

**Building Specs of Hawaii  
Mr. Barry Wong  
3037 Kahako Place  
Kailua, HI 96734 USA**



**AMERICAN HOME LABORATORIES, INC.**

TOLL FREE: 800.224.1527

[www.MoldREPORT.com](http://www.MoldREPORT.com)

[info@MoldREPORT.com](mailto:info@MoldREPORT.com)

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**Client: Building Specs of Hawaii**

Contact: Mr. Barry Wong  
Project: Kim 1088 Bishop St.  
Date of Sampling: 04-17-2006  
Date of Receipt: 04-17-2006  
Date of Report: 04-19-2006

**American Home Laboratories, Inc.**  
401 Kamakee St., Suite 303, Honolulu, HI 96814  
(800) 224-1527 (858) 292-2721 Fax (858) 292-2722

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Thank you for choosing MoldREPORT™ from American Home Laboratories, Inc. Our mission is to provide industry leadership for the assessment of mold in the home indoor environment.

Your MoldREPORT™ is designed and intended for use by professional inspectors in office and residential home inspections to help in the assessment of mold growth in the living areas sampled by professional inspectors. Our laboratory analysis is based on the samples submitted to AHL. Please read the entire report to fully understand the complete MoldREPORT™ process. The following is a summary of the report sections:

- 1. Detailed Results of Sample Analysis** - Laboratory results from the samples collected at the site.
- 2. Understanding Your Sample Analysis Results** - Detailed summary of how to understand the analytical results from the air samples and/or surface samples including interpretive guidelines.
- 3. Important Information, Terms and Conditions** - General information to help you understand and interpret your MoldREPORT™, including important terms, conditions and applicable legal provision relating to this report.
- 4. Scope and Limitations** - Important information regarding the scope of the MoldREPORT™ system, and limitations of mold inspection, air sampling, and surface sampling.
- 5. Glossary** - Definitions and descriptions of frequently used terms and commonly found mold.
- 6. References and Resources** - Literature, websites, and other materials that can provide more in-depth information about mold and indoor air quality.

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**Summary of Sample Analysis Results**

**Do not take any action based on the results of this report until you have read the entire report.**

**Air Sample Summary:**

The MoldSCORE™ was in the HIGH range for the following room(s): ST-2. A high MoldSCORE™ indicates a high likelihood of mold growth in the area tested at the time of the inspection. If mold growth is in fact present, it should be cleaned or physically removed using appropriate controls and precautions by a trained professional and any associated water source that led to the problem should also be corrected.

The MoldSCORE™ was in the MODERATE range for the following room(s): ST-1. A moderate MoldSCORE™ means that the results are inconclusive, and suggests that a more detailed inspection by a trained professional may make sense if there are any other reasons to believe that mold growth could be a problem in this room.

Please see the sections titled "Detailed Results of the Air Sample Analysis" and "Understanding Your Air Sample Analysis Results" for important additional information.

Location	MoldSCORE™			Exposure Level						
	Lower <110	200	Higher 300	Mold Score	Lower <200	1K	10K	Higher >70K	Location spores/m3	Outside spores/m3
ST-1: Bedroom * see p. 4 for details				193					3,082	13,913
ST-2: Living rm. * see p. 5 for details				300					1,030,000	13,913

**Surface Sample Summary:**

The surface sample results of Tape #1, Tape #2 indicated mold growth on the surface(s) sampled at the time of sampling.

Please see the sections titled "Detailed Results of the Surface Sample Analysis", "Understanding Your Surface Sample Analysis Results", "Important Information, Terms and Conditions" and "Scope and Limitations" for additional information.

Location	Mold Growth	Dominant Types
Tape #1: Floor plank L.R. * see p. 10 for details	Mold Growth	Aspergillus species
Tape #2: Bamboo art L.R. * see p. 11 for details	Mold Growth	Aspergillus species

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**Detailed Results of the Air Sample Analysis**

Location	Overall Mold Source Assessment* (Likelihood spores originated inside)			Overall Exposure Level (Shown on a log scale)			
	Lower <110	Higher 200	Mold Score 300	Lower <200	Higher 1K	Location spores/m3 10K	Outside spores/m3 >70K
ST-1: Bedroom							

