



# Aladdin Environmental LLC

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John Spalten – Texas Mold Assessment Consultant MAC0383

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December 5, 2008

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

Re: 514 Precious, San Antonio, TX

Dear Mr. Pape:

Aladdin Environmental is pleased to submit this environmental evaluation on the above residence located at 514 Precious, San Antonio, TX. This limited evaluation was performed on December 3<sup>rd</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 visible evidence of microbial contamination. The lab results show the air samples to be within acceptable ranges, but elevated in two of the indoor samples, with more detail on the following page. 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

- Lab results show counts of various types of mold, similar to outside or within a reasonable variance, with the exception of an elevated count of *Aspergillus/Penicillium*. There is no apparent reason for this elevated count. The overall count is much lower than the outside count.

#### A3 – Living

- Lab results show counts of various types of mold, similar to outside or within a reasonable variance. The overall count is much lower than the outside count.

#### A4 – Master Bedroom

- Lab results show counts of various types of mold, similar to outside or within a reasonable variance. The overall count is much lower than the outside count.

#### A5 – Back Bedroom over Garage

- Lab results show counts of various types of mold, similar to or lower than the outside count, with the exception of slightly elevated count of *Aspergillus/Penicillium*. There is no apparent reason for this elevated count. The overall count is much lower than the outside count.

#### A6 – Upstairs Hall @ Utility Closet

- Lab results show counts of various types of mold, similar to outside or within a reasonable variance. The overall count is much lower than the outside count.

#### A7 – Garage

- Lab results show counts of various types of mold, similar to outside or within a reasonable variance. The overall count is lower than the outside count.

### General Recommendations and/or Observations

- Inspected areas throughout the house. The house was considered visually clean and was vacant.
  - Moisture readings were taken in various areas using a moisture meter and all readings were normal.
  - There was no visible microbial growth observed during this visit.
  - The HVAC supply ductwork did not have any condensation present, as was present during a previous visit.
  - The elevated counts in the two areas may be contributed to the prior A/C issues. Recommend verifying the supply register at the ceiling in the Kitchen and back Bedroom over garage are sealed at the sheetrock. Air Duct cleaning may be beneficial if this is a result of the condensation and the blocked vent in the Kitchen.
- Recommend continuing a routine air sampling while the house is vacant. HVAC system should be set on normal ranges.