

# **INDOOR ENVIRONMENTAL QUALITY EVALUATION**

**UNOCCUPIED RESIDENCE  
111 VILLA ARBOLES, BLUERIDGE  
SAN ANTONIO, TEXAS**

Prepared for

**SAN ANTONIO HOUSING AUTHORITY  
SAN ANTONIO, TEXAS**

by

**ETC INFORMATION SERVICES, LLC**

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**Donald J. Schaezler, Ph.D., P.E., CIH**

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**ETC INFORMATION SERVICES, LLC**  
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Project No. 7A-020  
May 16, 2007

Mr. Timothy Alcott  
San Antonio Housing Authority  
818 South Flores  
San Antonio, Texas 78204

**Re: Indoor Environmental Quality Evaluation  
Unoccupied Residence, 111 Villa Arboles, San Antonio, Texas**

Dear Mr. Alcott:

A copy of the report for the investigation of the referenced property is being forwarded to you for your information and necessary action. This report is part of a more comprehensive report on ten properties in the Villas at Fortuna, Blueridge, and Sunflower subdivisions. The comprehensive report should be used for a full introduction, discussion of field operations, and discussion.

This house was investigated April 18, 2007, but problems were discovered, and the house is not ready for sale. A full report is not being prepared at this time.

Problems with the house are outlined below.

1. There was an ant mound outside at the back door.
2. There were water stains on the concrete and base trim at the back door.
3. The moisture content of trim at the back door was somewhat elevated.
4. Problems at the back door are probably due to rain water infiltration at the door.
5. Trim behind the half bathroom commode was moist. Further investigation did not find a source of moisture and did not find and damage in the Garage at the common wall.

Bioaerosols were measured in the residence and were compared to outdoor air. Results indicated elevated levels of *Aspergillus/Penicillium*-like spores in the Living Room.

The indoor air quality of the house with respect to temperature, humidity, carbon dioxide and carbon monoxide was satisfactory.

The thermal performance of the air-conditioning system was good.

This house should be reinvestigated and tested after problems have been resolved.

We will be happy to answer any questions concerning this report. It has been a pleasure working with you on this important assignment. We look forward to being of continuing service to you.

Sincerely,

**ETC INFORMATION SERVICES, LLC**

Donald J. Schaezler, Ph.D., P.E., CIH  
President