**Indicators of Mold Growth Indoors**

Indicator	Indicator Mold Source Assessment* (Likelihood spores originated inside)			Indicator Exposure Level (Shown on a log scale)			
	Lower <110	Higher 200	Mold Score 300	Lower <200	Higher 1K	Location spores/m3 10K	Outside spores/m3 >70K
A) <i>Penicillium/Aspergillus</i> types**							
B) <i>Cladosporium</i> species spores							
C) Basidiospores							
D) "Marker" spore types***							

"Markers" with MoldSCORE™ > 100 (maximum of three listed): None

E) "Other" spore types****,*****							
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"Others" with MoldSCORE™ > 100 (maximum of five listed): 1)Curvularia 2)Other brown 3)Pithomyces 4)Torula

**Other Sample Information**

**Sample clarity & visibility**

	Good	Moderate	Poor
Location			X
Outside		X	

"Good" = background debris is light enough to pose no difficulty in analyzing air samples.  
 "Poor" = background debris so heavy that it poses a significant difficulty in analyzing the air sample accurately. Results are most likely lower limits.

**Other "normal trapping" spores**

Exposure Level (Highly unlikely to be from indoors)	Location		Outside	
	Lower <200	Higher 1K	Location spores/m3 10K	Outside spores/m3 >70K
	120		< 13	
Sample volume (liters)	75		75	

**Comments**

Location	None
Outside	866 of the raw count <i>Penicillium/Aspergillus</i> type spores were present as a single clump.

\* Rated on a scale from low to high. A MoldSCORE™ rating of <150 is low and indicates a low probability of spores originating inside. A MoldSCORE™ rating of >250 is high and indicates a high probability that the spores originated from inside, presumably from indoor mold growth. A MoldSCORE™ between 150 and 250 indicates a moderate likelihood of indoor fungal growth. AHL's MoldSCORE™ analysis is NOT intended for wall cavity samples. It is intended for ambient air samples in residences. Using the MoldSCORE™ analysis on other samples (like wall cavity samples) will lead to misleading results.

\*\* The spores of *Penicillium* and *Aspergillus* (and others such as *Acremonium* and *Paecilomyces*) are small and round with very few distinguishing characteristics. They cannot be differentiated by spore trap sampling methods. Also some species with very small spores are easily missed, and may be undercounted. The *Penicillium/Aspergillus* indicator operates on the assumption that the majority of the spores in this category are, in fact, *Penicillium* or *Aspergillus*.

\*\*\* The spores reported in this category come from many different mold types. As a result, the mold types represented by the counts for the "Location" sample may be different than the mold types represented by the counts for the outside sample.

\*\*\*\* The spores of smuts, *Periconia*, and myxomycetes look similar and cannot generally be distinguished by spore trap analysis. Smuts are plant pathogens and are not likely to be on indoor surfaces. *Periconia* is rarely found growing indoors. However, myxomycetes, the spores of which look similar, can occasionally grow indoors. Because there is a small probability of indoor sources, these spore types are indicated in the "other" spore types category. False positives may result if the spores are smuts, not myxomycetes.

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**Detailed Results of the Air Sample Analysis**

Location	Overall Mold Source Assessment* (Likelihood spores originated inside)			Overall Exposure Level (Shown on a log scale)						
	Lower <110	200	Higher 300	Mold Score	Lower <200	1K	10K	Higher >70K	Location spores/m3	Outside spores/m3
ST-2: Living rm.				300					1,030,000	13,913

**Indicators of Mold Growth Indoors**

	Indicator Mold Source Assessment* (Likelihood spores originated inside)			Indicator Exposure Level (Shown on a log scale)						
	Lower <110	200	Higher 300	Mold Score	Lower <200	1K	10K	Higher >70K	Location spores/m3	Outside spores/m3
A) <i>Penicillium/Aspergillus</i> types**				300					1,030,000	13,700
B) <i>Cladosporium</i> species spores				100					< 13	13
C) Basidiospores				100					< 13	160
D) "Marker" spore types***				100					< 13	< 13
"Markers" with MoldSCORE™ > 100 (maximum of three listed): None										
E) "Other" spore types****				100					< 13	40
"Others" with MoldSCORE™ > 100 (maximum of five listed): None										

**Other Sample Information**

**Sample clarity & visibility**

	Good	Moderate	Poor
Location			X
Outside		X	

"Good" = background debris is light enough to pose no difficulty in analyzing air samples.  
 "Poor" = background debris so heavy that it poses a significant difficulty in analyzing the air sample accurately. Results are most likely lower limits.

