

STC

Environmental Services Inc.
Environmental Scientists and Engineers

4754 RESEARCH DRIVE

SAN ANTONIO, TEXAS 78240

Office (210) 696-6286 / FAX (210) 696-8761

October 29, 2007

Mr. Lucas Oliva
SAHA
818 S. Flores Street
San Antonio, Texas 78204

RE: Report of Mold Clearance Retesting of 519 Precious, San Antonio, Texas
STC Project 27656R2

Mr. Oliva:

In accordance with your request, we have conducted mold clearance testing at the above reference location. This air sampling consisted of bioaerosols air sampling of selected areas. The sampling was completed on October 26, 2007.

PROJECT INFORMATION

STC was asked to conduct mold clearance testing after remediation in response to a mold assessment conducted by Mr. David O. Scheiding P.E. of STC Environmental Services. Mr. Scheiding is a Texas Licensed Mold Consultant (MAC0174). The following comments document the results of the mold clearance sampling completed on October 26, 2007 in response to the mold remediation protocol documented by STC Report dated June 18, 2007 and STC's report dated October 16, 2007.

RESULTS OF THE INDOOR AIR QUALITY INVESTIGATION

Visual Inspection and Interviews

Upon arrival, STC inspected the area for any visible evidence of mold. No evidence of build-up of mold was noted (See Photos 1, 2, 3, 4, 5 and 6).

Based on the above inspection, the following air samples were collected.

- A-1 Breathing environment in Master Bedroom
- A-2 Breathing environment by return air vent in Living Room
- A-3 Breathing environment in Kitchen
- A-4 Outside

The four (4) air samples collected on October 26, 2007 were submitted to EMSL Analytical, Inc. in Westmont, New Jersey for analysis for mold and fungi levels and identification. EMSL is a Texas licensed mold laboratory (LAB0105).

Air Sample Results

Four (4) air samples were collected for this clearance. The following tables depict the results of the air sampling.

**TABLE I
AIR SAMPLING RESULTS FOR
MOLD AND POLLEN SPORES**

Sample ID and Location	Particle ID	Concentration Particles/Cubic Meter	Adjusted for Outside
A-1 – Breathing environment in Master Bedroom	Agrocybe/Coprinus	ND	N/A
	Alternaria	ND	N/A
	Arthrospores	ND	N/A
	Ascospores	ND	N/A
	Aspergillus/Penicillium	126	Less than outside
	Arthrinium	ND	N/A
	Basidiospores	42	Less than outside
	Bipolaris	ND	N/A
	Cercospora	ND	N/A
	Chaetomium	42	Greater than outside
	Cladosporium	42	Less than outside
	Curvularia	13	Greater than outside
	Epicoccum	ND	N/A
	Fusarium	ND	N/A
	Myxomycete	ND	N/A
	Nigrospora	13	Less than outside
	Peronospora	ND	N/A
	Pithomyces/Ulocladium	ND	N/A
	Stachybotrys	ND	N/A
	Scopulariopsis	ND	N/A
	Smut	ND	N/A
	Tetraploa	ND	N/A
	Spegazzinia	ND	N/A
Unidentifiable spores	ND	N/A	
	Total Mold	278	Less than outside
	Total Pollen	84	Greater than outside
	Hyphal Fragment	ND	N/A
	Fibrous Particulate	378	Greater than outside
	Insect Fragments	ND	N/A

Sample ID and Location	Particle ID	Concentration Particles/Cubic Meter	Adjusted for Outside
A-2 – Breathing environment by HVAC return in Living Room	Agrocybe/Coprinus	ND	N/A
	Alternaria	ND	N/A
	Arthrospores	ND	N/A
	Ascospores	13	Less than outside
	Aspergillus/Penicillium	126	Less than outside
	Arthrinium	ND	N/A
	Basidiospores	42	Less than outside
	Bipolaris	ND	N/A
	Chaetomium	ND	N/A
	Cladosporium	ND	N/A
	Curvularia	13	Greater than outside
	Epicoccum	ND	N/A
	Fusarium	ND	N/A
	Ganoderma	13	Greater than outside
	Nigrospora	ND	N/A
	Myxomycete	ND	N/A
	Pithomyces	ND	N/A
	Stachybotrys	ND	N/A
Unidentifiable spores	42	N/A	
Total Mold	249	Less than outside	
Total Pollen	ND	N/A	
Hyphal Fragment	42	Less than outside	
Fibrous Particulate	336	Greater than outside	
Insect Fragments	ND	N/A	
A-3 – Breathing environment in Kitchen	Agrocybe/Coprinus	ND	N/A
	Alternaria	ND	N/A
	Arthrospores	ND	N/A
	Ascospores	42	Equal to outside
	Aspergillus/Penicillium	42	Less than outside
	Arthrinium	ND	N/A
	Basidiospores	ND	N/A
	Bipolaris	13	Greater than outside
	Cercospora	ND	N/A
	Chaetomium	ND	N/A
	Cladosporium	ND	N/A
	Curvularia	ND	N/A
	Epicoccum	ND	N/A
	Fusarium	ND	N/A
	Ganoderma	ND	N/A
	Nigrospora	ND	N/A
	Myxomycete	ND	N/A
	Pithomyces	ND	N/A
Torula	ND	N/A	
Stachybotrys	ND	N/A	
Unidentifiable spores	ND	N/A	
Total Mold	97	Less than outside	
Total Pollen	ND	N/A	
Hyphal Fragment	ND	N/A	
Fibrous Particulate	42	Equal to outside	
Insect Fragments	13	Greater than outside	

