



# Aladdin Environmental LLC

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John Spalten – Texas Mold Assessment Consultant MAC0383

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October 3, 2008

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

Re: 447 Precious, San Antonio, TX

Dear Mr. Pape:

Aladdin Environmental is pleased to submit this limited environmental evaluation on the above residence located at 447 Precious, San Antonio, TX. This limited evaluation was performed on October 1<sup>st</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 there was no evidence of microbial growth in the house. The lab results indicate the air samples are within acceptable guidelines, with the exception of an elevated count of *Bipolaris* in the Kitchen/Living sample. There was no apparent reason for this elevated count. The actual lab report 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 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 various types of mold, all lower than the outside counts, or within a reasonable variance, with the exception of *Bipolaris*. The overall count is much lower than the outside count. Recommendations are below.

#### A3 – Hall @ Bedrooms

- Lab results show counts of various types of mold, all lower than the outside counts, or within a reasonable variance, with the exception of *Bipolaris*. The overall count is much lower than the outside count. Recommendations are below.

### General Recommendations and/or Observations

- Inspected areas throughout the house. The house was vacant. The house was considered in fair housekeeping condition, with remodeling recently completed.
- Walls were checked around plumbing fixtures, windows and other possible moisture sources using a moisture meter and all readings were normal.
- Kitchen – All appeared to be in good condition.
- Living – All appeared to be in good condition.
- Bedrooms – All appeared to be in good condition.
- Master Bedroom – All appeared to be in good condition.
- Bathrooms – All appeared to be in good condition.
- Based on the air sample from the Kitchen/Living area, the following is recommended.
  - Recommend a routine cleaning of the Kitchen & Living areas.
  - Recommend a follow up sample of this area.



### Living Area



**Kitchen sink area**



**HVAC closet**



**Hall Bathroom**