

INDOOR ENVIRONMENTAL QUALITY EVALUATION

**UNOCCUPIED RESIDENCE
511 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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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, 511 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 is ant infestation at the right front corner of the garage. Sheetrock is moist at this location. On the exterior there is an ant mound and possible termite tunnels. There is some water damage to the exterior trim. There is a hose bib at this location, and there may be a plumbing leak.
2. The Bathroom 2 sink cabinet shelf has been replaced with plywood. The p-trap has a broken fitting and leaks when the sink is used. Water has puddle under the trap.

Bioaerosols were measured in the residence and were compared to outdoor air. Results indicated slightly elevated levels of *Aspergillus/Penicillium*-like spores in the Kitchen/Breakfast Room and in the Master Bedroom.

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.

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