Sample ID and Location	Particle ID	Concentration Particles/Cubic Meter	Adjusted for Outside
A-4 – Outside	Agrocybe/Coprinus	ND	N/A
	Alternaria	42	N/A
	Arthrospores	ND	N/A
	Ascospores	42	N/A
	Aspergillus/Penicillium	588	N/A
	Arthrinium	ND	N/A
	Basidiospores	168	N/A
	Bipolaris	ND	N/A
	Cercospora	ND	N/A
	Chaetomium	ND	N/A
	Cladosporium	1470	N/A
	Curvularia	ND	N/A
	Epicoccum	ND	N/A
	Fusarium	ND	N/A
	Ganoderma	ND	N/A
	Nigrospora	42	N/A
	Myxomycete	ND	N/A
	Pithomyces	ND	N/A
	Torula	84	N/A
	Stachybotrys	ND	N/A
	Unidentifiable spores	ND	N/A
	Smud	84	N/A
Total Mold	2520	N/A	
Total Pollen	42	N/A	
Hyphal Fragment	168	N/A	
Fibrous Particulate	42	N/A	
Insect Fragments	ND	N/A	

Air Sample Discussion (General)

The results of air sampling should always include a comparison to outside levels at the time of indoor sampling. This is required since make-up air for the HVAC unit comes from outside as well as outside air entering with normal door opening during entry and departure events. It also should be noted that there are **NO** specified levels of mold/fungi that are considered harmful to humans. Each individual has a different tolerance level for molds/fungi species. In addition, different geographical locations also have a wide variance of air quality levels. Therefore what is considered normal outside in one (1) geographical area may never occur in other geographical areas.

It is generally accepted that “normal” outside levels are 1,200 or 12,000 counts/m³ depending on Laboratory Protocol, with the majority of the particles made up of the common species of Aspergillus/Penicillium and Cladosporium. Based on this outside “normal” level, the inside level that is accepted as “normal” is 300 or 3,000 counts/m³. Essentially acceptable indoor air quality is normally considered to be 50% of the outside level when the HVAC unit is running. This is why a comparison is always required to establish acceptable indoor levels. With the HVAC system running then the indoor air quality should be less than 2,000 or 20,000 counts/m³. For clearance sampling the inside should be less than the outside level with **NO** Stachybotrys.

Air Sample Results Discussion (Specific)

The air sample collected outside (A-4) produced a level of 2,520 counts/m³. The species identified included Alternaria, Ascospores, Aspergillus/Penicillium, Basidiospores, Cladosporium, Torula, Smut and Nigrospora. This level is above the level normally accepted as "normal" for outside.

The three (3) samples collected from the breathing environment inside (A-1, A-2 and A-3) produced levels of 278, 249 and 97 counts/m³ respectively. The species identified included Ascospores, Aspergillus/Penicillium, Basidiospores, Bipolaris, Cladosporium, Chaetomium, Curvularia, Unidentifiable spores and Nigrospora. These levels are 11.0%, 9.9% and 3.8% of the outside. Based on levels and types of species the breathing environment inside the residence is considered acceptable for mold.

A copy of the analytical laboratory report is attached.

CONCLUSIONS

Based on the above investigation, the following conclusions are supported:

- The breathing environment inside the 519 Precious is considered acceptable for mold. No Stachybotrys was detected.

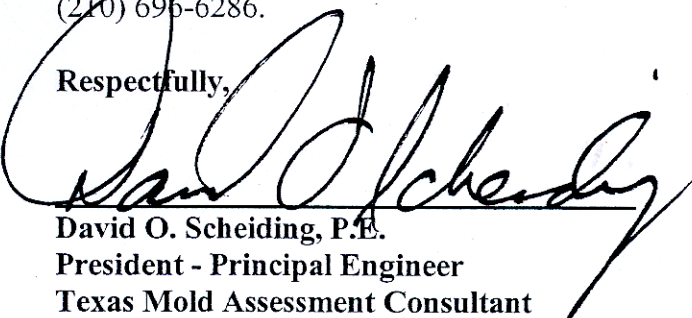
RECOMMENDATIONS

Based on the above results, the following recommendations are provided.

- No recommendations are provided nor considered warranted at the current time.

If you have any questions concerning the above, please do not hesitate to contact our office at (210) 696-6286.

Respectfully,



David O. Scheiding, P.E.
President - Principal Engineer
Texas Mold Assessment Consultant
MAC0174

**Attachments: Laboratory Report
Photos**



EMSL Analytical, Inc.

