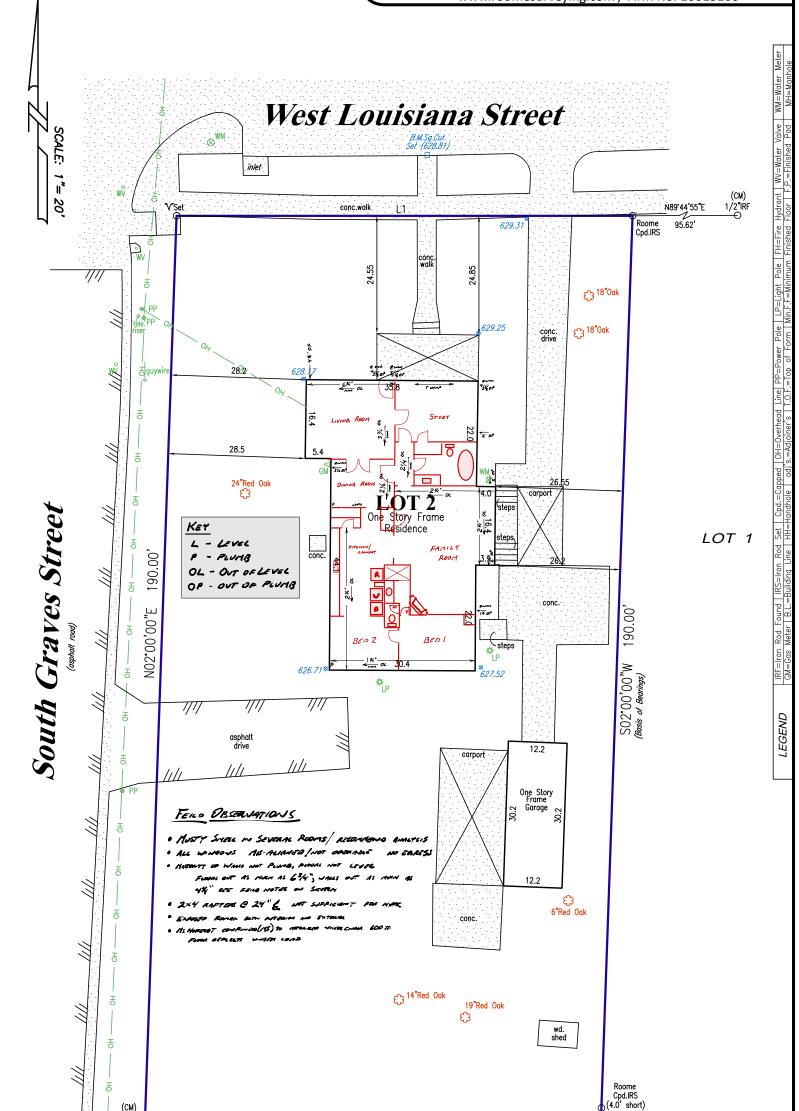
Address: 1505 West Louisiana Street, Being Lot 2, in Block 6, of Benge Addition, an Addition to the City of McKinney, Collin County, Texas, according to the Map/Plat thereof recorded in Volume 1, Page 93, of the Map Records, of Collin County, Texas.

95.00'

N90°00'00"E N90°00'00"W



Plano, Texas 75075 Phone (972) 423-4372 / Fax (972) 423-7523 www.roomesurveying.com / Firm No. 10013100



NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100—year flood per Map Number 48085C 0260K of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas & Incorporated Area dated June 7, 2017. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man—made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat. (8) Survey performed without a title commitment. There may be easements, or other matters, not shown.

CERTIFICATION

On the basis of my knowledge, information & belief, I certify to **Travis Hofeldt** that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.

Date: 08/01/2025 Revised: ____ Job No. ES749217



adj's.wd.fnc.

adj's.chn.lnk.fnc

Jdj's.chn.lnk.fnc.

