



Aladdin Environmental LLC

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

April 7, 2008

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

Re: 470 Precious, San Antonio, TX

Dear Mr. Swider:

Aladdin Environmental is pleased to submit this environmental evaluation on the above residence located at 470 Precious, San Antonio, TX. This visible inspection only with no testing performed and was performed on April 7, 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 observations and/or suggestions. Based on observations there is evidence of possible water intrusion and minor areas of possible microbial growth. Sampling was not performed due to the house being in the middle of construction with numerous personnel working.

The indoor air quality evaluation observations in this report are for a single 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

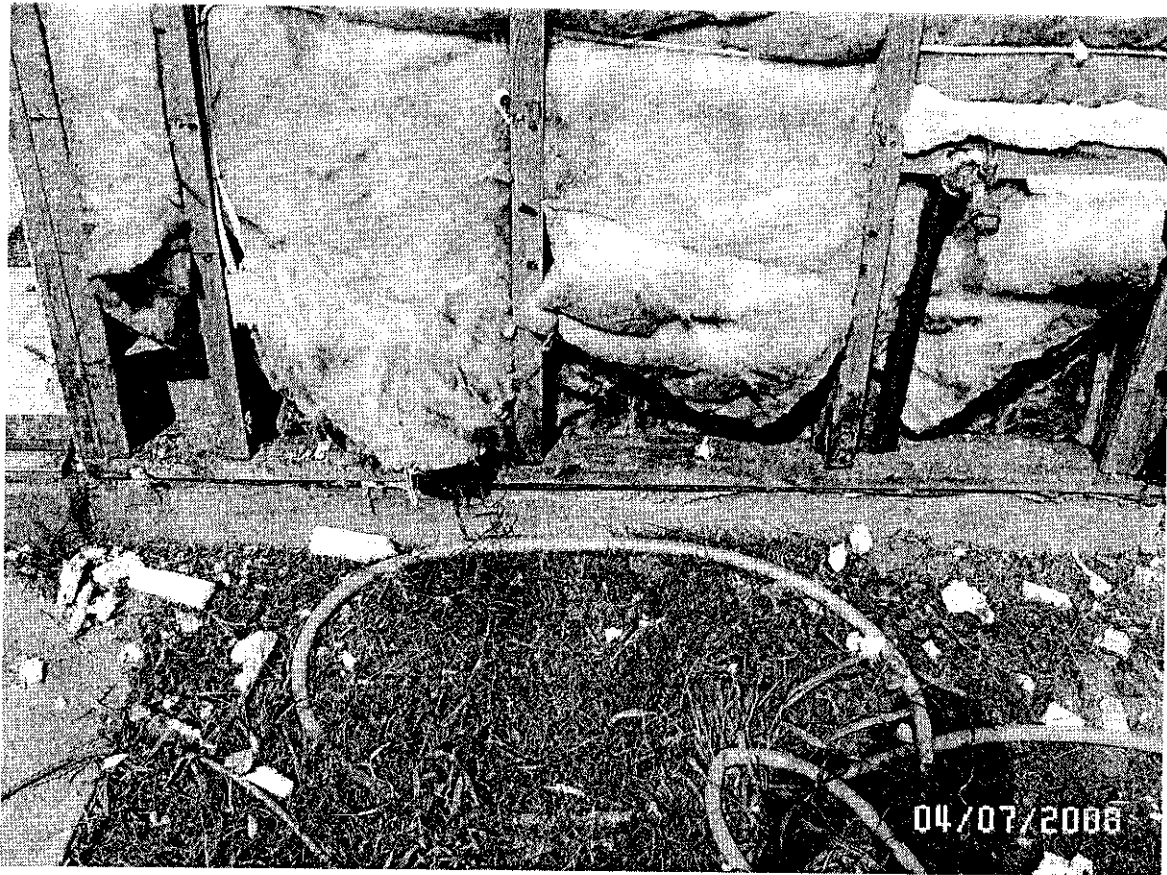
General Recommendations and/or Observations

