



Astex Environmental Services, Inc.
123 Catalpa · San Antonio, TX 78209
Phone: (210) 828-9800 · Fax: (210) 829-4927

May 18, 2007

Mr. Lucas Oliva
Design Manager Real Estate Services
San Antonio Housing Authority
818 S. Flores
San Antonio, Texas 78204
Phone: (210) 477-6004
Email: lucas_oliva@saha.org

RE: Limited Mold Inspection, 127 Villa Grande, San Antonio, Texas
Astex Project #AES-07-C-4194

Dear Mr. Oliva,

Pursuant to your request, on May 7, 2007, Mr. Ron Greenberg of Astex Environmental Services, Inc. (AES), Texas Department of State Health Services (TDSHS) Mold Assessment Consultant MAC 0509 conducted a Limited Mold Inspection within the unoccupied home at 127 Villa Grande St, San Antonio, Texas to investigate the general microbial conditions in the home prior to sale.

It should be noted that Astex inspected three residences within this two-block development and the two outside comparison/control samples were taken in front of 127 Villa Grande and in front of 1619 NW 26th St. and both samples are shown on all three reports since both are used as control levels for all three properties.

Scope of Work

The scope of work for this limited inspection included the collection of the following samples:

- Air samples (Allergenco brand cassettes) were collected in the following locations for the analysis of Total Bioaerosols:

1. inside – at the return air intake - 1 sample
 2. inside – in master bedroom - 1 sample
 3. outside - comparison/control samples - 2 samples (see opening statement)
- Culturable fungi samples
 1. inside – at the return air intake - 1 sample (side-by-side with AOC)
 2. inside – in master bedroom - 1 sample (side-by-side with AOC)
 3. outside - comparison/control samples - 2 samples (see opening statement)

Note: These samples were delivered to the contract lab, Aerotech P&K, 1501 W. Knudsen Drive, Phoenix, AZ 85027, for analyses in accordance with the American Industrial Hygiene Association (AIHA) Environmental Microbiology Laboratory Accreditation Program (EMLAP) as well as following the Food and Drug Administration (FDA) Good Laboratory Practice Guidelines.

Visual and Moisture Inspection Results

No visible mold and/or evidence of water intrusion were observed within the house and no indication of moisture within the wall materials was noted. Windowsills were inspected and no signs of water (condensation) staining were noted. Finally the HVAC unit was observed to be clean and free of visible mold and/or significant deterioration on the visible ducts.

Temperature and Humidity Levels

Temperature readings within the house were from 76.8 to 77.9 degrees Fahrenheit and humidity was noted to be between 50.7 to 55.0 percent

Indoor temperatures and relative humidity should be kept at levels that will prevent or retard fungal growth. The American Society of Heating, Refrigeration, and Air-Conditioning Engineers (ASHRAE) Standard 55-1992R, Thermal Environmental Conditions establishes the generally accepted guidelines for indoor temperature and relative humidity *for Human Occupancy*. ASHRAE Standard 55-1992R presents guidelines that are intended to achieve thermal conditions that at least 80% of the occupants would find acceptable or comfortable. ASHRAE Standard 55-1992R recommends a temperature range between 73°F - 79°F for summer and 68°F – 74.5°F for winter, and a relative humidity range between 25% and 60%. An indoor relative humidity level exceeding 60% is conducive for mold growth.

Analytical Results

The Air-O-Cell Samples were collected by Astex personnel on the afternoon of May 7, 2007 and were delivered to the contract lab for analysis of total bioaerosols with the results being made a part of this report. The data generated in this report is based on the samples and accompanying information provided and represents concentrations at a point in time under the conditions sampled. Keep in mind, sample values fluctuate widely and single point-in-time samples can be highly variable.

Currently, there are no regulations, federal or state, establishing action limits for mold spores and mold particulates in indoor air. Also, there are no species of molds identified to be hazards to public health. Current practice is to compare interior to exterior samples, noting the species present and the contrasting levels of spores and particle.