LOT 3

adjoiner's conc.drive

CLIENT INFORMATION Travis Hofeldt 1505 W. Louisiana

PROJECT INFORMATION
Travis Hofeldt
1505 W. Louisiana
Project No.: Not Provided

Air Exam Chain of Custody

Test Code 1: Spore Trap -fungal limited
Analysis Method: ASTM Designation D7391-17 (Modified)



This test report contains the following sections: Cover, Snapshot, FAQ, and Glossary

Sample # and Location [Kitchen, ceiling, etc.] 1. Hall 2. Kitchen 3. Dutdow 4. Crawl Speacl 5. Back Bedram *By signing this document you are giving pen service available of mobiliob.com/terms, and	Pump Start Pump Stop Time Time ID min ID min	Date: 9/13/25 Name: Iravis Hoteldt Cell Phone: 972-832-1463 Address (Location the samples are from): 1505 W. Louisland Email: +Khoteldt @ MSN.Co. *Signature:	Sample Submittal Form (Plaase fill out before returning kit)
Due back by date: 9.13-25 Pump # 14 Your kit was packed and checked by: E1 Fav. 0.1 Fav-121 Trifold At Test Kill Pumphols Insure Date: 03/17/2025	25-1123 Samples analyzed by an AIHA LAP accredited laboratory LAP accredited laboratory	Acceptable SEP 1 3 2025 SEP 1 3 2025 SEP 1 3 2025	lab Job #:

Submitted By: Travis Hofeldt | via: Hand Delivered | Submittal Date: 9/13/2025 | Sample Date: 9/13/2025 | Report Date: 9/16/2025 | Lab Job No.: 25-112342 | Technician: Deisy Regalado

Results apply only to samples as received and tested. Results may not be reported or reproduced except in full without written approval of Moldlab. All samples were received in acceptable condition unless noted in the Tech Notes section. Field blank correction of results is not applied. An estimate of measurement uncertainty is provided upon request. Moldlab assumes no responsibility for sample collection or handling prior to receipt at the laboratory. This report does not express or imply interpretation of the results contained herein.

LAB0137 by the Texas Dept. of Licensing and Regulation.AlHA LAP, LLC EMLAP Accredited ID No. 154782. Report Approved by Kristina Rucker

Approved by:









Page 1 | 1

CLIENT INFORMATION: PROJECT INFORMATION: Travis Hofeldt Travis Hofeldt 1505 W. Louisiana

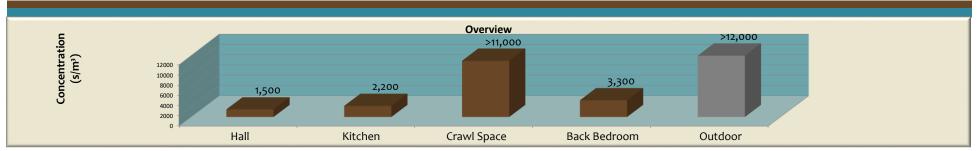
Project No.: Not Provided

Snapshot

Test Code 1: Spore Trap -fungal limited
Analysis Method: ASTM Designation D7391-17 (Modified)



This report contains the following sections: Cover, Snapshot, FAQ, and Glossary



Location to Reference Comparison

						•			
Identification	Hall 1 150			Kitchen 2 150		Crawl Space 4 150		Back Bedroom 5 150	
Sample Number									
Volume (L)									
	Raw	s/m³	Raw	s/m³	Raw	s/m³	Raw	s/m³	
Alternaria	-	-	-	-	13	280	-	-	
Ascospores, non-specified	2	43	2	43	14	300	5	110	
Aspergillus/Penicillium-like	6	130	11	230	>100	>3,400	18	380	
Basidiospores, non-specified	45	960	42	900	58	1,200	58	1,200	
Bipolaris/Dreschslera/Helminthosporium/Exserol	-	-	2	43	25	530	1	21	
Cercospora	1	21	-	-	1	21	1	21	
Cladosporium	13	280	35	750	>100	>3,400	62	1,300	
Curvularia	-	-	-	-	5	110	2	43	
picoccum	-	-	2	43	1	21	1	21	
usarium	-	-	-	-	-	-	-	-	
Hyphal Fragments	1	21	2	43	29	620	-	-	
Myxomycetes/Periconia/Smut/Rust	-	-	6	130	9	190	4	85	
Nigrospora	-	-	1	21	6	130	-	-	
Non-specified spore	-	-	1	21	5	110	-	-	
Pithomyces	-	-	-	-	3	64	2	43	
Forula Torula	-	-	-	-	1	21	-	-	
Total Fungal Structures	68	1,500	104	2,200	>370	>11,000	154	3,300	
Non-Microbial Debris Field Rating	Light			Moderate		Heavy		Moderate	

Outdoor				
3				
150				
Raw	s/m³			
8	170			
10	210			
14	300			
>100	>3,400			
3	64			
3	64			
>100	>6,700			
4	85			
-	-			
2	43			
15	320			
21	450 150			
7				
6	130			
3 >100 4 - 2 15 21 7 6 2	43			
-	-			
>300	>12,000			
Moderate				