**Other "normal trapping" spores**

Exposure Level (Highly unlikely to be from indoors)				Location spores/m3	Outside spores/m3
Lower <200	1K	10K	Higher >70K		
				< 13	< 13
Sample volume (liters)				75	75

**Comments**

Location	None
Outside	866 of the raw count <i>Penicillium/Aspergillus</i> type spores were present as a single clump.

\* Rated on a scale from low to high. A MoldSCORE™ rating of <150 is low and indicates a low probability of spores originating inside. A MoldSCORE™ rating of >250 is high and indicates a high probability that the spores originated from inside, presumably from indoor mold growth. A MoldSCORE™ between 150 and 250 indicates a moderate likelihood of indoor fungal growth. AHL's MoldSCORE™ analysis is NOT intended for wall cavity samples. It is intended for ambient air samples in residences. Using the MoldSCORE™ analysis on other samples (like wall cavity samples) will lead to misleading results.

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\*\*\* The spores reported in this category come from many different mold types. As a result, the mold types represented by the counts for the "Location" sample may be different than the mold types represented by the counts for the outside sample.

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## Understanding Your Air Sample Analysis Results

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### Description of the Air MoldREPORT™ Analysis

Mold spores are present in virtually all environments, both indoors and outdoors, with a few notable exceptions such as industrial clean rooms and hospital organ transplant rooms. Generally, in "normal" or "clean" indoor environments, indoor spore levels are lower, on average, than outdoor levels. However, even the most simple rules (such as "inside/outside" ratios) are not always appropriate for determining whether there is a source of mold growth indoors, and may provide false or misleading results. One reason these simple methods do not always work is because both outdoor and indoor spores levels vary widely due to factors such as weather conditions and activity levels within the room. For example, even in a "normal" home, spore levels can be higher than outdoors at certain times, such as after vacuuming (when airborne indoor levels could be unusually high) or after a heavy snow (when outdoor levels could be unusually low).

MoldREPORT™ is designed and intended to provide an easily understood report for residential home inspections to help in the assessment of mold growth in the living areas sampled. MoldREPORT™ relies on non-invasive and non-destructive tests, so it cannot guarantee that hidden mold problems will be detected and reported. MoldREPORT™ results apply only to the rooms or areas tested, at the time of sampling. Factors taken into consideration include, but are not limited to, the distribution of spore types, absolute levels inside and outside, relative levels inside and outside, the range and variation of spore levels that normally occur outside, and the types of spores present.

Providing you with a helpful, understandable and top quality interpretation requires special expertise. American Home Laboratories, Inc. recognizes this and has taken the following steps to provide the best possible interpretation of your air sampling results.

1. Your samples were analyzed by Environmental Microbiology Laboratory, Inc., (EMLab™),.
2. We utilize the proprietary MoldREPORT™ analysis system, which was developed by a team including leading professionals in the indoor air quality (IAQ) industry.

### MoldSCORE™

The MoldSCORE™ indicates the likelihood, based upon the air sample laboratory data, that there is unusual or excessive mold growth in the properly sampled indoor area(s). It is calculated using American Home Laboratories' proprietary MoldREPORT™ system, based upon the indicator scores described in the following paragraphs. When the on-site inspection and sampling are done properly, MoldREPORT™ is less likely to give false results than other, simpler methods of interpretation often employed for routine home inspections, such as ratio analysis. It is important to bear in mind that any analytical method, findings, and interpretation should be used with a degree of caution and common sense. Any decisions related to health should be made in consultation with a medical doctor, and nothing in this report is intended to provide medical advice or indicate whether a medical or safety problem exists.

