



Aladdin Environmental LLC

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

June 9, 2008

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

Re: 315 Villa Rosa, San Antonio, TX

Dear Mr. Swider:

Aladdin Environmental is pleased to submit this environmental evaluation on the above residence located at 315 Villa Rosa, San Antonio, TX. This limited evaluation was performed on June 5th, 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 evidence of a minor amount of microbial growth on the edge of the Master Bedroom window. The lab results indicate the air samples are somewhat elevated in the kitchen/living area and slightly elevated in the hall @ bedrooms sample. The house was vacant at the time of sampling.

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/Living

- Lab results show counts of several types of mold, but all lower than the outside counts or within a reasonable variance, with the exception of *Aspergillus/Penicillium*. The overall count is much lower than the outside count.

A3 – Hall @ Bedrooms

- Lab results show counts of several types of mold, but all lower than the outside counts or within a reasonable variance. The exception is a slightly elevated count of *Alternaria* and the count of *Aspergillus/Penicillium* which is not present in the outside sample. The overall count is much lower than the outside count.

Swab Samples

S1 – Master Bedroom - window

- This sample was taken on the edge of the window in the master bedroom. Lab results indicate a “High” concentration of *Alternaria*. The overall affected area is minimal due to this only being present on the caulk.

General Recommendations and/or Observations

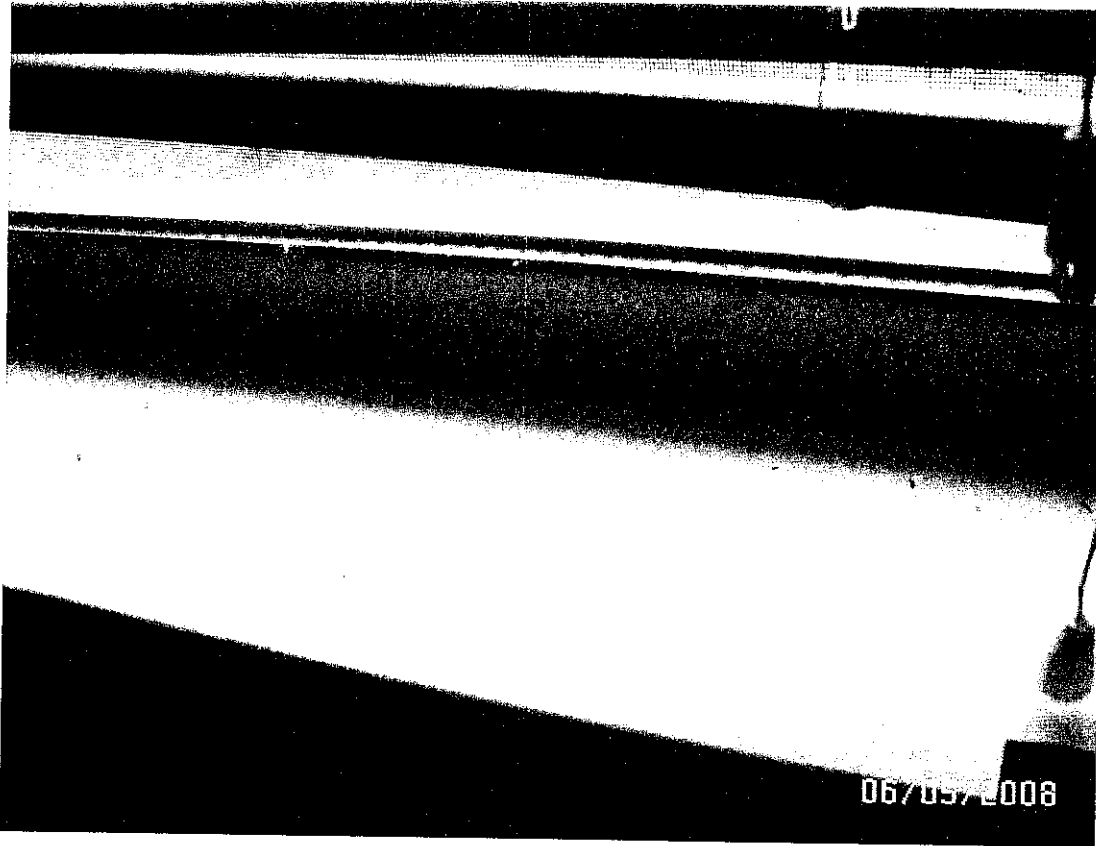
- Inspected areas throughout the house. The house was vacant at the time of the inspection and was not considered in clean condition.
 - Walls were checked around plumbing fixtures, windows and other possible moisture sources using a moisture meter and all readings were normal.
 - Kitchen – There is a minor discolored area on the shelf below the sink from a previous drip. There was sheetrock damage next to the back door from what appears to be from a pet.
 - Recommend cleaning the shelf below the sink and confirming there is no plumbing leak present.
 - Recommend removing & replacing the caulk around the window and cleaning the window sill.
 - Living – water spot present on window sill.
 - Recommend removing & replacing the caulk around the window and cleaning the window sill. A water test should be performed on the window to verify there is no leak.
 - Hall Bathroom – There is water damage on the base of the vanity.
 - Recommend removing & replacing the vanity. If any sheetrock damage is found during removal, the assessment consultant should be notified
 - 2 Bedrooms – New windows have been installed, but no caulk present.
 - Recommend replacing the caulk around the windows and cleaning the window sills.
 - Master Bedroom – microbial growth is present on the caulk around the window.
 - Recommend replacing the caulk around the windows and cleaning the window sills.
 - Master Bath – There is water damage on the base of the vanity. A small area of sheetrock next to the shower showed signs of water damage. This is apparently caused by the shower curtain not being used properly and water traveling along the seam (between the tub & shower) to the sheetrock.
 - Recommend removing & replacing the vanity. If any sheetrock damage is found during removal, the assessment consultant should be notified.
 - Recommend the damaged portion of sheetrock should be removed & replaced. If further damage exists behind the sheetrock, additional materials may need to be removed.
 - Flooring –
 - Recommend removing all carpeted flooring.
- Recommend air testing be performed following recommended work.