Compares

Submitted By: Travis Hofeldt | Submittal Date: 9/13/2025 10:37:00 AM | Report Date: 9/16/2025 | Lab Job No.: 25-112342 | Analyst: Deisy Regalado

If a structure is not listed, or listed with a (-), it was not observed in the sample(s) submitted. Debris rating estimates the total non-fungal particle load on the sample. Ratings of None Detected, Trace (>0 to 5%), Light (>5% to 25%), Moderate (>25% to 75%), Heavy (>75% to 90%), and Occluded (>90%) are used. A rating of Light or higher may have a higher number of structures present than indicated. The higher the rating, the greater the negative bias. A rating of Occluded makes quantitative results impossible; instead, any structures detected will be marked as Detected. Concentrations are rounded to two significant figures. The 'total' field may not add up to sum of individual types due to this rounding. The maximum raw count is 100 due to stopping rules. The calculated concentration for a 100 raw count sample will vary depending on the traverse in which the stopping rule was applied. Sample volumes are provided by the customer and impact the validity of structure concentrations. Yellow highlighted concentrations are higher than the reference. Samples received and analyzed by Moldlab, Ltd.



2501 Mayes Rd #110 Carrollton, Texas 75006 Toll Free (866) 416-6653 Website - www.moldlab.com

CLIENT INFORMATION Travis Hofeldt 1505 W. Louisiana

PROJECT INFORMATION Travis Hofeldt 1505 W. Louisiana Project No.: Not Provided

Air Exam FAQ

Test Code 1: Spore Trap -fungal limited

Analysis Method: ASTM Designation D7391-17 (Modified)



This test report contains the following sections: Cover, Snapshot, FAQ, and Glossary

Can you tell me a little more about mold air samples?

This type of sample is a non-cultured air sample, which means the lab did not grow the samples in a Petri dish, and is commonly referred to as a "snapshot" of the air at the exact time of sampling. The test works by pumping a controlled volume of air through a collection container called a spore trap. The spore trap has a sticky substance on its surface which captures any particles from the air, including mold spores. Test results account for both live and dead spores.

Can you explain the Snapshot table?

The snapshot table is a data summary table of all of the information that was gathered from your air samples. The snapshot is designed so that you can easily compare the indoor samples with the outdoor sample. Below is an explanation of each part of the table.

Calculated Concentration

The Calculated Concentration is a measure of the concentration of mold spores in the air, and is listed as spores per cubic meter of air. It is useful for comparing samples and understanding how many spores are in a given section of air. This is calculated based on the air flow rate of the pump, the time the pump was run for, the proportion of the sample enumerated, and the raw count. It is calculated as ((100/Proportion of Sample Analyzed)/(Air Flow Rate * Pump Run Time)*(Raw Count). This number is then rounded to two significant figures.

Raw Count

The 'raw' count is how many spores the technician actually viewed on your sample while looking through the microscope. We use this number to generate the calculated concentration. Moldlab stops counting spores at 100 and reports as the number as greater than 100 aka ">100."

Debris Field Rating

The 'debris field rating' is a visual estimate of how much debris there is on the sample. The rating includes all non-fungal particulate (fibers, debris, pollen, insects, skin, etc.). The scale includes ratings of 'None Detected, 'trace,' 'light,' 'moderate,' 'heavy,' and 'occluded'. 'None detected' means no sample was detected on the slide (possibly due to equipment failure or user error). 'Trace' means there was only a trace amounts of debris present. 'Minor' means small amounts of debris are present. 'Moderate' means an average amount of debris present. 'Heavy' indicates a high concentration of debris present. Lastly, 'occluded' means that the amount of debris on the sample was so concentrated that the technician could not see through it to count and identify the mold spores accurately. This is a common occurrence in wall cavities, construction areas, crawlspaces or other particularly dusty environments. The higher the debris field rating, the greater the negative bias of results.

Minimum Reporting Limit

A minimum reporting limit is exactly what it sounds like- the minimum number that must be reported for the calculated concentration if any spores are detected. All spores types that are not listed as having a raw count of 1 or greater have a calculated concentration of less than the minimum reporting limit. It cannot be said based upon a raw count of zero that the true concentration of that spore type is 0, however, because the testing procedure is not sufficiently accurate. For this reason, the minimum reporting limit gives a useful measure of the minimum detectable concentration of mold types. Bear in mind that any negative bias due to the debris field rating IS NOT accounted for in this minimum reporting limit.