### Descriptions of the indicators:

#### Quantity and concentration of *Penicillium*/*Aspergillus* spore types

This score indicates the likelihood that spores of *Penicillium* or *Aspergillus* present in the indoor sample originated from indoor sources. A high score suggests that there is a high probability that *Penicillium* or *Aspergillus* is originating indoors, such as from active mold growth. A low score indicates that the spores present are more likely to have originated from outdoor sources and come inside through doors and windows, carried in on people's clothing, or similar methods. *Penicillium* and *Aspergillus* are among the most common molds found growing indoors and are one of the more commonly found molds outside as well. Their spores are frequently present in both outdoor and indoor air, even in relatively clean, mold-growth-free, indoor environments. Additionally, their levels vary significantly based upon activity levels, dustiness, weather conditions, outside air exchange rates, and other factors.

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**Understanding Your Air Sample Analysis Results (continued)**

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**Quantity and concentration of *Cladosporium* spores**

This score indicates the likelihood that spores of *Cladosporium* present in the indoor sample originated from indoor sources. A high rating indicates that there is probably a source of *Cladosporium* spores in this location.

*Cladosporium* is one of the most commonly found molds outdoors and is also frequently found growing indoors. Even more so than *Penicillium* and *Aspergillus*, spores from *Cladosporium* are generally present in outdoor and indoor air, even in relatively clean, mold-growth-free, indoor environments. Its levels also vary based upon activity levels, weather conditions, dustiness, outside air exchange rates, and other factors.

**Quantity and concentration of basidiospores**

This score indicates the likelihood that basidiospores present in the indoor sample originated from indoor sources. Basidiospores are extremely common outdoors and originate from fungi in gardens, forests, and woodlands. It is rare for the source of basidiospores to be indoors because basidiospores are produced by a group of fungi that includes mushrooms and other "macrofungi" (and are not technically molds). Their concentrations can be extremely high outdoors during wet conditions such as rain. Nevertheless, in certain conditions basidiospores can be produced indoors, and a high rating indicates that there is probably a source of basidiospores indoors. One reason basidiospores are important is that they can be an indicator of wood decay (e.g. "dry rot"), a condition that can dramatically reduce the structural integrity of a building.

**Quantity and concentration of "marker" spore types**

This score indicates the likelihood that certain distinctive types of mold present in the indoor sample originated from indoor sources. Certain types of mold are generally found in very low numbers outdoors. Consequently, their presence indoors, even in relatively low numbers compared to *Penicillium*, for example, is often an indication that these molds are originating from growth indoors. When present, these mold types are often the clearest indicator of a mold problem. Note, however, that the absence of marker spore types does not mean that a mold problem does not exist in a house; it just means that if a problem is present, it either involves types of mold that are more commonly found both indoors and outdoors, or that the spores from these molds were not airborne at the time of sampling.

**Quantity and concentration of "other" spore types**

This score indicates the likelihood that other types of mold present in the indoor sample originated from indoor sources. This score includes a heterogeneous group of genera that are not covered by any of the scores discussed above, and so it is difficult to make generalizations about this group. Molds in the "other" category are generally found outdoors in moderate numbers, and are therefore not considered markers of indoor growth. They are frequently found indoors but in lower numbers compared to *Cladosporium* and *Penicillium/Aspergillus* spores.

**Other Sample Information:****Sample clarity and visibility**

Air samples collect dirt and debris in addition to mold spores. Higher levels of debris make analysis more difficult, because they obscure the analyst's view of spores and can therefore lead to undercounting of the mold spores present. When sample clarity and visibility is rated "poor", the analytical results should be regarded as minimal and actual counts may be higher than reported.

**Other "normal trapping" spores**

Some molds do not grow on wet building materials and, consequently, are not usually indicative of building problems, or growth on building surfaces. Strict plant pathogens, for example, even if present in high numbers indoors, are not an indication of a building leak or mold growth on a wall or carpet. This section of the report focuses on the exposure level that may be due to these spore types.

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**Understanding Your Air Sample Analysis Results (continued)**

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**Sample volume**

The "sample volume" indicates the volume of air sampled and is reported in liters. A high volume indicates a greater sensitivity, but is more likely to result in poor sample clarity and visibility. A low volume is more likely to have good sample clarity and visibility, but has less sensitivity.

**Comments**

This is where analysts can comment on unusual details or add additional information that is not captured by the other areas of the air sampling report.

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**Interpretive Guidelines to MoldSCORE? Levels**

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**MoldSCORE™ Level: LOW**

A low MoldSCORE™ indicates the air sample did not detect, relative to the outside air, the presence of indoor mold growth in this room at the time of sampling. This result, by itself, is evidence for, but does not prove, the absence of indoor mold growth in the location sampled.

