



Aladdin Environmental LLC

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John Spalten – Texas Mold Assessment Consultant MAC0383

March 27, 2008

San Antonio Housing Authority
Attn: Bart Swider, Mirasol Project Manager
459 Precious Street
San Antonio, TX 78237

Re: 303 Villa Rosa, San Antonio, TX

Dear Mr. Swider:

Aladdin Environmental is pleased to submit this environmental evaluation on the above residence located at 303 Villa Rosa, San Antonio, TX. This limited evaluation was performed on March 25th, 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 there is evidence of minor areas of possible microbial growth. The lab results show the air samples to be within acceptable levels, with more detail on the following page. The actual report provided by the lab is included as well.

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 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 for comparison.

A2 – Living/Kitchen Area

- Lab results show counts of several types of mold, but all lower or within reasonable variances than the outside counts. The overall count is lower than the outside count.

A3 – Hall @ Bedrooms

- Lab results show counts of several types of mold, but all lower or within reasonable variances than the outside counts, with the exception of *Aspergillus/Penicillium* which was not present in the outside sample. The count of 210 spores per cubic meter is still considered within normal levels. The overall count is much lower than the outside count.

Swab Samples

S1 – Living Room – window

- A swab sample was taken on the window. The lab results indicate “Rare” counts of *Alternaria* type spores.

General Recommendations and/or Observations

- Inspected areas throughout the house. The house was not considered visually clean.
- Walls were checked around plumbing fixtures, windows and other possible moisture sources using a moisture meter and all readings were normal, with the exception of the sheetrock adjacent to the Hall Bath shower.
- The HVAC unit, supply ductwork and registers had recently been replaced.
- Kitchen – door threshold around back door showed signs of excess caulk. The base shelf below the sink showed signs of discoloration most likely from items placed there. The window showed signs of excess caulk from what appears to be poor caulking.
 - Recommend the door threshold be inspected and caulk be replaced as necessary.
 - Recommend the sink base shelf be replaced.
 - Recommend replace the caulk around the window.
- Living Room – the windows had signs of possible minor microbial growth.
 - Recommend the window be cleaned & sanitized and the caulk replaced properly.
 - Recommend the window area be part of routine cleaning to prevent debris buildup.
- Hall Bath – The edge of the tub at the floor as well as the perimeter of the floor had signs of excess caulk from what appears to be poor caulking. The sheetrock adjacent to the shower showed elevated moisture possibly from overspray or water following the seam of the tub & shower.
 - Recommend replacing the caulk around the base of the tub and around the perimeter of the floor as necessary.
 - Remove & replace the sheetrock adjacent to the shower. Recommend using proper precautions to prevent overspray reaching the sheetrock during use.
- Master Bedroom – The window showed signs of excess caulk from what appears to be poor caulking.
 - Recommend the window be cleaned & sanitized and the caulk replaced properly.
 - Recommend the window area be part of routine cleaning to prevent debris buildup.
- Master Bath – The edge of the tub at the floor had signs of excess caulk from what appears to be poor caulking.
 - Recommend replacing the caulk around the base of the tub.
- Back Left Bedroom – The window had recently been replaced.
- Front Left Bedroom - The window had recently been replaced.



Kitchen - sink base shelf



Kitchen - back door



Hall Bath - sheetrock adjacent to shower with elevated moisture



Master Bedroom - window

JEP



EMSL Analytical, Inc.

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

EMSL Order: 150801682
Customer ID: ALLA22
Received: 3/26/08
Analyzed: 3/26/08
Report Date: 3/27/08

Proj: SAHA-303VIL

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

Lab Sample Number:	150801682-0001	150801682-0002	150801682-0003		
Client Sample ID:	A1	A2	A3		
Volume (L):	75	75	75		
Sample Location:	Outside	Living/ Kitchen	Hall @ B/R's		
Spore Types	Count/m ³	Count/m ³	Count/m ³		
Agrocybe/Coprinus	-	-	-		
Alternaria	42	26*	13*		
Ascospores	168	84	42		
Aspergillus/Penicillium	-	42	210		
Basidiospores	126	294	84		
Bipolaris	-	-	42		
Chaetomium	-	-	-		
Cladosporium	924	672	294		
Curvularia	13*	13*	13*		
Epicoccum	26*	39*	-		
Fusarium	-	-	-		
Ganoderma	-	-	-		
Myxomycete	126	84	42		
Paecilomyces	-	-	-		
Rust	-	-	-		
Scopulariopsis	-	-	-		
Stachybotrys	-	-	-		
Torula	-	-	-		
Ulocladium	-	-	-		
Unidentifiable Spores	42	126	-		
Zygomycetes	-	-	-		
Total Fungi	1470	1380	740		
Fibrous Particulate	672	1010	1640		
Hyphal Fragment	126	42	84		
Insect Fragment	-	-	-		
Pollen	1760	588	84		
Analyt. Sensitivity 600x	42	42	42		
Analyt. Sensitivity 300x	13*	13*	13*		
Skin Fragments (1-4)	1	2	2		
Background (1-5)	3	2	2		

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

Melanie Beck

JS



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Microscopic Examination of Fungal Spores, Fungal Structures, Hyphae, and Other Particulates from Swab Samples (EMSL Method: M041)

Lab Sample Number:	150801682-0004				
Client Sample ID:	S1				
Sample Location:	L/R Window				
Spore Types	Category				
Agrocybe/Coprinus	-				
Alternaria	Rare				
Ascospores	-				
Aspergillus/Penicillium	-				
Basidiospores	-				
Bipolaris	-				
Chaetomium	-				
Cladosporium	-				
Curvularia	-				
Epicoccum	-				
Fusarium	-				
Ganoderma	-				
Myxomycete	-				
Paecilomyces	-				
Rust	-				
Scopulariopsis	-				
Stachybotrys	-				
Torula	-				
Ulocladium	-				
Unidentifiable Spores	-				
Zygomycetes	-				
Yeast	Present				
Fibrous Particulate	-				
Hyphal Fragment	Rare				
Insect Fragment	-				
Pollen	-				

Category: Count/per area analyzed Rare: 1 to 10 Low: 11 to 100 Medium: 101 to 1000 High: >1000

No discernable field blank was submitted with this group of samples.

* Sample contains fruiting structures and/or hyphae associated

Melanie Beck

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Samples were received in good condition unless otherwise noted on this report. EMSL Analytical maintains liability limited to cost of analysis. Interpretation of the data contained in this report is the responsibility of the client. This report relates only to the samples reported above and may not be reproduced, except in full, without written approval by EMSL Analytical. EMSL Analytical bears no responsibility for the sample collection activities or analytical method limitations.

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JS