

STC

Environmental Services Inc.
Environmental Scientists and Engineers

4754 RESEARCH DRIVE

SAN ANTONIO, TEXAS 78240

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

October 16, 2007

Ms. Rachel Peña
SAHA
818 S. Flores Street
San Antonio, Texas 78204

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

Ms. Peña:

In accordance with a 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 12, 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 12, 2007 in response to the mold remediation protocol documented by STC Report dated June 18, 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 and 3).

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

- A-1 Breathing environment from HVAC outlet next to HVAC system
- A-2 Breathing environment by return air vent
- A-3 Breathing environment in far bedroom on right
- A-4 Outside

The four (4) air samples collected on October 12, 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 from HVAC outlet	Agrocybe/Coprinus	ND	N/A
	Alternaria	13	Greater than outside
	Arthrospores	ND	N/A
	Ascospores	84	Less than outside
	Aspergillus/Penicillium	84	Less than outside
	Arthrinium	ND	N/A
	Basidiospores	84	Less than outside
	Bipolaris	84	Greater than outside
	Cercospora	ND	N/A
	Chaetomium	ND	N/A
	Cladosporium	126	Less than outside
	Curvularia	13	Less than outside
	Epicoccum	ND	N/A
	Fusarium	ND	N/A
	Myxomycete	ND	N/A
	Nigrospora	ND	N/A
	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	42	Greater than outside	
Total Mold	550	Less than outside	
Total Pollen	42	Less 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	Agrocybe/Coprinus	ND	N/A
	Alternaria	ND	N/A
	Arthrospores	ND	N/A
	Ascospores	84	Less than outside
	Aspergillus/Penicillium	42	Less than outside
	Arthrinium	ND	N/A
	Basidiospores	84	Less than outside
	Bipolaris	ND	N/A
	Chaetomium	ND	N/A
	Cladosporium	42	Less than outside
	Curvularia	84	Less than outside
	Epicoccum	42	Greater than outside
	Fusarium	ND	N/A
	Ganoderma	ND	N/A
	Nigrospora	ND	N/A
	Myxomycete	ND	N/A
	Pithomyces	ND	N/A
	Stachybotrys	42	Greater than outside
Unidentifiable spores	ND	N/A	
Total Mold	420	Less than outside	
Total Pollen	42	Less than outside	
Hyphal Fragment	84	Less than outside	
Fibrous Particulate	294	Greater than outside	
Insect Fragments	42	Greater than outside	
A-3 – Far Bedroom on Right	Agrocybe/Coprinus	ND	N/A
	Alternaria	ND	N/A
	Arthrospores	ND	N/A
	Ascospores	42	Less than outside
	Aspergillus/Penicillium	210	Equal to outside
	Arthrinium	ND	N/A
	Basidiospores	126	Less than outside
	Bipolaris	126	Less than outside
	Cercospora	ND	N/A
	Chaetomium	ND	N/A
	Cladosporium	798	Less than outside
	Curvularia	84	Less than outside
	Epicoccum	42	Greater than outside
	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	1430	Less than outside	
Total Pollen	210	Less than outside	
Hyphal Fragment	210	Greater than outside	
Fibrous Particulate	504	Greater than outside	
Insect Fragments	42	Greater than outside	

Sample ID and Location	Particle ID	Concentration Particles/Cubic Meter	Adjusted for Outside
A-4 – Outside	Agrocybe/Coprinus	42	N/A
	Alternaria	ND	N/A
	Arthrospores	ND	N/A
	Ascospores	756	N/A
	Aspergillus/Penicillium	210	N/A
	Arthrinium	ND	N/A
	Basidiospores	1390	N/A
	Bipolaris	13	N/A
	Cercospora	126	N/A
	Chaetomium	ND	N/A
	Cladosporium	7270	N/A
	Curvularia	126	N/A
	Epicoccum	13	N/A
	Fusarium	ND	N/A
	Ganoderma	126	N/A
	Nigrospora	84	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	10200	N/A	
Total Pollen	294	N/A	
Hyphal Fragment	126	N/A	
Fibrous Particulate	126	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 10,200 counts/m³. The species identified included Agroclybe/Coprinus, Ascospores, Aspergillus/Penicillium, Basidiospores, Bipolaris, Cladosporium, Curvularia, Epicoccum, Ganoderma, Cercospora and Nigrospora. This level is above the level normally accepted as "normal" for outside.