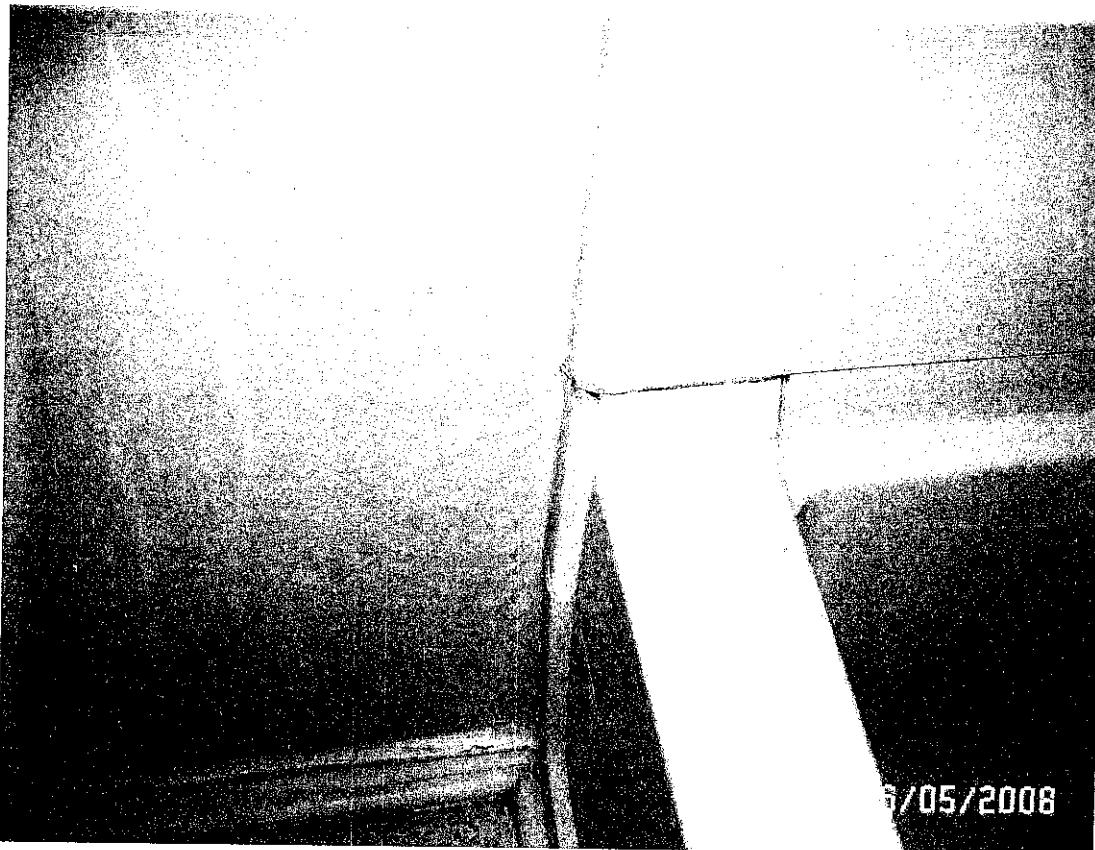
water spots below kitchen sink



Hall Bath - water damage to base of vanity



Master Bedroom window - microbial growth



Master Bath - damage to sheetrock



EMSL Analytical, Inc.