Mold is a living organism that can grow very rapidly under certain conditions. If any portion of the room tested is, or has been, damp for an extended period since the time of testing, the likelihood of mold growth may have increased substantially since the time of the inspection.

**MoldSCORE™ Level: MODERATE**

The air sampling MoldSCORE™ indicated the possibility of mold growth indoors. Generally, a MODERATE level means that the results are inconclusive, and suggests that a more detailed inspection may make sense if there are any other reasons to believe that mold growth could be a problem in this location. Indoor mold growth is a possibility, but was not confirmed in the areas sampled at the time of the inspection. Factors such as recent cleaning, HVAC cycles, high winds, rain, or other indoor or outdoor conditions could have contributed to a MODERATE result in the absence of indoor mold growth. If mold growth is found, regardless of the magnitude of the growth, it is recommended that the growth be physically removed using appropriate controls and precautions. If mold has been located and removed, it is also important to identify and correct the source of moisture or dampness that allowed the mold to grow. If the affected area becomes moist again, mold growth will occur again. We recommend that you consult a professional if you are not familiar with how to locate and safely remove mold growth or how to identify and correct moisture problems that may exist.

Mold is a living organism that can grow very rapidly under certain conditions. If any portion of the room tested is, or has been, damp for an extended period since the time of testing, the likelihood of mold growth may have increased substantially since the time of the inspection.

**MoldSCORE™ Level: HIGH**

The air sampling MoldSCORE™ indicated a high likelihood of mold growth in the area tested at the time of the inspection. This result is NOT necessarily an indication that any such mold growth was extensive. If mold growth is found, regardless of the magnitude of the growth, it is recommended that the growth be physically removed using appropriate controls and precautions. If mold has been located and removed, it is also important to identify and correct the source of moisture or dampness that allowed the mold to grow. If the affected area becomes moist again, mold growth will occur again. We recommend that you consult a professional if you are not familiar with how to locate and safely remove mold growth or how to identify and correct moisture problems that may exist.

**Health concerns**

Neither this report nor any MoldSCORE™ rating is intended to provide medical advice, nor shall it be interpreted as an indicator of potential medical or safety problems. If you have concerns or questions relating to your health, please contact your physician for advice.

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**Detailed Results of Surface Sample Analysis**

Location:	Tape #1: Floor plank L.R.
Sample Type:	Tape sample

Mold growth present*: Low=small amounts of mold growth present High=large amounts of mold growth present	No growth found	Low			High
Acremonium species					
Alternaria species					
Aspergillus species					
Aureobasidium species					
Chaetomium species					
Cladosporium species					
Penicillium species					
Stachybotrys species					
Trichoderma species					
Ulocladium species					

Miscellaneous spores present: Indicative of normal conditions**	None
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Background debris:	Scant
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Other comments:	None
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\* Quantities of molds seen growing are graded Low to High with High denoting the highest numbers.

\*\* Indicative of normal conditions, i.e. seen on surfaces everywhere. Includes basidiospores (mushroom spores), myxomycetes, plant pathogens such as ascospores, rusts and smuts, and a mix of saprophytic genera with no particular spore type predominating. Distribution of spore types seen mirrors that usually seen outdoors.

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**Detailed Results of Surface Sample Analysis**

Location:	Tape #2: Bamboo art L.R.				
Sample Type:	Tape sample				
Mold growth present*: Low=small amounts of mold growth present High=large amounts of mold growth present	No growth found	Low			High
Acremonium species					
Alternaria species					
Aspergillus species					
Aureobasidium species					
Chaetomium species					
Cladosporium species					
Penicillium species					
Stachybotrys species					
Trichoderma species					
Ulocladium species					
Miscellaneous spores present: Indicative of normal conditions**	None				
Background debris:	Light				
Other comments:	None				

\* Quantities of molds seen growing are graded Low to High with High denoting the highest numbers.

\*\* Indicative of normal conditions, i.e. seen on surfaces everywhere. Includes basidiospores (mushroom spores), myxomycetes, plant pathogens such as ascospores, rusts and smuts, and a mix of saprophytic genera with no particular spore type predominating. Distribution of spore types seen mirrors that usually seen outdoors.