How do I know if the air sample results are normal?

The general guideline is that the concentration and types of mold in the inside sample should be similar to or lower than the concentration in the Outside sample. Currently there are no dose response relationship statistics for allowable or safe levels of aeroallergens.



This test report contains the following sections: Cover, Snapshot, FAQ, and Glossary

How do I learn more about the types of mold listed on my report?

Each report comes with its own mold dictionary, called the Glossary. Simply scroll to the Glossary section of your report and each mold type is listed alphabetically. There you'll find helpful information about each mold type.

Do I have the Black Mold?

Usually when a customer asks this question he/she is referring to Stachybotrys. Although Stachybotrys is black in color, so are many other types of mold. Do not discount the importance of other types of mold listed on your report simply because you do not see the word Stachybotrys or Black mold. For more about 'black mold', visit our website at: https://www.moldlab.com/black-mold

How do I get rid of it?

Many molds are allergens and some may be toxigenic. Disturbing the mold with cleaning methods increases the chances of exposure to the particulate. Mold clean up and disposal methods vary greatly from company to company. A good rule of thumb is that if the contaminated area is small and the material is non porous, such as metal, it can be cleaned by traditional methods, taking care to use personal protective equipment. Porous materials on the other hand, such as wood, textiles, or sheetrock, are difficult to clean because of the microscopic holes in the material. The 'root-like' structures of the mold called hyphae/mycelia can grow down into the holes and make it hard to clean effectively. The surface will appear clean but as soon as conditions are favorable the mold can start to grow again. Here is a link to the EPA mold help guide: https://www.epa.gov/mold/brief-guide-mold-moisture-and-your-home

Can we still live here?

There are no established 'safe' levels of mold, just as there are no established 'unsafe' levels of mold, and individuals have different resistances and reactions to mold. Persons that are most likely to be adversely affected by mold exposure are: children, elderly, immunocompromised, and persons with respiratory disorders. If you suspect you are experiencing adverse health effects as a result of mold, please consult a medical professional. Please note that Moldlab, Ltd. is not a medical, or clinical laboratory and we do not offer medical consulting or advice.

Tech Notes: Page 2 | 2

Submitted By: Travis Hofeldt | via: Hand Delivered | Submittal Date: 13/9/2025 10:37 | Sample Date: 9/13/2025 | Analysis Date: 9/16/2025 | Report Date: 9/16/2025 | Lab Job No.: 25-112342 | Technician: Deliv Regalado

Results apply only to samples tested. Results may not be reported or reproduced except in full without written approval of Moldlab. All samples were received in acceptable condition unless noted in the Tech Notes section. Field blank correction of results is not applied. Moldlab assumes no responsibility for sample collection or handling prior to receipt at the laboratory. This report does not express or imply interpretation of the results contained herein. Samples received and analyzed by Moldlab, Ltd.

LAB0137 by the Texas Dept. of Licensing and Regulation. AIHA LAP, LLC EMLAP Accredited ID No. 154782. Report Approved by Kristina Rucker.

P - (972) 820-9373 Toll Free (866) 416-6653 Website - www.moldlab.com

Carrollton, Texas 75006

CLIENT INFORMATION Travis Hofeldt 1505 W. Louisiana

PROJECT INFORMATION Travis Hofeldt 1505 W. Louisiana Project No.: Not Provided

Air Exam Glossary

Test Code 1: Spore Trap -fungal limited Analysis Method: ASTM Designation D7391-17 (Modified)



This test report contains the following sections: Cover, Snapshot, FAQ, and Glossary

***Diagnosis of health effects should be left to a medical professional. Moldlab is not a clinical laboratory and does not have medical professionals on staff.

Health effects in general are not well studied, and dosage, exposure, and sensitivity thresholds are not well known and can potentially vary tremendously depending on various conditions and on the particular individual. Effects can also vary from species to species within a particular mold genus.

The EPA, OSHA, NIOSH and other occupational health related associations in the U.S. have not yet established permissible exposure levels (PEL), recommended exposure limits (REL), or other limit values for aeroallergens.

Please realize that the evaluation of one's specific results in terms of potential health hazards and subsequent courses of action are beyond the scope of the laboratory analysis.

Pictures / images are for illustration purposes only and are NOT of the samples tested. Terminology:

Allergen- the most common effect, and can range from hay fever and asthma, to a very particular reaction in certain organs or tissues.