During this limited investigation, the following observations were noted:

Fungal Spores (Air-O-Cells):

- Outdoor air had typical levels of total fungal spores, dominated by *Cladosporium* and *Basidiospores*. There were only very low levels of *Aspergillus/Penicillium*-like spores.
- Indoor air in general had very low levels of total fungal spores (373 to 613 count/M³) compared to outdoor air (2,427 to 2,587 count/M³) and the distribution of spores was typical of the outdoor air with no dominant types.

Culturable Fungi:

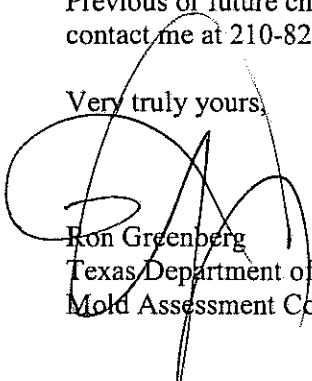
- The indoor air (viable samples) in general had very low levels (94 to 259 CFU/M³) compared to outdoor air (459 to 2,886 CFU/M³) and the distribution of spores was typical of the outdoor air with no dominant types.
- Very low levels of *Cladosporium* dominated the culturable fungi in indoor air with only a few other species present and no *Aspergillus* like spores or *Penicillium* were identified within the indoor air.

Conclusions/Recommendations

- Both fungal and culturable spore counts were well below the outside levels on the day of sampling and the distribution of spores was typical of the outdoor air with *Cladosporium* being the dominant type.

Previous or future changes in mold concentrations cannot be inferred from these sample results. Please contact me at 210-828-9800 with any questions.

Very truly yours,



Ron Greenberg
Texas Department of State Health Services (TDSHS)
Mold Assessment Consultant No. MAC 0509

Attachments: Chain of Custody
Laboratory Results

Astex Environmental Services, Inc.
123 Catalpa
San Antonio, TX 78209
Attn: Ron Greenberg

Lab Number: 915-705-0689
AIHA EMLAP No. 102297
Total Fungal Spore, Mycelia and Pollen Counts-Air
Aerotech Method: A001.7 Other

Project Name: 127 Villa Grande
Project Number: AES-070C-4194
Date Received: 05/08/2007
Date Reported: 05/10/2007

Sample Number	2		4		6	
	A-O-01 Outside Front		A-I-01 Inside Return		A-I-02 Inside M. BR	
Date Analyzed	5/10/2007		5/10/2007		5/10/2007	
Volume(M ³)	0.0750		0.0750		0.0750	
Percent of Trace Analyzed	100% of Trace at 600x Magnification		100% of Trace at 600x Magnification		100% of Trace at 600x Magnification	
Debris Rating	2		3		3	
Analyte	Count/M ³		Count/M ³		Count/M ³	
	Total Count	%	Total Count	%	Total Count	%
Mycelial Fragments	1	n/a	5	n/a	9	n/a
Pollen	3	n/a	<1	n/a	2	n/a
Total Fungal Spores	194	100	28	100	46	100
Fungal Spore Identification						
<i>Alternaria</i>	4	2	4	14	1	2
<i>Aspergillus</i>	18	9	8	29	7	15
<i>Aspergillus/Penicillium-Like</i>	15	8	2	7	1	2
<i>Basidiospores</i>	49	25	2	7	1	2
<i>Bipolaris/Brachysira</i>	1	<1	1	4	2	4
<i>Botrytis</i>						
<i>Chaetomium</i>						
<i>Cladosporium</i>	85	44	5	18	21	46
<i>Curvularia</i>	1	<1			1	2
<i>Epicoccum</i>	1	<1				
<i>Fusarium</i>						
<i>Memnoniella</i>						
<i>Microspora</i>	2	1				
<i>Oldium/Peronospora</i>	1	<1				
<i>Rhizomyces</i>	1	<1				
<i>Rusts</i>	1	<1			1	2
<i>Smut/Myxomycetes/Periconia</i>	9	5	4	14	4	9
<i>Stachybotrys</i>			2	7		
<i>Stemphylium</i>						
<i>Torula</i>	2	1	2	7	2	4
<i>Ulocladium</i>						
Unclassified Conidia	4	2			6	13
Data Qualifier						

