



# Aladdin Environmental LLC

321 W. Josephine \* San Antonio, TX 78212 \* 210-736-1826x218 \* Fax 210-732-3667  
John Spalten - Texas Mold Assessment Consultant MAC0383

---

August 14, 2008

San Antonio Housing Authority  
Attn: Edward Pape, Mirasol Project Manager  
459 Precious Street  
San Antonio, TX 78237

Re: 139 Villa Grande, San Antonio, TX

Dear Mr. Pape:

Aladdin Environmental is pleased to submit this limited environmental evaluation on the above residence located at 139 Villa Grande, San Antonio, TX. This limited evaluation was performed on August 12<sup>th</sup>, 2008. We have observed the standard of care generally exercised by the profession under similar circumstances and conditions to complete this report.

Mold spores are common in indoor environments. It is not the presence of molds in indoor air that is cause for concern. However, the amplification and dissemination of fungal spores in elevated levels can decrease indoor air quality and lead to adverse health effects.

On the following page, are the samples taken along with any observations and/or suggestions. Based on observations & lab results, there was no indications of microbial growth. The lab results indicate the air samples are within acceptable guidelines. There did appear to be an active leak on the kitchen sink drain that should be addressed as soon as possible.

The indoor air quality evaluation observations and testing results detailed in this report are for a single sampling episode. Any changes in ambient conditions may have an effect on future conditions. Moisture control is the key to mold control. We reserve the right to amend or modify our stated opinions and conclusion if additional discovery material is provided or otherwise obtained.

We appreciate the opportunity to perform this service for you. Please contact me if you have any further questions.

Sincerely,

John Spalten  
MAC0383

Enc: Lab Report

Analyses of the laboratory samples taken along with observations and/or suggestions are as follows:

#### **Air Samples**

##### A1 – Outside

- Sample taken outside for comparison.

##### A2 – Kitchen

- Lab results show counts of numerous types of mold, but all lower than the outside counts or within a reasonable variance. These various counts are considered low. The overall count is much lower than the outside count.

##### A3 – Living

- Lab results show counts of numerous types of mold, but all lower than the outside counts or within a reasonable variance. These various counts are considered low. The overall count is much lower than the outside count.

##### A4 – Hall @ Bedrooms

- Lab results show counts of numerous types of mold, but all lower than the outside counts or within a reasonable variance. These various counts are considered low. The overall count is much lower than the outside count.

#### **General Recommendations and/or Observations**

- Inspected areas throughout the house. The house was considered in good to normal housekeeping condition.
- Walls were checked around plumbing fixtures, windows and other possible moisture sources using a moisture meter and all readings were normal.
- Kitchen – The shelf below the sink showed indications of water spots. There was water presently on the drain connection. There was no visible microbial growth.
  - Recommend repairing the leak to prevent further damage.
  - Recommend cleaning the sink shelf.
- Living – It appears the HVAC unit is new with new ductwork throughout. The A/C return had some dust buildup.
  - Recommend the A/C return be vacuumed when the A/C filter is changed as part of a regular cleaning routine.
  - Recommend the window & sill be part of regular cleaning routine.
- Hall Bath – Sheetrock behind toilet appears to have had some repairs, but no apparent damage. Moisture readings were normal.
- Bedrooms – The 2 bedrooms appear to have had the windows recently replaced. The window sills had a normal amount dirt/debris.
  - Recommend the window & sill be part of a regular cleaning routine.
- Master Bedroom – The windows had a build-up of dirt/debris.
  - Recommend the window & sill be part of regular cleaning routine.



Kitchen - shelf below sink with water present on drain connection



Master Bedroom window



Hall Bath - sheetrock behind toilet



A/C return



# EMSL Analytical, Inc.

2501 Central Parkway, Suite C-17 Houston, TX 77092

Phone: (713) 686-3635

Fax: (713) 686-3645

Email: [houstonlab@emsl.com](mailto:houstonlab@emsl.com)

Attn: John Spalten  
Aladdin Environmental LLC  
321 W. Josephine  
San Antonio, TX 78212

EMSL Order: 150804258  
Customer ID: ALLA22  
Received: 8/13/08  
Analyzed: 8/13/08  
Report Date: 8/13/08

Proj: SAHA-139VILG

## Air-O-Cell™ Cassette Analysis of Fungal Spores & Other Airborne Particulates by Optical Microscopy (EMSL Method M001)

Lab Sample Number:	150804258-0001	150804258-0002	150804258-0003	150804258-0004	
Client Sample ID:	A1	A2	A3	A4	
Volume (L):	75	75	75	75	
Sample Location:		Kitchen	Living	Hall @ B/R's	
Spore Types	Count/m <sup>3</sup>	Count/m <sup>3</sup>	Count/m <sup>3</sup>	Count/m <sup>3</sup>	
Agrocybe/Coprinus	-	-	-	-	
Alternaria	13*	-	-	-	
Ascospores	7390	42	42	42	
Aspergillus/Penicillium	168	336	210	210	
Basidiospores	3440	126	-	126	
Bipolaris	-	13*	39*	84	
Chaetomium	-	-	-	-	
Cladosporium	462	84	252	-	
Curvularia	-	42	13*	-	
Epicoccum	-	-	-	13*	
Fusarium	-	-	-	-	
Ganoderma	26*	-	-	-	
Myxomycete	126	84	13*	26*	
Paecilomyces	-	-	-	-	
Rust	26*	-	-	-	
Scopulariopsis	-	-	-	-	
Stachybotrys	-	-	-	-	
Torula	42	-	-	13*	
Ulocladium	-	-	-	-	
Unidentifiable Spores	42	-	-	-	
Zygomycetes	-	-	-	-	
Nigrospora	-	-	42	-	
<b>Total Fungi</b>	<b>11700</b>	<b>727</b>	<b>611</b>	<b>514</b>	
Fibrous Particulate	-	42	42	42	
Hyphal Fragment	84	-	-	-	
Insect Fragment	-	-	-	-	
Pollen	42	-	-	168	
Analyt. Sensitivity 600x	42	42	42	42	
Analyt. Sensitivity 300x	13*	13*	13*	13*	
Skin Fragments (1-4)	1	3	3	3	
Background (1-5)	2	2	2	3	

No discernable field blank was submitted with this group of samples.  
AIHA EMLAP Accreditation #102575

High levels of background particulate can obscure spores and other particulates leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. \*\*\* Denotes particles found at 300X. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. Results have not been adjusted for field or laboratory blank unless otherwise noted. Samples received in good condition unless otherwise noted.

spv2.7.7.8

For information on the fungi listed in this report please visit the Resources section at [www.emsl.com](http://www.emsl.com)

*Melanie Reech*