Contaminant- something that is present without injuring or benefiting the host; does not cause infection.

Opportunistic pathogen- Causes infection only when the weak or injured condition of the person gives the agent opportunity to infect; rarely infect persons who are otherwise healthy.

Definition **Images**

Alternaria (all-tur-nair'ee-uh)

Classification: Common Allergen / Contaminant / Opportunistic Pathogen (rarely)

Possible Health Effect: It is an important allergen and common agent of hay fever, asthma, and other allergy related symptoms, including sinusitis.

Macroscopic Morphology: The mold can appear gray / white at first than become greenish / black or brown with a lighter border over time.

Environment: Soil. Plants. Commonly found indoors on food and textiles.

Ascospores, non-specified (ass-co'-spores)

Classification: These are a very large category of spores.

Possible Health Effect: Because so few of the Ascomycetes will grow in the laboratory setting, very little is known about their health effects on humans.

Macroscopic Morphology: Most will appear as specks or spots or bumps on leaves and wood.

Environment: Leaves, Wood. Also, most are plant saprophytes playing the role of "recyclers". Spores are produced in sac-like structures called asci.







Definition **Images**

Aspergillus/Penicillium-like (as-per-jill-us) / (pen-uh-sill'ee-um)

Classification: Allergen / Contaminant / Opportunistic Pathogen

Possible Health Effect: Aspergillus is common on tape lift samples and air samples, but its spores are indistinguishable from Penicillium spores in most cases. There are a few exceptions but the species ID must be made from culture, and is still a difficult job. Health effects vary by species, but many are listed as allergens. Some species can produce toxins that may have significant health effects in humans. Aspergillus is listed as one of the most infectious types of mold, but infections are not common in normal healthy immune systems. However, if you are immune suppressed or compromised this should be discussed with your physician.





Macroscopic Morphology: Aspergillus can appear in a wide range of colors from white to purple, yellow to green, see images next to text.

Environment: Commonly found in the environment around the world.

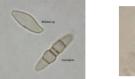
Basidiospores, non-specified (bah-sid-ee-oh'-spores)

Classification: Allergen / Contaminant. Another large general class of spores formed on a structure called a basidium, mushrooms belong to this group.

Possible Health Effect: Allergen and possible poisoning if certain species are ingested.

Macroscopic Morphology: Mushrooms, puffballs and bracket fungi.

Environment: This category of spores is found in the outdoor air make up. This is a common cause of Wood Rot. High concentrations in an indoor air sample might be indicative of water damage or too high humidity. Often abundant at night or pre-dawn hours when there is high humidity.





Bipolaris/Dreschslera/Helminthosporium/Exserohilim types (bye-pole-air-us)(dresh-lair'-uh) /

Classification: Contaminant / Opportunistic pathogen

Possible Health Effect: Allergenic and the most common agent for allergic fungal sinusitis. Various but uncommon infections of the eye, nose, lungs and skin in debilitated hosts.

Macroscopic Morphology: The mold will appear brownish / black with a black matted middle and a raised lighter color periphery.

Environment: The fungus is a saprophyte and can be found in soil.



Classification: Contaminant / Plant Pathogen

Possible Health Effect: None found at this time

Macroscopic Morphology: reddish-brown to gray-black/wooly

Environment: Plants-cause of leaf spot on sugar beets









Definition Images

Cladosporium (clad-oh-spore-ee-um)

Classification: Common Allergen/ Contaminant

Possible Health Effect: Rarely pathogenic, it is a common agent of hay fever and asthma and other allergy related symptoms.

Macroscopic Morphology: Surface of the mold is greenish brown or can appear black in color with age and have heap or folded appearance.

Environment: Cladosporium can be found in most air samples most of the time. It is very common. Cladosporium is one of the types of mold found growing on HVAC vent covers and grills. It can grow on leaves, textiles, wood, paper, and decaying vegetation.

Curvularia (curve-you-lair'-ee-uh)

Classification: Contaminant / Opportunistic Pathogen

Possible Health Effect: Some sources site it as an allergen. Rare infections of the cornea, nail and sinuses primarily in Immunocompromised individuals.

Macroscopic Morphology: The mold appears as olive green to brown or black with a pink wooly surface.

Environment: The mold is common in the air and in the soil as a saprophyte and in textiles and decaying vegetation.

