

# **INDOOR ENVIRONMENTAL QUALITY EVALUATION**

**UNOCCUPIED RESIDENCE  
466 PRECIOUS, VILLAS AT FORTUNA  
SAN ANTONIO, TEXAS**

Prepared for

**SAN ANTONIO HOUSING AUTHORITY  
SAN ANTONIO, TEXAS**

by

**ETC INFORMATION SERVICES, LLC**

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**Donald J. Schaezler, Ph.D., P.E., CIH**

**May 2007**

Project No. 7A-020  
May 16, 2007

Mr. Timothy Alcott  
San Antonio Housing Authority  
818 South Flores  
San Antonio, Texas 78204

**Re: Indoor Environmental Quality Evaluation  
Unoccupied Residence, 466 Precious, San Antonio, Texas**

Dear Mr. Alcott:

A copy of the report for the investigation of the referenced property is being forwarded to you for your information and necessary action. This report is part of a more comprehensive report on ten properties in the Villas at Fortuna, Blueridge, and Sunflower subdivisions. The comprehensive report should be used for a full introduction, discussion of field operations, and discussion.

This house was investigated on April 23, 2007, but problems were discovered, and the house is not ready for sale. A full report is not being prepared at this time.

Problems with the house are outlined below.

1. There were two broken windows in the Master Bedroom.
2. There was evidence of some water intrusion at the right window in the Master Bedroom.
3. The drain for the tub in Bathroom 2 was clogged. There were several inches of very dark liquid in the tub.
4. There was water damage to the right side of the base cabinetry in the Kitchen. The damage was apparently from a leak in an icemaker line. The line has since been removed.
5. There was elevated moisture in a small area of base trim in the left rear corner of the Utility Room. There was no obvious source for this moisture.

Bioaerosols were measured in the residence and were compared to outdoor air. Results indicated elevated levels of *Aspergillus/Penicillium*-like spores at the return air grille.

The indoor air quality of the house with respect to temperature, carbon dioxide and carbon monoxide was satisfactory. The relative humidity was high, and the HVAC system was turned off.

The thermal performance of the air-conditioning system was marginal.

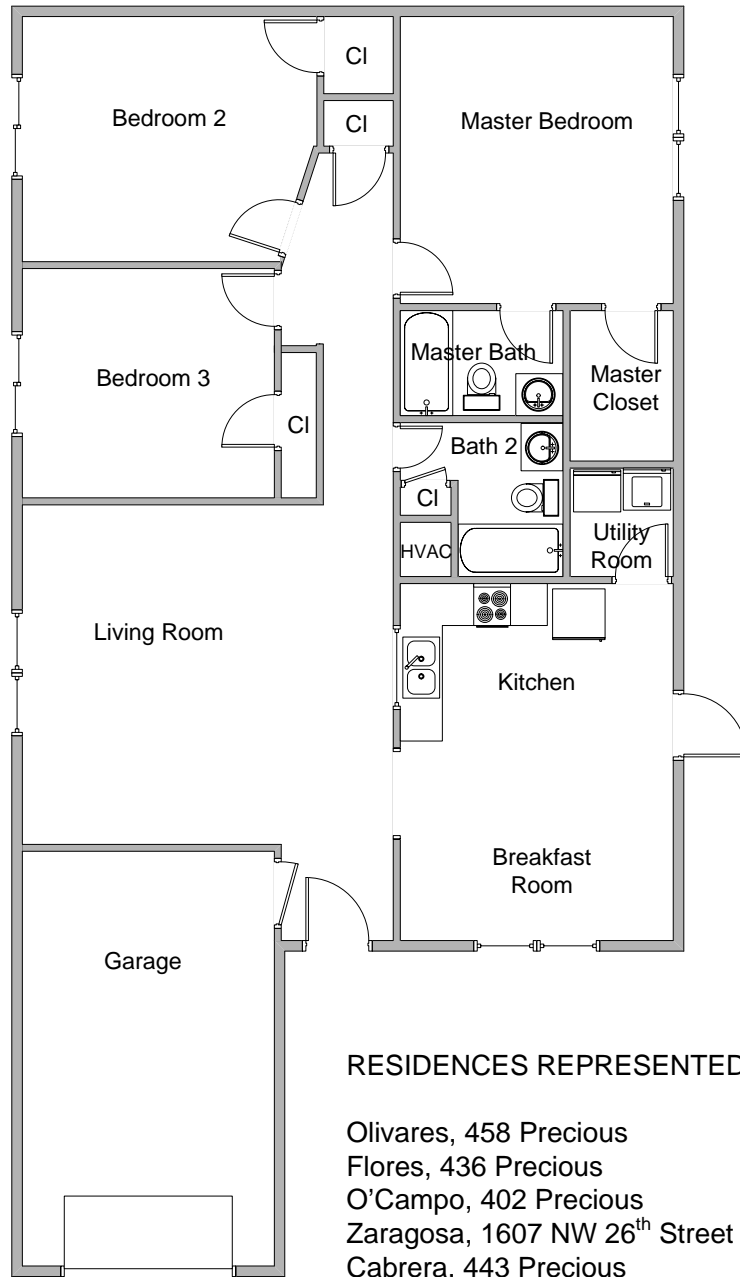
This house should be reinvestigated and tested after problems have been resolved.

We will be happy to answer any questions concerning this report. It has been a pleasure working with you on this important assignment. We look forward to being of continuing service to you.

Sincerely,

**ETC INFORMATION SERVICES, LLC**

Donald J. Schaezler, Ph.D., P.E., CIH  
President



**RESIDENCES REPRESENTED**

- Olivares, 458 Precious
- Flores, 436 Precious
- O'Campo, 402 Precious
- Zaragosa, 1607 NW 26<sup>th</sup> Street
- Cabrera, 443 Precious
- Martinez, 452 Precious
- Arispe, 1615 NW 26<sup>th</sup> Street
- Ynman, 463 Precious
- 466 Precious

<b>ETC</b> Information Services, LLC	<b>MIRASOL RESIDENCES</b>	<b>FIGURE 1</b>
	<b>LAYOUT 1</b>	Scale: Approx. 1/8" = 1'
		Drawn By: DJS 041007