



Aladdin Environmental LLC

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John Spalten – Texas Mold Assessment Consultant MAC0383

August 26, 2008

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

Re: 470 Precious, San Antonio, TX

Dear Mr. Pape:

Aladdin Environmental is pleased to submit this environmental evaluation on the above residence located at 470 Precious, San Antonio, TX. This limited evaluation was performed on August 22nd, 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 no evidence of microbial contamination. The lab results show the air samples to be within acceptable levels, with more detail on the following page. The surface sample taken in the upstairs hall bath showed a "high" level of yeast. 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 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 for comparison.

A2 – Kitchen/Living

- Lab results show counts of several types of mold, all lower than the outside counts. The overall count is much lower than the outside count. This is within generally accepted guidelines.

A3 – Upstairs Hall @ Bedrooms

- Lab results show counts of several types of mold, all lower than the outside counts. The overall count is much lower than the outside count. This is within generally accepted guidelines.

A4 – Master Bedroom

- Lab results show counts of one type of mold, which is much lower than the outside count. The overall count is much lower than the outside count. This is within generally accepted guidelines.

Swab Samples

S1 – Desk in Master Bedroom

- A swab (surface) sample was taken on the wall in the upstairs Hall Bathroom. There was what appeared to be surface microbial growth on the wall. Lab results indicate a “Rare” level of *Alternaria* type spores. “Rare” amount is within generally accepted guidelines. There was also a “High” level of *Yeast*. There was no *Alternaria* or *Yeast* found in the two air samples taken upstairs.

General Recommendations and/or Observations

- Inspected areas throughout the house. The house was considered in fair housekeeping condition downstairs and poor housekeeping upstairs. The carpet appeared very dirty.
- Walls were checked around plumbing fixtures, windows and other possible moisture sources using a moisture meter and all readings were normal.
- It appears, the HVAC unit, supply ductwork and registers had recently been replaced along with the windows in two of the bedrooms.
- Homeowner expressed concerns with the A/C condensate line dripping on the exterior of the house. It does appear this should be addressed to prevent the pooling water that was taking place next to the foundation. This inspection did not cover foundation issues or areas outside the living space.
 - Recommend correcting the A/C condensate line from dripping next to the foundation.
 - Recommend the base on the living room side be replaced. During replacement, if further damage is found, sheetrock may need to be removed.
- Upstairs Hall Bath - There is a growth that is described in the swab sample above on the walls of the Hall Bath. This appears to be a result of high humidity during showering. The moisture level in the walls was normal during this inspection.
 - Recommend the walls be cleaned and sanitized.
 - Recommend the exhaust vent be used during and after showers to remove moisture from the air.
- Master Bath – Homeowner states leaks are present around the toilet. This was not observed during this inspection, however there was minor water damage to the side of the vanity and the base behind the toilet appeared to have heavy dirt/debris on it.
 - Recommend locating and correcting leak. Possibly from wax ring on toilet.



A/C condensate line - water pooling



Living Room wall backing condensate line



Hall Bath - growth on wall



Master Bath – toilet area