ASTEX
ENVIRONMENTAL SERVICES

Astex Environmental Services, Inc.
123 Catalpa · San Antonio, TX 78209
Phone: (210) 828-9800 · Fax: (210) 829-4927

May 9, 2008

Mr. Lucas Oliva
Design Manager Real Estate Services
San Antonio Housing Authority
818 S. Flores
San Antonio, Texas 78204
Phone: (210) 477-6004
Email: lucas_oliva@saha.org

RE: Limited Mold Inspection, 1710 Villa Placer, San Antonio, Texas
Astex Project #AES-08-J-4872

Dear Mr. Oliva,

Pursuant to your request, on May 6, 2008, Mr. Ron Greenberg of Astex Environmental Services, Inc. (AES), Texas Department of State Health Services (TDSHS) Mold Assessment Consultant MAC 0509 conducted a Limited Mold Inspection within the unoccupied home at 1710 Villa Placer, San Antonio, Texas to investigate the general microbial conditions in the home prior to sale.

It should be noted that Astex inspected three residences within the same block and the two outside comparison/control samples were taken in the front of 1515 and 1519 Villa Flores and in the backyard of 1710 Villa Placer and both samples are shown on all three reports since they are being used as control levels for all three properties.

Scope of Work

The scope of work for this limited inspection included the collection of the following samples:

- Air samples (Allergenco brand cassettes) were collected in the following locations for the analysis of Total Bioaerosols:

  1. inside – at the return air intake - 1 sample

  2. inside – hallway between bedrooms - 1 sample

3. inside – master bedroom – 1 sample

4. outside comparison/control samples - 2 samples (see note above)

Note: These samples were delivered to the contract lab, Crisp Analytical Laboratories, LLC, 2081 Hutton Dr., Carrollton, Texas 75006, for analyses in accordance with the American Industrial Hygiene Association (AIHA) Environmental Microbiology Laboratory Accreditation Program (EMLAP) as well as following the Food and Drug Administration (FDA) Good Laboratory Practice Guidelines.

Visual and Moisture Inspection Results

No visible mold and/or evidence of water intrusion were observed within the house or garage and no indications of moisture within the wall materials was noted.

Temperature and Humidity Levels

Temperature readings within the house were from 82.4 to 84.7 degrees Fahrenheit and humidity was noted to be between 50.3 to 54.4 percent

Analytical Results

The Allergenco Air Samples were collected by Astex personnel on the morning of May 6, 2008 and were delivered to the contract lab for analysis of total bioaerosols with the results being made a part of this report. The data generated in this report is based on the samples and accompanying information provided and represents concentrations at a point in time under the conditions sampled. Keep in mind, sample values fluctuate widely and single point-in-time samples can be highly variable.

Currently, there are no regulations, federal or state, establishing action limits for mold spores and mold particulates in indoor air. Also, there are no species of molds identified to be hazards to public health. Current practice is to compare interior to exterior samples, noting the species present and the contrasting levels of spores and particle.

During this limited investigation, the following observations were noted:

Fungal Spores (Allergenco):

- Although the indoor air in general had acceptable levels of total fungal spores (3,408 to 4,848 count/M^3) compared to outdoor air (4,272 to 8,448 count/M^3) and the distribution of spores was typical of the outdoor air with *Cladosporium* being the dominant type, low levels of *Perconia/ Myx* spores were detected inside (336 to 912 count/M^3) versus 48 count/M^3 reported in the outside control samples however no (0) *Aspergillus/Penicillium*-like spores were detected indoors.

Conclusions/Recommendations

- *Smuts, Periconia, Myxomycetes* occur naturally outdoors on grasses, weeds, plants and flowers and is rarely found growing indoors, but will grow on host plants if present inside and is also often found in dust. It should be noted that this house was dusty on the day of the field inspection.

- Although the indoor air generally had acceptable levels of total fungal spores, the fact that there were *Perconia/Myx* spores detected inside, indicates that the residence should be scheduled for cleaning by a mold abatement company. An air scrubber should be placed in close proximity of the HVAC return and in the hallway between all of the bedrooms and at a minimum, those specific areas (including the living room) should HEPA vacuumed and sanitized.