Epicoccum nigrum (epp-ee-cock'-um nigh-grum)

Classification: Contaminant / Allergen

Possible Health Effect: It is an allergen but in can in certain rare situations cause infections in the skin.

Macroscopic Morphology: The mold will appear yellow or orange with a rough look and will become brown to black with age.

Environment: The mold can be found in air, water, soil, and rotting vegetation.

Fusarium (few-sarh-ee-um)

Classification: Contaminant / Opportunistic pathogen

Possible Health Effect: Associated with eye infections and occasionally skin and nail. Produces a variety of toxins mainly important when ingested particularly through contaminated grain products. Reports of infections in burn victims and compromised hosts.

Macroscopic Morphology: It grows quickly and is at first white and cottony but will turn pinkish with age.

Environment: Found on fruit and grains and common in soil. Indoors it can sometimes contaminate humidifiers.

Hyphal Fragments (hy-full)

Classification: N/A

Possible Health Effect: N/A

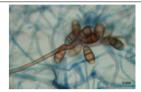
Macroscopic Morphology: Not a type of mold. A hyphal fragment is a small piece or portion of 'root'-like structure called hyphae/mycelia. Hyphal fragments are common in air samples. Mold type cannot be identified by the hyphae alone.

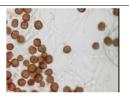
Environment: N/A

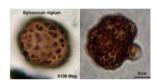




















Tech Notes: Page 3 |

Definition

Myxomycete / Periconia / Smut (mix-oh'-my-seat) / (pare-i-cone-ee-uh) / (smut)

Classification: Generally a plant pathogen

Possible Health Effect: Generally plant pathogens. Some allergenic properties have been reported but generally pose no health concerns to humans.

Macroscopic Morphology: N/A

Environment: This group is associated with living and decaying plants as well as decaying wood. Sometimes can be found indoors.

*myxomycete is technically not a mold but we have included it in this group due to morphological similarities.

Nigrospora (nigh-grow-spore-uh)

Classification: Saprophyte, not known to be pathogenic.

Possible Health Effect: Rarely Reported

Macroscopic Morphology: Wooly, white then gray with age.

Environment: Worldwide in soil, parasitic and saprophytic on plants.

Non-specified spore

The spore is NOT Stachybotrys, and could not be identified as any of the other mold types this lab identifies. It may be an unusual mold type that is not identifiable microscopically, or the spore may be damaged. However, the spore was definitively fungal.

Classification: N/A

Macroscopic Morphology: N/A

Environment: N/A

Pithomyces (pith-oh-my-cees)

Classification: Contaminant

Possible Health Effect: No reports of allergies or infections.

Macroscopic Morphology: Light to dark brown and cottony, sometimes showing tufts of distinct fluff in the middle of colony.

Environment: Worldwide, soil, plant materials, saprophyte, rarely found indoor, but can grow on paper.

Torula (tore -you-lah)

Classification: Contaminant / Saprophyte / Allergen

Possible Health Effect: Not a well studied mold.

Macroscopic Morphology: Not available at this time

Environment: Soil, Dead Stems and Leaves, Indoors on Cellulose Materials



Images











meldlal 2501 Mayes Rd #1 Carrollton, Texas 750

Carrollton, Texas 75006 P - (972) 820-9373 Toll Free (866) 416-6653 Website - www.moldlab.com

Submitted By: Travis Hofeldt | via: Hand Delivered | Submittal Date: 13/9/2025 10:37 | Sample Date: 9/13/2025 | Analysis Date: 9/16/2025 | Report Date: 9/16/2025 | Lab Job No.: 25-112342 | Technician: Deisy Regalado

Results apply only to samples tested. Results may not be reported or reproduced except in full without written permission from Moldlab. All samples were received in acceptable condition unless noted in the Tech Notes section. Field blank correction of results is not applied. Moldlab assumes no responsibility for sample collection or handling prior to receipt at the laboratory. This report does not express or imply interpretation of the results contained herein. Samples received and analyzed by Moldlab, Ltd.

LAB0137 by the Texas Dept. of Licensing and Regulation. AIHA LAP, LLC EMLAP Accredited ID No. 154782. Report Approved by Kristina Rucker.