- Inspected areas throughout the house. The house was visibly dirty.
- 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 Back Door area.
- The back door showed signs of water damage, wood rot and possible microbial growth. The apparent cause of this moisture was from the A/C overflow drain located directly above this area.
 - Recommend the entire door and frame be replaced.
 - Recommend the sheetrock approximately 18" around the perimeter of the door and approximately 2' high between the door and the corner of the house be removed and replaced.
 - Recommend the damaged wood framing be removed and replaced. This would include studs on both sides of the door frame, the baseplate on both sides of the door and the lower portion of 2 studs between the door and the corner.
- The HVAC system and ductwork was in the process of being replaced.
- The water heater was in the process of being relocated. The overflow pan in this area (also used for the A/C system) showed signs of considerable water damage.
 - Recommend the overflow pan be removed & replaced.
 - Recommend the wood subfloor be cleaned, sanded and sanitized.
- Kitchen – The base shelf below the sink stored numerous household products including paint.
 - Recommend items such as paint or any hazardous material be stored properly.
- Windows – Flashing around the exterior of the windows was in the process of being replaced. The windows throughout showed signs of debris buildup.
 - Recommend the window and sill be cleaned and sanitized.
 - Recommend the window be maintained to prevent moisture and debris buildup.
- Upstairs – The carpet was in visibly poor condition and had a strong urine odor. In some areas patches of carpet were missing from what appeared to be pet damage.
 - Recommend the carpet be maintained properly to prevent an adverse reaction to the quality of the indoor air.
- Bathrooms – Moisture readings in both upstairs bathrooms were normal. Both vanities had considerable household contents as well as debris.

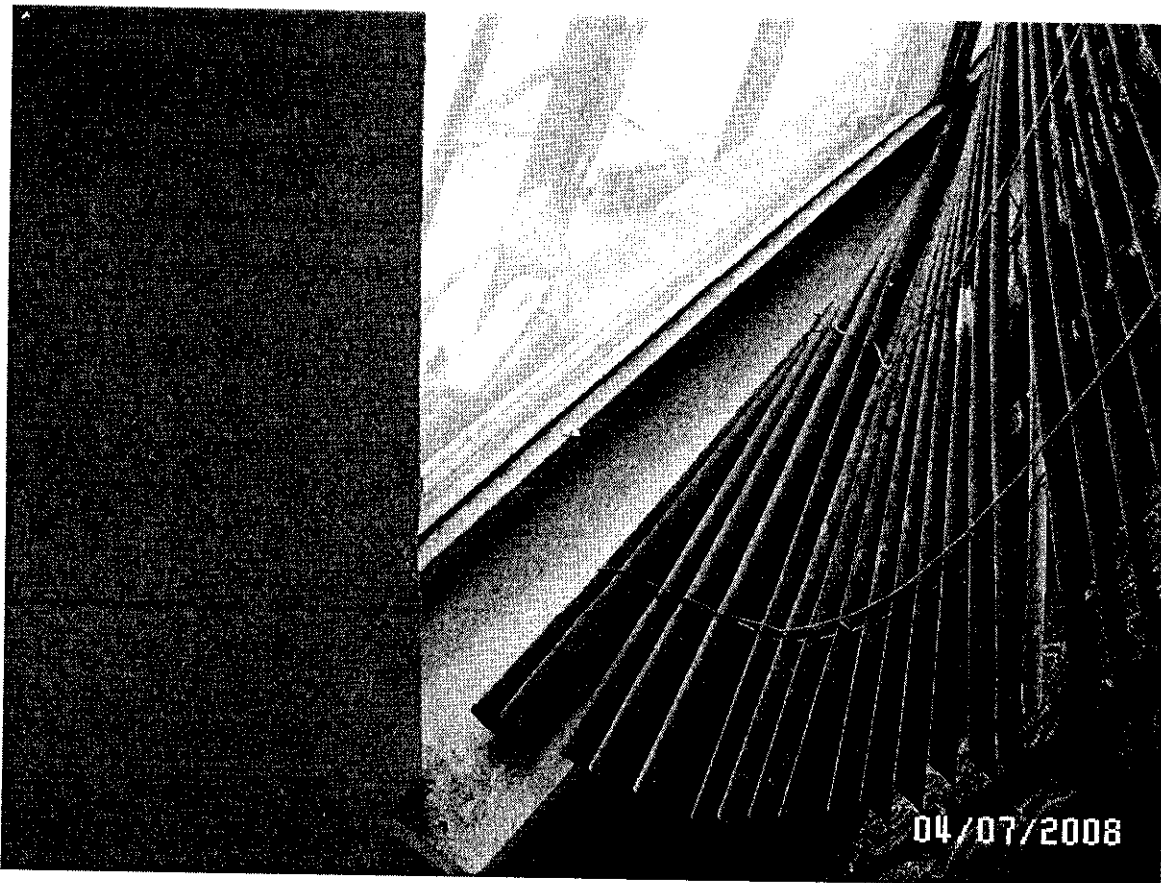
- Recommend a site inspection be performed after the above recommended procedures are completed by a licensed Mold Assessment Consultant.