Previous or future changes in mold concentrations cannot be inferred from these sample results. Please contact me at 210-828-9800 with any questions.

Very truly yours,

Ron Greenberg
Texas Department of State Health Services (TDSHS)
Mold Assessment Consultant No. MAC 0509

Attachments: Chain of Custody
Laboratory Results

Crisp Analytical Labs, L.L.C / C.A. Labs, L.L.C. / Crisp Analytical Labs at Houston, L.L.C.

Client: Astex Inc. Allergenic Particle Report CA Lab Project #: CAL08053140 Date:05/07/08

Address: 123 Catalpa Project name: Villa Flores/Villa Placer AES-08-J-4871

San Antonio, TX 7820 Analysis: Light Microscopy identificaton of pollen/fungal spore per CA Labs Air-o-cell method

Attn: Ron Greenburg Sample media : Air-o-cell / Cyclex D (airborne)

Sample #	4871-O1			4871-O2														
Location	Outside 1515-1519 VF/VP			Outside Rear 1710 VP														
Volume	75			75														
Alternaria	7	96	2.2	40	528	6.3												
Ascomycetes	22	288	6.7	72	960	11.4												
Basidiomycetes	18	240	5.6	32	432	5.1												
Botrytis																		
Chaetomium																		
Cladosporium	263	3,504	82.0	446	5,952	70.5												
Curvularia	4	48	1.1	4	48	0.6												
Dreschslera/Bipolaris				11	144	1.7												
Epicoccum	4	48	1.1	7	96	1.1												
Oidium/Pero																		
Nigrospora	4	48	1.1	7	96	1.1												
Penicillium/Asp				11	144	1.7												
Periconia/Myx				4	48	0.6												
Pithomyces																		
Pseudo/Cercospora																		
Rust																		
Smut																		
Stachybotrys																		
Pollen	4	48		4	48													
Hyphae	7	96		11	144													
Particulate	4	48		4	48													
	320	4,272		634	8,448													
	Total Cnts.	Cnts./ m3	Per-cent	Total Cnts.	Cnts./ m3	Per-cent	Total Cnts.	Cnts./ m3	Per-cent	Total Cnts.	Cnts./ m3	Per-cent	Total Cnts.	Cnts./ m3	Per-cent	Total Cnts.	Cnts./ m3	Per-cent

Analyst - Chad Lytle

General Manager - Leslie Crisp

INDOOR AIR QUALITY
ALLERGENIC PARTICLE
LABORATORY ANALYSIS REPORT

Astex Inc.
123 Catalpa
San Antonio, TX 78209
phone: 210-528-9800
fax: 210-829-4927
reference number: CAL08053140

PO #:
Turnaround Time: 24 Hours
Received: 05/07/08 8:30 am

LABORATORY ANALYSIS METHOD:

Summary of light microscopy analysis of alllergenic particles in tape or air cassettes. Tape lift samples indicate presence or absence and identification of known allergenic particles. Air cassettes can be quantified in airborne concentrations (total counts/m3). Pollen and fungus type qualifications are based on keys and reference standards for known allergenics types. Sample analysis is performed by professionally trained individuals. This test report relates only to items tested. This report does not imply endorsement by any US Government agency. This report may not be reproduced except in full, without written permission from CA Labs. CA Labs - Dallas is accredited by AIHA for viable fungi analysis.

These results are submitted pursant to CA Labs' current terms and condition of sale, including the company's standard warranty and limitation of liability provisions and no responsibility or liability is assumed for the manner in which the results are used or interpreted. If there are concerns about health aspects of known allergens, consult a physician. Pollen and spore types identified are all naturally occurring and may grow anywhere in a natural environment where water is present. While it is normal for fungi to be present inside buildings from outside sources, growth occurs in humid conditions. Fungi cannot spread from building to building, as it is always present, but may not be growing. To control allergens in an area, drying and use of HEPA filters are recommended. Bias is present in all types of spore trap cassettes by particle size, capture, spread and counting procedure used. Quantification is susceptible to variance of 100% and standard deviation fo 200%. Unless notified in writing to return samples covered by this report, CA Labs will store the samples for thirty (30) days before discarding. A shipping and handling fee may be assessed for the return of any samples. This method is not covered by the scope of NVLAP or AIHA accreditation.

