



# Aladdin Environmental LLC

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

---

May 23, 2008

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

Re: 514 Precious, San Antonio, TX

Dear Mr. Swider:

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 May 21<sup>st</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 elevated in the garage and borderline in several 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 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 – Garage

- Lab results show counts of various types of mold, similar to outside, with elevated counts of *Aspergillus/Penicillium* and the presence of *Chaetomium*. This requires action to be taken as described below.

### A3 – Master Bedroom

- Lab results show counts of various types of mold, similar to outside or within a reasonable variance. *Bipolaris* is present in this sample while not present in the outside sample. Recommended action described below.

### A4 – Son's Bedroom

- Lab results show counts of various types of mold, similar to outside or within a reasonable variance.

### A5 – Upstairs Hall @ back Bedrooms, A/C, Bath

- Lab results show counts of various types of mold, similar to outside, with elevated counts of *Aspergillus/Penicillium* and the presence of *Chaetomium*. This requires action to be taken as described below.

### A6 – Living Room

- Lab results show counts of various types of mold, similar to outside or within a reasonable variance. *Bipolaris* and *Stachbotrys* are present in this sample while not present in the outside sample. Recommended action described below.

## General Recommendations and/or Observations

- Inspected areas throughout the house but primarily in the Garage area. The house was considered visually clean.
  - It was reported that this house had previously undergone a Mold Remediation. The clearance report is dated March 18, 2008. Additional sampling was performed by ETC on April 30<sup>th</sup>, 2008 (report dated May 9, 2008) of the Garage & found elevated counts.
  - Moisture readings were taken in various areas (as accessible in the garage) using a moisture meter and all readings were normal.
  - There was no visible microbial growth observed during this visit.
  - The HVAC unit, supply ductwork and registers appear to have recently been replaced.
  - Garage –
    - Recommend removing all contents, cleaning based on the following cleaning procedures, cleaning of all surfaces in the garage (ceiling, walls, floor) and replace contents in garage. Any items found with visible microbial growth should be thoroughly cleaned if possible or discarded.
  - Master Bedroom –
    - Recommend cleaning the ceiling fan, the bathroom exhaust fan and HEPA vacuum the comforter and carpet.
  - Upstairs hall @ back Bedrooms -
    - Recommend HEPA vacuum of upstairs hall carpet, return area of A/C and comforter & carpet of back corner bedroom (closest to Bathroom).
  - Living Room –
    - Recommend HEPA vacuum of upholstered items in Living Room and carpet.
- Recommend air sampling be performed in the Garage, Master Bedroom, Upstairs hall @ back bedrooms and the Living Room following the cleaning.

**Cleaning Procedures (where applicable):**

Non-porous surfaces – Surfaces shall be cleaned by HEPA vacuuming, wiping/cleaning with a surfactant/detergent solution, and a final HEPA vacuuming. This process is considered the minimum cleaning required. Additional cleaning/wiping may be necessary for heavily soiled surfaces.

Porous surfaces - With the exception of clothing and linens, cleaning of porous surfaces such as upholstery, carpeting, rugs and draperies shall be performed by thoroughly HEPA vacuuming all surfaces.

Clothing & Lines - Clothing and linens shall be HEPA vacuumed or laundered based on cost considerations.

Use of any biocide or other chemical product by the Contractor during the course of the project shall be used in accordance with the manufacturer's instructions and only after review and approval of the product by the owner and/or occupant of the structure.



**Garage**



**Master Bedroom**



**Upstairs Back Bedroom (next to bath)**