Laboratory Manager: *[Signature]*

Project Manager: *[Signature]*



Astex Environmental Services, Inc.
 123 Catalpa
 San Antonio, TX 78209
 Attn: Ron Greenberg

Lab Number: 915-705-0689
 AIHA EMLAP No. 102297
 Culturable Fungi at 25°C-Air
 Aerotech Method: A003

Project Name: 127 Villa Grande
 Project Number: AES-070C-4194
 Date Received: 05/08/2007
 Date Reported: 05/15/2007

Sample Number	1			3			5					
	C-O-01 Outside Front			C-I-01 Inside Return			C-I-02 Inside M. BR					
	5/15/2007			5/15/2007			5/15/2007					
Date Analyzed	Potato Dextrose (PDA)			Potato Dextrose (PDA)			Potato Dextrose (PDA)					
Culture Media	0.0849			0.0849			0.0849					
Volume (Ml)	CFU	Result	DL	%	CFU	Result	DL	%	CFU	Result	DL	%
Total	39	459	12	100	8	94	12	100	22	259	12	100
Acremonium												
Alternaria	1	12	12	3					2	24	12	9
Aspergillus niger	2	24	12	5								
Aspergillus species Var. 1	1	12	12	3	1	12	12	13				
Aspergillus species Var. 2												
Aureobasidium												
Bipolaris												
Chaetomium												
Cladosporium	26	306	12	67	6	71	12	75	15	177	12	68
Curvularia												
Epikoccum												
Fusarium	2	24	12	5								
Geotrichum												
Mucor												
Nigrospora												
Panellomyces												
Penicillium species Var. 1	2	24	12	5								
Penicillium species Var. 2												
Phoma	1	12	12	3								
Pitheomyces												
Rhizopus												
Sporobolus												
Sporobolus												
Stachybotrys												
Sterile Hyphae	3	35	12	8	1	12	12	13	5	59	12	23
Syncephalastrum												
Trichoderma												
Yeast	1	12	12	3								
Data Qualifier												

Laboratory Manager:

Ron Greenberg
 Ron Greenberg, Director
 Astex Environmental Services, Inc.
 123 Catalpa, San Antonio, TX 78209
 Phone: 214-343-1234
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 Email: ron.greenberg@astex.com

Project Manager:

[Signature]

AEROTECH P&K

An Affiliate of Severn Trent Laboratories, Inc.

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Aerotech Laboratories, Inc.
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Phoenix, AZ 85027
800-651-4802

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915-705-0689

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8712 Benjamin Road,
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813-882-3863

New Orleans
2501 Lexington Avenue,
Kenner, LA 70062
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Billerica
148 Rangeway Road,
N. Billerica, MA
01862
800-653-8011

Account Number **1135** Page 1 of 1

Client Name **Astex Environmental Services, Inc.**

Address **123 Catalpa**

City, State, Zip **San Antonio, TX 78209**

Contact **Ron Greenberg** Sampler **RON G**

Phone **210-828-9800** Project Name **137 VILLA GRANDE**

FAX **210-829-4927** Project Number **AES-07-C-4194**

P.O. Number Fax Results Y N

E-mail **rong@astexinc.com** E-mail Results Y N

WEATHER		Fog	Rain	Snow	Wind	Clear
R/H	None					
Temp	LEVEL					
	Light					
	Moderate					
	Heavy					

Sample Type Codes

A - Air B - Bulk D - Dust S - Swab T - Tape
W - Water WC - WallChek Other _____

Analyses Requested

(Check box apply, please indicate test requirements)

	Rush*	Rush*	Rush*	Rush*	Rush*	Rush*	Rush*	Rush*
A-001	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CULTURE AS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A-003 SWAB	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Sample Information