Analysis performed at Crisp Analytical Labs, L.L.C. 2081 Hutton Dr. Suite 301 Carrollton, TX 75006; phone (972)488-1414, fax (972)488-8006, after-hours mobile (214)564-8366.

Crisp Analytical Labs, L.L.C / C.A. Labs, L.L.C. / Crisp Analytical Labs at Houston, L.L.C.

Client: Astex Inc. Allergenic Particle Report CA Lab Project #: CAL08053141 Date:05/07/08

Address: 123 Catalpa Project name: 1710 Villa Placer AES-08-J-4872

San Antonio, TX 7820 Analysis: Light Microscopy identificaton of pollen/fungal spore per CA Labs Air-o-cell method

Attn: Ron Greenburg Sample media : Air-o-cell / Cyclex D (airborne)

Sample #	4872-I1			4872-I2			4872-I3											
Location	Inside - Return			Inside Hall between BR's			Inside M. Bedroom											
Volume	75			75			75											
Alternaria	50	672	13.9	14	192	4.6	14	192	5.6									
Ascomycetes	14	192	4.0	7	96	2.3	4	48	1.4									
Basidiomycetes	4	48	1.0	4	48	1.1	7	96	2.8									
Botrytis																		
Chaetomium																		
Cladosporium	187	2,496	51.5	216	2,880	69.0	169	2,256	66.2									
Curvularia	18	240	5.0	18	240	5.7	11	144	4.2									
Dreschslera/Bipolaris	11	144	3.0	11	144	3.4	7	96	2.8									
Epicoccum	11	144	3.0	4	48	1.1	7	96	2.8									
Oidium/Pero																		
Nigrospora				11	144	3.4												
Penicillium/Asp																		
Periconia/Myx	68	912	18.8	25	336	8.0	32	432	12.7									
Pithomyces				4	48	1.1	4	48	1.4									
Pseudo/Cercospora																		
Rust																		
Smut																		
Stachybotrys																		
Pollen																		
Hyphae	11	144		7	96		7	96										
Particulate	4	48		4	48		4	48										
	364	4,848		313	4,176		256	3,408										
	Total Cnts.	Cnts./ m3	Per-cent	Total Cnts.	Cnts./ m3	Per-cent	Total Cnts.	Cnts./ m3	Per-cent	Total Cnts.	Cnts./ m3	Per-cent	Total Cnts.	Cnts./ m3	Per-cent	Total Cnts.	Cnts./ m3	Per-cent

Analyst - Chad Lytle

General Manager - Leslie Crisp

INDOOR AIR QUALITY
ALLERGENIC PARTICLE
LABORATORY ANALYSIS REPORT

Astex Inc.
123 Catalpa
San Antonio, TX 78209
phone: 201-828-9800
fax: 210-829-4927
reference number: CAL08053141

PO #:
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CA Labs

Crisp Analytical Laboratories, LLC.
2081 Hutton Dr.
Suite 301
Carrollton, TX 75006

Phone: 972-488-1414
Fax: 972-488-8006
After hours Mobile: 469-233-5282

Client Name: ASTEX INC
Client Address: 123 CATALPA
SAN ANTONIO TX 78209
phone number: (210) 826 9800
fax number: (210) 829 4927
EMAIL ~~Send~~ Reports to: RONG@ASTEXINC.COM

CA Labs Job # CAL
Billing Address: (if different) SAME
Project Name: 1710 VILLA PLACE
Project Number: AES-08-1-4872

Sample Number:	Sample Location:	Sample Date/Time:	Sample Volume (L)
4872-F1	INSIDE RETURN	01/06/08 3:30	0.75 m3
F2	1 HALL BETWEEN BR's	1	1
F3	1 M. BEDROOM	1	1

For Internal use:
Any initial changes regarding project (indicate yes by checking line)

Custody Information:
Samples relinquished: _____ Signature / Date / Time
Samples received: _____ Signature / Date / Time
1-6-08
Samples relinquished: _____ Signature / Date / Time
Samples received: _____ Signature / Date / Time