PROPERTY DESCRIPTION

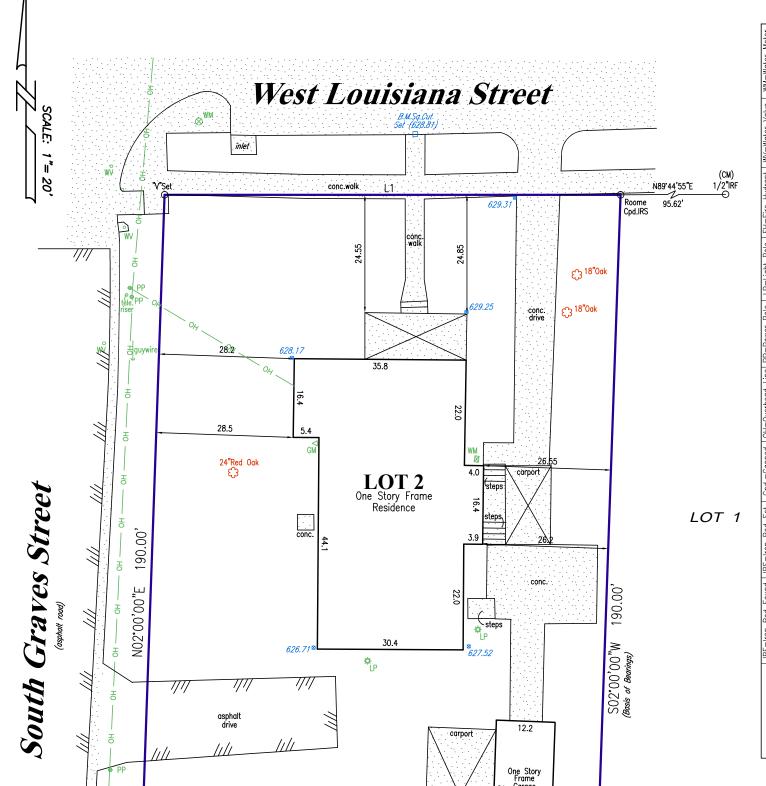
Address: 1505 West Louisiana Street, Being Lot 2, in Block 6, of Benge Addition, an Addition to the City of McKinney, Collin County, Texas, according to the Map/Plat thereof recorded in Volume 1, Page 93, of the Map Records, of Collin County, Texas.

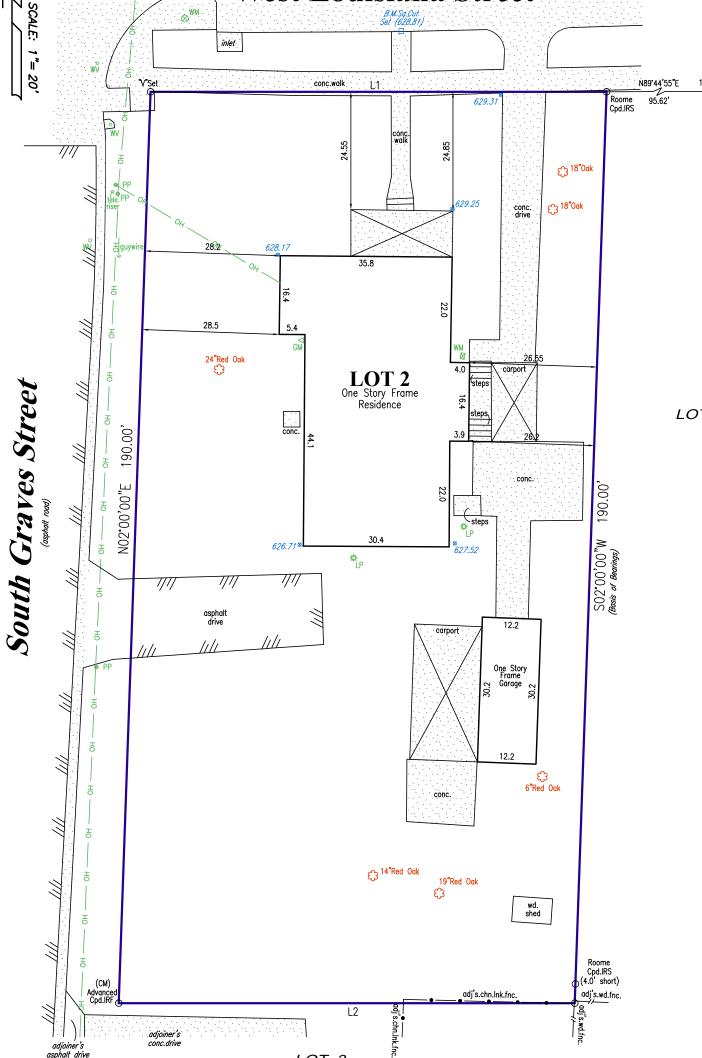
DISTANC 95.00'