#	Sample Identification	Date	Type	A-001	CULTURE AS	A-003 SWAB	Area/Volume
1	C-0-01 OUTSIDE FRONT	5/17	C		X		84.5L
2	A-0-01 OUTSIDE FRONT		A	X			0.25M ³
3	C-I-01 INSIDE RETURN		C		X		84.5L
4	A-I-01 INSIDE RETURN		A	X			0.25M ³
5	C-I-02 INSIDE M.BR		C		X		84.5L
6	A-I-02 INSIDE M.BR		A	X			0.25M ³

Instructions/Special Requirements:

On Account (must have preapproved credit)

Check Enclosed

Credit Card Payment - (please circle one) VISA MC AMEX Discover

Card Number _____ Expiration Date _____ Signature _____

Date	Time	Samples Relinquished By	Samples Received By
4/7/8	6:00P 9:35		

Analysis performed is subject to the Terms & Conditions available at www.aerotechpk.com or call 800.651.4802 to request a copy.

Thursday, May 10, 2007

Ron Greenberg
Astex Environmental Services, Inc.
123 Catalpa
San Antonio, TX 78209



Re: Laboratory Number: 915-705-0689
Date Sampled: April 07, 2007

Dear Ron Greenberg:

Aerotech Phoenix is pleased to provide the enclosed report of analyses for samples received May 08, 2007. This cover letter and accompanying pages are an integral part of this report. All analyses are performed in our AIHA EMLAP accredited laboratory under the FDA Good Laboratory Practice Guidelines and the parameters outlined in the most current version of the American Conference of Governmental Industrial Hygienists Bioaerosol Guidelines. The data generated in this report are based on the samples and accompanying information provided and represent concentrations at a point in time under the conditions sampled. Results can vary with site conditions. Aerotech Phoenix employees did not collect samples for this project, and may provide limited interpretation of this data as it relates to the overall investigation.

Quality Assurance

Aerotech Laboratories is staffed with over 200 professionals, including PhD's, chemists, and registered microbiologists with over 40 years of experience. The reliability of test results depends on many factors such as the personnel performing the tests, environmental conditions, selection and validation of test methods, equipment functioning, measurement traceability, as well as the sampling, storage and handling of test items, all of which are a reflection of the laboratories overall quality system.

Aerotech Laboratories, Inc. has modeled its quality system after ISO 17025 guidelines, one of the most stringent sets of standards in the industry, to ensure that its customers receive the high standard of accuracy, reliability, and impartiality that they have come to expect from a leader in the environmental industry. Aerotech Laboratories' adherence to the standards set forth in the ISO 17025 guidelines has been validated and formally recognized through accreditations granted by two independent outside agencies, and the American Industrial Hygiene Association (AIHA). As an additional measure to demonstrate its competency to perform the analyses it offers to its clients, Aerotech Laboratories also participates in a variety of different proficiency testing programs, including the Environmental Microbiology Proficiency Analytical Testing Program (EMPAT) sponsored by the American Industrial Hygiene Association.

As part of its continuous commitment to excellence, Aerotech Laboratories is also inspected, licensed and/or accredited by a number of governmental agencies and independent associations in addition to those already mentioned above. The scope document, accreditation certificates, and proficiency results can all be accessed at www.aerotechlabs.com. Below you will find additional information regarding the specific analyses requested for this project.

Spore Trap Device

Spore traps are a unique sampling device designed for the rapid collection and analysis of a wide range of airborne particles, including fungal spores. Samples are analyzed via light microscopy at 600X magnification, with the entire slide (100% of the sample) being analyzed. The results are reported as **total**, meaning they include both viable and non-viable fungal spores. This technique does not allow for the differentiation between *Aspergillus* and *Penicillium* spores. Specific genera of greater than 500 spores per slide are difficult to count accurately due to overcrowding and are therefore estimations. Similarly, excessive non-microbial particulates can mask the presence of fungal spores, thereby reducing counting accuracies. All slides are graded with the following debris scale for data qualification.