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## Understanding Your Surface Sample Analysis Results

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**Analysis by direct microscopic examination**

Each surface sample was analyzed by direct microscopic examination. This method of analysis is an effective means of determining whether or not mold is growing on the surface sampled, and if so, what kinds of molds are present. A direct microscopic examination, in the absence of evidence of growth on the surface sampled, may also occasionally pick up indications of mold growth in the vicinity based upon the mix of spore types present in the sample. Most surfaces collect a mix of spores that are normally present in the environment. At times it is possible to note a skewing of the normal distribution of spore types, and also to note marker genera that may indicate indoor mold growth. Note that locating an area of mold growth indoors using surface samples does not provide information regarding airborne spore levels.

**Mold growth present**

Samples are examined for the presence of mold growth, as indicated by groups, clumps, and/or chains of single spore types, usually accompanied by intact mycelial and/or sporulating structures. These areas of growth are then identified to genus name, if possible. Quantities are estimated and are graded on a scale from "Low" to "High," with "High" denoting the highest amount.

If mold growth is found, regardless of the magnitude of the growth, it is recommended that the growth be physically removed using appropriate controls and precautions. If mold has been located and removed, it is also important to identify and correct the source of moisture or dampness that allowed the mold to grow. If the affected area becomes moist again, mold growth will occur again. We recommend that you consult a professional if you are not familiar with how to locate and safely remove mold growth or how to identify and correct moisture problems that may exist.

**Miscellaneous spores present**

This is a measure of the mix of spores that are present and are indicative of normal conditions, in other words, seen normally on surfaces almost everywhere. This includes basidiospores (mushroom spores), myxomycetes ("slime molds"), plant pathogens such as rusts and smuts, and a mix of saprobic mold with no particular spore type predominating. The distribution of these spore types resembles that seen outdoors.

**Background debris**

Background debris is an indication of the amounts of non-biological particulate matter present. This background material is graded and described as light, medium, heavy, or very heavy. Very heavy background debris may obscure visibility for the analyst. Bulk samples are not graded in this category.

**Other comments**

Additional relevant information is provided, such as the presence of marker genera or the abnormal distribution of spore types. Bacteria may be noted, as well as significant numbers of other biological particles such as algae, lichen, dust mites, etc. In addition, when deemed to be helpful, non-biological particles are also described.

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(800) 224-1527 (858) 292-2721 Fax (858) 292-2722

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**Important Information, Terms and Conditions Relating to your MoldREPORT?**

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The study and understanding of molds is a progressing science. Because different methods of sampling, collection and analysis exist within the indoor air quality industry, different inspectors or analysts may not always agree on the mold concentrations present in a given environment. Additionally, the airborne levels of mold change frequently and by large amounts due to many factors including activity levels, weather, air exchange rates (indoors), and disturbance of growth sites. It is possible for report interpretations and ranges of accuracy to vary since comprehensive, generally accepted industry standards do not currently exist for indoor air quality inspections of mold in residential indoor environments. MoldREPORT™ is intended to provide an analysis based upon samples taken at the site at the time of the inspection. Mold levels can and do change rapidly, especially if home building materials or contents remain wet for more than 24 hours, or if they are wet frequently. MoldREPORT™ is not intended to provide medical or healthcare advice. All allergy or medical-related questions and concerns, including health concerns relating to possible mold exposure, should be directed to a qualified physician. If this report indicates scores that are higher than in typical indoor living spaces relative to the outdoor environment, or indicates any findings that are of concern to you, further evaluation by a trained mold professional or a Certified Industrial Hygienist (CIH) may be advisable.

**Warranties, legal disclaimers and limitations**

MoldREPORT™ is designed and intended for use only in residential home inspections to help in the assessment of mold growth in the living areas sampled. Our laboratory analysis and report are based on the samples submitted to AHL. The inspection(s) and sampling should be performed only by a licensed and professional home inspector, environmental mold specialist, industrial hygienist or residential appraiser trained and qualified to conduct mold inspections in residential buildings. Client agrees to these conditions for the on-site project inspection.