N90°00'00"E N90°00'00"W



Plano, Texas 75075 Phone (972) 423-4372 / Fax (972) 423-7523 www.roomesurveying.com / Firm No. 10013100





LOT 3

NOTES: (1) Source bearing is based on recorded plat unless otherwise noted. (2) (CM) = Controlling monument. (3) Surveyor's signature will appear in red ink on original copies. (4) No part of the subject property lies within a Special Flood Hazard Area inundated by 100—year flood per Map Number 48085C 0260K of the F.E.M.A. Flood Insurance Rate Maps for Collin County, Texas & Incorporated Area dated June 7, 2017. (Zone X). This statement does not imply that the property and/or structures will be free from flooding or flood damage. On occasion, greater floods can & will occur & flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor. (5) Final grade assumed finished floor elevations are at the brick ledge. (6) Drainage arrows, if shown, were determined by elevations shown hereon. (7) Subject property is affected by any & all notes, details, easements & other matters, that are shown on or as part of the recorded plat. (8) Survey performed without a title commitment. There may be easements, or other matters, not shown.

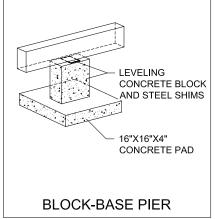
CERTIFICATION

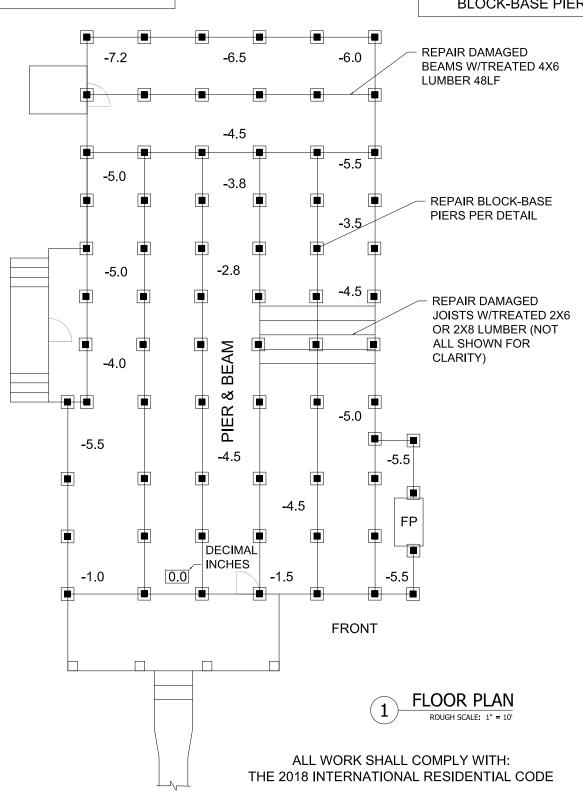
On the basis of my knowledge, information & belief, I certify to Travis Hofeldt that as a result of a survey made on the ground to the normal standard of care of Registered Professional Land Surveyors practicing in the State of Texas, I find the plat hereon is true, correct & accurate as to the boundaries of the subject property & if shown, location & type of buildings & visible improvements hereon.

Date: 08/01/2025 Job No. ES749217 Revised: ___



- 1. REPAIR BLOCK-BASE PIERS PER DETAIL
- 2. LIFT/STABILIZE FOUNDATION TO PERMISSIBLE ELEVATIONS
- 3. REPORT WATER LEAKS AND VISIBLE ROOTS UNDER/NEAR FOUNDATION
- 4. ELEVATION ADJUSTMENTS SHALL BE MADE BY SHIMMING SUPPORTS WITH STEEL PLATES





REDLINE ENGINEERING 1425 W PIONEER DRIVE SUITE #126 IRVING, TEXAS 75061

> TEXAS PRIDE FOUNDATION REPAIR 716 GENTRY DRIVE ARLINGTON, TEXAS 76018





KESIUEINCE 1505 WEST LOUISIANA STREET MCKINNEY, TEXAS 75069

PROJ: FI-22106 V-1: 02-28 AE

V-2

SHEET TITLE

FLOOR PLAN

SHEET NO.

Z1

The photos below all show images throughout the entire house, the failing foundation structure. It's worth noting that the prior owners had a prominent McKinney contractor, who performs work is the historic district regularly, level the house as much as possible within the last year.