Back Door



Back Door



Living Room window



A/C overflow pan



Upstairs carpet



Aladdin Environmental LLC

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

April 9, 2008

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

Re: 470 Precious, San Antonio, TX

Dear Mr. Swider:

Aladdin Environmental is pleased to submit this environmental evaluation on the above residence located at 470 Precious, San Antonio, TX. This was a visible inspection only with no testing performed and was performed on April 9, 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.

Restoration of water-damaged areas in the house appears to have been successful, based on the scope of work which only included the back door area and the A/C return area (previous water heater closet). The recommendations pertaining to this scope of work in the previous inspection evaluation have all been completed. In addition, based on observations, no visual signs or other evidence to suggest possible mold proliferation were observed during the inspection.

The indoor air quality evaluation observations in this report are for a single 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

General Recommendations and/or Observations

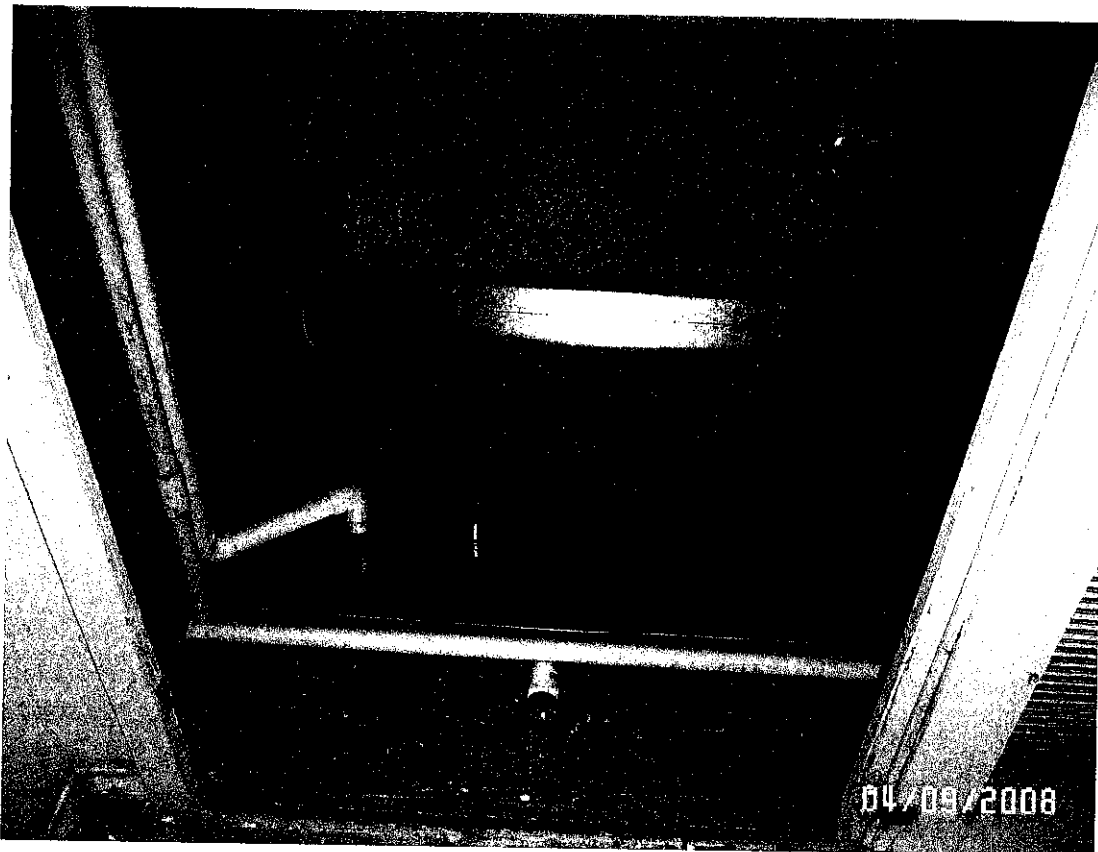
- This scope of work included the Back Door area and the A/C return (previous water heater closet).
 - The back door, door frame, recommended wood framing, insulation & exterior siding were removed and replaced. The recommended sheetrock was removed (to be replaced following inspection of wall cavity). There were no remaining signs of water damage or microbial growth. The entire area tested dry with a moisture meter.
 - The HVAC ductwork and unit had been replaced.
 - The previous overflow pan had been replaced. The wood subfloor in this area had no signs of elevated moisture or microbial growth.
 - The carpet in this area had been removed.
- Recommend the A/C unit, return and condensate drain be maintained properly to prevent a reoccurrence of this problem.



New back door, frame & siding



New frame, insulation, studs & baseplate



New overflow pan