This MoldREPORT™ is generated by American Home Laboratories, Inc. (AHL) at the request of, and for the exclusive use of, the AHL client named on this report. The analysis of the test samples is performed by Environmental Microbiology Laboratory, Inc. (EMLab). AHL's policy is that reports and test results will not be released to any third party without prior written consent from AHL's client. This report applies only to the samples taken at the time, place and location referenced in the report and received by AHL, and to the property and weather conditions existing at that time only. Please be aware, however, that property conditions, inspection findings and laboratory results can and do change over time relative to the original sampling due to changing conditions, the normal fluctuation of airborne mold, and many other factors. Client and reader are advised that AHL does not furnish, and has no responsibility for, the inspector or inspection service that performs the inspection or collects the test samples. It is the responsibility of the end-user of this report to select a properly trained professional to conduct the inspection and collect appropriate samples for analysis and interpretation by MoldREPORT™. None of AHL, EMLab™ or their affiliates, subsidiaries, suppliers, employees, agents, contractors and attorneys (each an "AHL-related party") are able to make and do not make any determinations as to the safety or health condition of a property in this report. The client and client's customer are solely responsible for the use of, and any determinations made from, this report, and no AHL-related party shall have any liability with respect to decisions or recommendations made or actions taken by either the client or the client's customer based on the report.

Except as expressly provided for hereunder, each AHL-related party hereby expressly disclaims any and all representations and warranties of any kind or nature, whether express, implied or statutory, related to the testing services or this report. Additionally, neither this report nor any AHL-related party make any express or implied warranty or guarantee regarding the inspection or sampling done by the inspector, the qualifications, training or sampling methodology used by the inspector performing the sampling and inspection reported herein, or the accuracy of any information provided to any AHL-related party serving as a basis for this report. AHL reserves the right to change its scoring method at any time without notice. AHL reserves the right to dispose of samples two weeks after analysis unless otherwise specified by the client. If the client chooses to have AHL continue to retain the samples after this two week period, the client must provide written notification to AHL of this request. AHL reserves the right to charge for the additional sample storage.

In no event will any AHL-related party be liable for any special, indirect, incidental, punitive, or consequential damages of any kind regardless of the form of action whether in contract, tort (including negligence), strict product liability or otherwise, arising from or related to the testing services or this report. The aggregate liability of the AHL-related parties related to or arising from this report, whether under contract law, tort law, warranty or otherwise, shall be limited to direct damages not to exceed the fees actually received by AHL from the client for the report.

The invalidity or unenforceability, in whole or in part, of any provision, term or condition herein shall not invalidate or otherwise affect the enforceability of the remainder of these provisions, terms and conditions.

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## Scope and Limitations of Report and Analysis

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The scope of the MoldREPORT™ system is limited to AHL's proprietary MoldSCORE™ analysis of the air and surface samples taken at the time of the inspection. AHL cannot be liable, in any form of action, for any items that are not included within the scope of the MoldREPORT™ system.

### MoldREPORT™ Inspection Limitations

MoldREPORT™ results are based upon mold air and surface samples. Mold surface samples are useful for confirming and identifying mold growth while air samples measure airborne mold levels.

This report provided by American Home Laboratories is based upon the assumption that the information provided by the inspector is true and correct, that a sufficient number of mold and air samples were collected at all the appropriate locations following proper inspection and sampling protocols, and that the mold samples collected represent normal conditions at the site sampled. AHL is not able to, and cannot, guarantee the skill level or experience of the inspector performing the MoldREPORT™ inspection, nor can it guarantee that the samples have been properly collected at the site or are representative of normal conditions since many factors outside of AHL's (and the inspector's) control can and do substantially affect mold levels. Consequently, AHL cannot guarantee the accuracy of the interpretation provided herein. It is the responsibility of the inspector to insure that the mold samples were collected properly. MoldREPORT™ relies on non-invasive and non-destructive tests, so it cannot guarantee that hidden mold problems will be detected and reported. MoldREPORT™ results apply only to the rooms sampled, not to the entire building or any other rooms. It is the responsibility of the property owner, potential purchaser or other end-user of this report to select a properly trained and qualified inspector.