107 Haddon Avenue Westmont, NJ 08108

Phone: (856) 858-4800

Fax: (856) 858-0648

Email: westmontmicro@emsl.com

Attn: Dave Scheiding
STC Environmental Services, Inc.
4754 Research Drive
San Antonio, TX 78240

EMSL Order: 370708366
Customer ID: STCE50
Received: 10/27/07
Analyzed: 10/27/07
Report Date: 10/27/07

Proj: 27656 519 Precious (retest)

Air-O-Cell™ Cassette Analysis of Fungal Spores & Other Airborne Particulates by Optical Microscopy (EMSL Method M001)

Lab Sample Number:	370708366-0001	370708366-0002	370708366-0003	370708366-0004	
Client Sample ID:	A-1	A-2	A-3	A-4	
Volume (L):	75	75	75	75	
Sample Location:	Master Bedroom	HVAC return LR	Kitchen	Outside	
Spore Types	Count/m ³	Count/m ³	Count/m ³	Count/m ³	
Agrocybe/Coprinus	-	-	-	-	
Alternaria	-	-	-	42	
Ascospores	-	13*	42	42	
Aspergillus/Penicillium	126	126	42	588	
Basidiospores	42	42	-	168	
Bipolaris	-	-	13*	-	
Chaetomium	42	-	-	-	
Cladosporium	42	-	-	1470	
Curvularia	13*	13*	-	-	
Epicoccum	-	-	-	-	
Fusarium	-	-	-	-	
Ganoderma	-	-	-	-	
Myxomycete	-	-	-	-	
Paecilomyces	-	-	-	-	
Rust	-	-	-	-	
Scopulariopsis	-	-	-	-	
Stachybotrys	-	-	-	-	
Torula	-	-	-	84	
Ulocladium	-	-	-	-	
Unidentifiable Spores	-	42	-	-	
Zygomycetes	-	-	-	-	
Nigrospora	13*	13*	-	42	
Smut	-	-	-	84	
Total Fungi	278	249	97	2520	
Fibrous Particulate	378	336	42	42	
Hyphal Fragment	-	42	-	168	
Insect Fragment	-	-	13*	-	
Pollen	84	-	-	42	
Analyt. Sensitivity 600x	42	42	42	42	
Analyt. Sensitivity 300x	13*	13*	13*	13*	
Skin Fragments (1-4)	1	1	1	1	
Background (1-5)	1	1	1	2	

Report Comment:

No discernable field blank was submitted with this group of samples.
AIHA EMLAP #100194, NJ #04006, PA #68-581

High levels of background particulate can obscure spores and other particulates leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. "*" Denotes particles found at 300X. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by EMSL. Results have not been adjusted for field or laboratory blank unless otherwise noted. Samples received in good condition unless otherwise noted.

sdv2.7.7.8

Jason Dobranic, Ph.D., Laboratory Manager
or Other Approved Signatory

370708366



MICROBIOLOGY - CHAIN OF CUSTODY

Date Collected: 10/26/07 Date Sent: 10/26/07

Contact: SCHEIDING Bill To: STC ENVIRONMENTAL
 Company:

STC ENVIRONMENTAL SERVICES
 4754 RESEARCH DRIVE
 SAN ANTONIO, TEXAS 78240
 Phone: (210) 696-6286 Fax: (210) 696-8761

Project Name: 27652 519 Parcels (PETS)

Air Samples	Wipe & Bulk Samples
<input checked="" type="checkbox"/> Mold & Fungi by Air-O-Cell Cassette (Select turn around time)	<input type="checkbox"/> Mold & Fungi - Direct Examination (Select turn-around time) Submit cellophane tape sample or bulk
<input type="checkbox"/> Mold & Fungi by Agar Plate (Count & identification)	<input type="checkbox"/> Mold & Fungi - Direct Examination - Follow up examination by culture if necessary
<input type="checkbox"/> Mold & Fungi by Agar Plate (Count Only)	<input type="checkbox"/> Mold & Fungi - Culture (ID & Count)
<input type="checkbox"/> Bacterial Count & Gram Stain	<input type="checkbox"/> Mold & Fungi - Culture (Count Only)
<input type="checkbox"/> Bacterial Count & Identification (Three most prominent types)	<input type="checkbox"/> Bacterial Count & Gram Stain
	<input type="checkbox"/> Bacterial Count & Identification (Three most prominent types)

STC PO 859-07
 [Signature]

TURN AROUND TIME:
 Same Day ___ 1 Day ___ 2 Day ___ 3 Day ___ 4 Day ___ 5 Day ___ 6-10 Day

SAMPLE ID	LOCATION	VOLUME	COMMENTS
A-1	Master Bedroom	75L	MOLD/FUNGI
A-2	HUX ROOM LR	75L	↓ ↓
A-3	KITCHEN	75L	↓ ↓
A-4	OUTSIDE	75L	↓ ↓

Red DM-FX-10A



PHOTO 1: View of decon in Kitchen.



PHOTO 2: View of air scrubber in Living Room.



PHOTO 3: View of air scrubber in Hallway.



PHOTO 4: View of Master Bedroom.



PHOTO 5: Additional view of Master Bedroom.



PHOTO 6: View of the Kitchen.