Debris Rating Scale

Non-Microbial Particulate Debris Rating	Description	Interpretation
0	No particles detected in impaction line area.	No particulates on slide in impaction line area. The absence of particulates could indicate improper sampling or a blank sample, as most air samples typically contain some particulates.
1	Minimal non-microbial debris present.	Reported values are not affected by debris.
2	Up to 25% of the trace occluded with non-microbial particulates.	Non-microbial particulates can mask the presence of fungal spores. As a result, actual values could be higher than the numbers reported. Higher debris ratings increase the probability of this bias.
3	26% to 75% of the trace occluded with non-microbial particulates.	
4	76% to 90% of the trace occluded with non-microbial particulates.	
5	Greater than 90% of the trace occluded with non-microbial particulates.	<p>*Air-O-Cell or LARO Cassettes - Sample could not be read due to excessive debris. Reported concentrations are estimations calculated from the number of spores observed on the perimeter of debris. The sample should be collected at shorter time interval, or other measures taken to reduce the collection of non-microbial debris.</p> <p>*Other Cassettes - Sample could not be read due to excessive debris. The sample should be collected at shorter time interval, or other measures taken to reduce the collection of non-microbial debris.</p>

Culture Analyses for Fungi and Bacteria

Cultureable microorganisms are those that are viable when media is inoculated, and will grow on the selected media and at the selected temperature. This technique has certain limitations when analyzing for certain types of fungi, specifically *Stachybotrys*. Some reports indicate that the recovery efficiency of *Stachybotrys* spores can be as low as 10% when compared to total spore techniques.

The type of media and incubation temperature can vary depending on the scope of the survey. Isolates are identified to the service level requested. Typical analysis includes identification of most fungi to the genus level. *Aspergillus* and *Penicillium* species are differentiated based on morphology with each variant reported separately. Morphological variants are identified by colony color/shape and may or may not be the same throughout the project. Identification to the species level can be performed if requested in advance. General incubation parameters are summarized below. Incubation times can vary depending on specific growth characteristics. Samples submitted for culture analysis using Cornmeal Agar (CMA) or Cellulose Agar are cultured for 14 days.

Test	Incubation Temperature (° C)	Minimum Incubation Time
Environmental Bacteria	28	48 hours
Total Fungi	20-25	7-10 days
Thermophilic fungi	37	7-10 days
Thermophilic Actinomycetes	50	48 hours

Common Culture Media

Acronym	Name
BAP	Tryptic Soy Agar with 5% Sheep Blood
PCA	Plate Count Agar
BCYE	Buffered Charcoal Yeast Extract Agar
PDA	Potato Dextrose Agar
MEA	Malt Extract Agar
DG-18	Dichloran Glycerol Agar
SAB	Sabauoud's Dextrose Agar
RBA	Rose Bengal Agar

Data Qualifiers

The *Data Qualifiers* identify issues or events that are relevant to your analytical results. A data qualifier includes information about the validity, the source of the data whether calculated, entered or estimated, and the value of an observation. In each case the data qualifiers provide significant information vital to the interpretation of the laboratory data.

This communication is intended only for the individual or entity to which it is directed. It may contain information that is privileged, confidential, or otherwise exempt from disclosure under applicable law. Dissemination, distribution, or copying of this communication by anyone other than the intended recipient, or a duly designated employee or agent of such recipient, is prohibited. If you have received this communication in error, please notify us immediately by telephone at 800.651.4802, and delete this message and all attachments thereto.

For additional information, or if you have any questions regarding this report, please do not hesitate to call.

Sincerely,



Lori Litwiller
Project Manager
Aerotech Phoenix
800-651-4802

Analytical References

1. Medically Important Fungi: A Guide to Identification, 3rd ed., ASM, 1995.
2. Standard Methods for the Examination of Water and Wastewater, 19th ed., APHA, 1995.
3. Sampling and Identifying Allergenic Pollens and Molds, Blewstone, 1990.
4. Identifying Filamentous Fungi: A Clinical Laboratory Handbook, Star, 1996.
5. Manual of Clinical Microbiology, 7th ed., ASM, 1999.
6. A Laboratory Guide to Common *Aspergillus* Species and their Teleomorphs, CSIRO, 1994.
7. Bioaerosols: Assessment and Control, ACGIH, 1999.