The three (3) samples collected from the HVAC outlet, the return vent and the far bedroom (A-1, A-2 and A-3) produced levels of 530, 420 and 1430 counts/m³ respectively. The species identified included Alternaria, Ascospores, Aspergillus/Penicillium, Basidiospores, Bipolaris, Cladosporium, Curvularia, Epicoccum, Unidentifiable spores and Stachybotrys. Stachybotrys was detected in the sample by the return air vent. Based on the presence of Stachybotrys the breathing environment inside the house is still unacceptable 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 still considered unacceptable for mold.

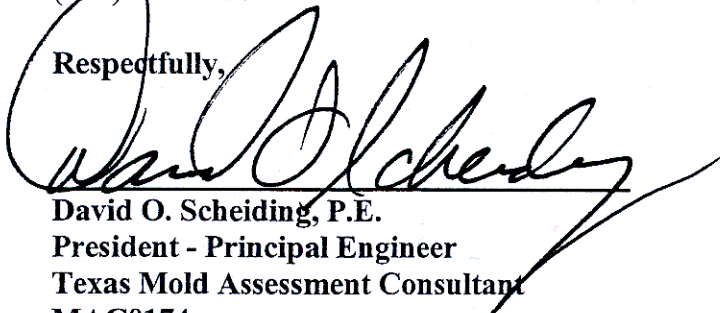
RECOMMENDATIONS

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

- The interior of the residence should be wet wiped with a biocide.
- The carpet should be cleaned and HEPA vacuumed.
- Air scrubbers should be allowed to run in each room after cleaning for at least 24 hours.

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: 37070938
Customer ID: STCE50
Received: 10/13/07
Analyzed: 10/15/07
Report Date: 10/15/07

Proj: 27686 579 Precious

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

Lab Sample Number:	37070938-0001	37070938-0002	37070938-0003	37070938-0004	
Client Sample ID:	A-1	A-2	A-3	A-4	
Volume (L):	75	75	75	75	
Sample Location:	Breathing env hvac	Breathing env hvac	Far bedroom on rt	Outside	
Spore Types	Count/m ³	Count/m ³	Count/m ³	Count/m ³	
Agrocybe/Coprinus	-	-	-	42	
Alternaria	13*	-	-	-	
Ascospores	84	84	42	756	
Aspergillus/Penicillium	84	42	210	210	
Basidiospores	84	84	126	1390	
Bipolaris	84	-	126	13*	
Chaetomium	-	-	-	-	
Cladosporium	126	42	798	7270	
Curvularia	13*	84	84	126	
Epicoccum	-	42	42	13*	
Fusarium	-	-	-	-	
Ganoderma	-	-	-	126	
Myxomycete	-	-	-	-	
Paecilomyces	-	-	-	-	
Rust	-	-	-	-	
Scopulariopsis	-	-	-	-	
Stachybotrys	-	42	-	-	
Torula	-	-	-	-	
Ulocladium	-	-	-	-	
Unidentifiable Spores	42	-	-	-	
Zygomycetes	-	-	-	-	
Cercospora	-	-	-	126	
Nigrospora	-	-	-	84	
Total Fungi	530	420	1430	10200	
Fibrous Particulate	378	294	504	126	
Hyphal Fragment	-	84	210	126	
Insect Fragment	-	42	42	-	
Pollen	42	42	210	294	
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	2	2	1	

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

370707938



MICROBIOLOGY - CHAIN OF CUSTODY

Date Collected: 10/12/07 Date Sent: 10/14/07

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 579 Percious

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 P.O. 820-07
 Alan Scheiding

07 OCT 13 AM 10:14
 RECEIVED
 WESTMONT, NJ
 EMSL ANALYTICAL

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	BEATING RM HALLWAY	75L	MOLD/FUNGI
A-2	" " HALLWAY	75L	
A-3	FAR HALLWAY	75L	
A-4	OUTSIDE	75L	

Read DM-FX-10A

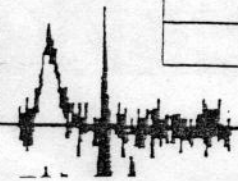




PHOTO 1: View of typical HVAC outlet.



PHOTO 2: View of return air vent and water heater closet.



PHOTO 3: View of HVAC closet.