

JEC**Jenkins Environmental Consulting, LLC.**

April 23, 2007

Mr. Tim Cahalane
American Constructors
4330 South MoPac Expressway
Suite 230
Austin, Texas 78735

Subject: Initial Observations of Water Intrusion and Mold at Leander I.S.D.
Elementary School Number 19

Dear Mr. Cahalane:

On April 20, 2007, Mr. Troy A. Jenkins, Certified Indoor Air Quality Consultant (CIAQC) and Texas Department of State Health Services licensed Mold Assessment Consultant of Jenkins Environmental Consulting, LLC. (JEC), visited Elementary School Number 19 in the Leander Independent School District. Mr. Jenkins was escorted through the building by Mr. Tim Cahalane, Mr. Greg Kiscr, and the project architect. Significant renovation of the school was in progress at the time of the site visit. Mr. Jenkins was asked to observe existing conditions and to make recommendations regarding possible response options for the repair of existing areas of water damage and visible mold associated with the perimeter gypsum sheathing in the building.

Based on visual observations and moisture assessment of affected materials in the building, JEC concludes that there are likely multiple areas of on-going water infiltration. It was reported that the roof leaks. American Constructors was of the opinion that the water intrusion associated with the roof had been identified and could be repaired. However, it was also reported that there are potentially other areas of water infiltration that may not be fully identified and understood. JEC does not provide services to identify and repair areas of water infiltration. However, JEC does recognize the importance of identifying and stopping all water intrusion prior to commencement of the remediation of water damaged materials. It is imperative to identify and repair all areas of water infiltration associated with the building prior to making any effort to address and remediate existing areas of water damage and mold contamination.

Provided that all pathways of water intrusion are identified and repaired, JEC is of the opinion that a significant percentage of the exterior gypsum sheathing could be salvaged through remediation. JEC believes that a small percentage of the sheathing assessed was damaged beyond repair and will require removal and replacement. However, that condition was the exception. The majority of the sheathing assessed was identified with slightly elevated moisture content (between 17% and 22%) and no or sparse areas of visible mold.

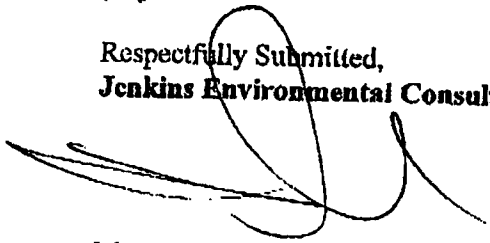
*Mr. Tim Cahalane
Leander I.S.D. Elementary School No. 19
April 23, 2007*

Remediation could repair many areas of water damage on the inboard side of the gypsum sheathing. However, it will not be possible to sufficiently assess and remediate the outboard side of the sheathing without removing the exterior brick. There is likely water damage and mold on the outboard side of the sheathing. However, JEC is of the opinion that water damage and mold exists on the outboard side of the sheathing on the majority of buildings in southern climates. The presence of mold and water damage is typically not seen, not smelled, not measurable in indoor air samples, and not a source of indoor air quality complaints. JEC does not recommend removing the brick from the building to assess the outboard side of the sheathing.

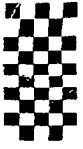
It is possible that JEC's initial observations are not accurate. More extensive assessment could reveal that the condition of the sheathing is worse than initially believed. If JEC's initial observations are confirmed with more extensive assessment, JEC believes that a significant portion of the sheathing could be salvaged and left in place with no measurable affect to the indoor air quality in the facility. However, the decision regarding the best response to this situation is ultimately a risk management decision that must be made by the Owner.

Please let me know if you have any questions or require additional assistance with this project.

Respectfully Submitted,
Jenkins Environmental Consulting, LLC.



Mr. Troy A. Jenkins, CIAQC, MAC
Principal Consultant



Date: Friday, May 04, 2007

**To: American Constructors
Tim Cahalane
Phone: 512-328-2026
Fax: 512-328-2520**

*LISP
rec'd
Thursday
5/10/7*

**From: Jenkins Environmental Consulting, LLC.
Troy Jenkins
Phone: 512-708-9390
Fax: 512-708-9398**

Pages: 3

Subject: I mailed this letter on April 23rd. It has not been returned. Please confirm receipt of this letter and please let me know if you have any questions or require additional service.

Thanks -- Troy Jenkins

*Don't
mail to*