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

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

EMSL Order: 150802980
Customer ID: ALLA22
Received: 6/6/08
Analyzed: 6/6/08
Report Date: 6/9/08

Proj: SAHA-315VIL

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

Lab Sample Number:	150802980-0001	150802980-0002	150802980-0003		
Client Sample ID:	A1	A2	A3		
Volume (L):	75	75	75		
Sample Location:		Kitchen/Living	Hall @ B/R's		
Spore Types	Count/m ³	Count/m ³	Count/m ³		
Agrocybe/Coprinus	-	-	-		
Alternaria	42	84	210		
Ascospores	4490	84	-		
Aspergillus/Penicillium	-	1130	168		
Basidiospores	210	-	-		
Bipolaris	42	-	42		
Chaetomium	-	-	-		
Cladosporium	630	840	882		
Curvularia	-	-	84		
Epicoccum	42	-	84		
Fusarium	-	-	-		
Ganoderma	-	-	-		
Myxomycete	462	294	294		
Paecilomyces	-	-	-		
Rust	42	-	84		
Scopulariopsis	-	-	-		
Stachybotrys	-	-	-		
Torula	-	42	-		
Ulocladium	-	-	-		
Unidentifiable Spores	-	-	-		
Zygomycetes	-	-	-		
Nigrospora	42	-	42		
Pithomyces	-	-	84		
Spegazzinia	-	42	-		
Total Fungi	6000	2520	1970		
Fibrous Particulate	-	168	1300		
Hyphal Fragment	-	126	126		
Insect Fragment	-	42	-		
Pollen	-	-	-		
Analyt. Sensitivity 600x	42	42	42		
Analyt. Sensitivity 300x	13*	13*	13*		
Skin Fragments (1-4)	1	2	2		
Background (1-5)	2	3	4		

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

EMSL Order: 150802980
Customer ID: ALLA22
Received: 6/6/08
Analyzed: 6/6/08
Report Date: 6/9/08

Proj: SAHA-315VIL

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

Lab Sample Number:	150802980-0004				
Client Sample ID:	S1				
Sample Location:	M/BR-Window				
Spore Types	Category				
Agrocybe/Coprinus	-				
Alternaria	*High*				
Ascospores	-				
Aspergillus/Penicillium	-				
Basidiospores	-				
Bipolaris	-				
Chaetomium	-				
Cladosporium	-				
Curvularia	-				
Epicoccum	-				
Fusarium	-				
Ganoderma	-				
Myxomycete	-				
Paecilomyces	-				
Rust	-				
Scopulariopsis	-				
Stachybotrys	-				
Torula	-				
Utiocladium	-				
Unidentifiable Spores	-				
Zygomycetes	-				
Fibrous Particulate	-				
Hyphal Fragment	-				
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 Dick

AIHA EMLAP Accreditation #102575

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.

Dir-Ver1.7.8.7

For information on the fungi listed in this report please visit the Resources section at www.emsl.com

YSL

Chain of Custody

Environmental Microbiology Lab Services

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Please print all information legibly.

Company:	Aladdin Environmental LLC	Bill To:	Aladdin Environmental LLC
Address1:	321 W. Josephine	Address1:	321 W. Josephine
Address2:		Address2:	
City, State:	San Antonio, TX	City, State:	San Antonio, TX
Zip Post Code:	78212	Zip Post Code:	78212
Country:		Country:	
Contact Name:	John Spalten	Attn:	John Spalten
Phone:	210-736-1826	Phone:	210-736-1826
Fax:	2107323667	Fax:	2107323667
Email:	johns@aladdincleans.com	Email:	johns@aladdincleans.com
EMSL Rep:		P.O. Number:	
Project Name/Number: SAHA-315VII			

Project Name SAHA-315VII Date Collected 6-5-08 Date Sent 6-5-08

Other Information:

<i>For EMSL use only</i>
EMSL Order No. _____
Sample(s) received in good condition? [Y][N]
Discernable field blank submitted? [Y][N]

Sample ID	Sample Location	Sample Type	Volume (liters), Area (sq. cm), or Weight (grams)	Analysis Code*	Turn-around Time*	Comments
A1		AIR	75L	1001	24 HR	Temp 18.4%
A2	KITCHEN/LEAVING					24% / 54%
A3	HALL @ 8/2'S					24% / 52%
S1	M/BR WINDOW	SWAB	1 swab	M991	24 HR	

*See attached schedule

Relinquished by: John Spalten
Received by: [Signature]

Date: 6-5-08 Time: 11:30 A.
Date: 6/6/08 Time: 1:00 P.
Page: 1 of 1

JES