### About Air Sample Sampling and Analysis

AHL requires at least one outdoor air sample and one indoor air sample in order to make indoor/outdoor comparisons and assessments of airborne mold levels, which are an integral part of the AHL MoldREPORT™ system. The indoor air samples taken can be representative of the airborne mold present in the area sampled. The analysis and interpretation of these air samples is proprietary and is based upon: relative levels of spores present, quantities and concentration of *Penicillium/Aspergillus* type spores, quantity and concentration of *Cladosporium* spores, quantity and concentration of basidiospores, quantity and concentration of "marker" spore types, quantity and concentration of "other" spore types, and the distribution of mold spore types. Spore identification is performed visually by trained analysts according to industry norms. Using visual identification, most mold spores lack sufficient distinguishing characteristics to allow for species identification, so the MoldREPORT™ analysis is generally performed at the genus level. Currently there are no generally-accepted protocols or regulations regarding air sampling for molds, in large part due to the inability of any single technique to provide a complete analysis of all mold spores and mold growth in an area. Air sampling for MoldREPORT™ can be performed using any standard "spore trap" method, which are also called "non-viable air sampling methods" because spore traps do not require the germination and growth of the spores before identification. Commonly used spore trap equipment for performing air sampling for mold includes Zefon Air-O-Cell™ Cassettes, Burkard™ samplers, and Allergenco™ samplers.

### About Surface Sampling and Analysis

Surface sampling can be useful for differentiating between mold growth and stains, for identifying the type of mold growth present (if present), and, in some cases, identifying signs of mold growth in the vicinity. Although not required, surface sampling can improve the accuracy of the results and interpretation of the inspected environment if sampled correctly. AHL accepts surface samples in the form of swabs, tapes, or bulks in order to perform a direct examination of a specific location. The MoldREPORT™ analysis system uses the direct examination data in addition to the MoldREPORT™ air sample analysis.

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## Glossary

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**Background Debris** - Material(s) found on the air sample other than mold spore(s) or mycelia. Examples include skin cells, insect parts, and fibers.

**False Positive** - A test result that incorrectly indicates mold growth, when in reality there is none. For example, an air sample test result indicating indoor mold growth, when no mold growth is actually present is a "False Positive."

**False Negative** - A test result that shows no mold growth, when in reality mold growth is present. For example, an air sample test result indicating no indoor mold growth, when mold growth is actually present.

**Fungi** - A kingdom that includes yeasts, molds, smuts, and mushrooms. Fungi are not animals, plants or bacteria, but their own kingdom.

**HVAC** - Heating, Ventilation, and Air Conditioning (HVAC) systems are possible reservoirs for mold growth.

**IAQ** - Indoor Air Quality (IAQ) is the main focus of AHL, Inc. and the majority of its customers.

**Industrial Hygienist** - A professional who monitors exposure to environmental factors that can affect human health. Examples of environmental factors include chemicals, heat, asbestos, noise, radiation, and biological hazards.

**Marker Spores** - Spore types, such as *Chaetomium* and *Stachybotrys*, that when found indoors, even in moderate numbers are an indication of indoor mold growth.

**Note:** This glossary is intended to provide general information about commonly occurring molds, and is not intended to be a complete source.

***Alternaria:***

**Distribution:** *Alternaria* is one of the most common molds and is abundant worldwide. This genus contains around 40 to 50 different species, only a few of which are commonly found indoors.

**How it is spread:** *Alternaria* spores are easily dispersed through the air by wind.

**Where it is found outdoors:** *Alternaria* is common outdoors in soil, dead organic debris, foodstuffs, and textiles. It is also a plant pathogen and is frequently found on dead or weakened plants.

**Where it is found indoors:** *Alternaria* can grow on a variety of substrates indoors when moisture is present.

***Acremonium:***

**Distribution:** *Acremonium* is a common mold, including about 80 to 90 different species.

**How it is spread:** *Acremonium* produces wet slimy spores and is normally dispersed through water flow or droplets, or by insects. Old dry *Acremonium* spores can sometimes be dispersed through the air by wind.

**Where it is found outdoors:** *Acremonium* is found in soil, on dead organic material and debris, hay, and foodstuffs.

**Where it is found indoors:** *Acremonium* can be found anywhere indoors, but requires very wet conditions in order to proliferate. The spores probably require active disturbance for release.

***Aspergillus:*** (see *Penicillium/Aspergillus*)

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**Basidiospores:**

**Distribution:** Basidiospores are produced by a very large and diverse group of fungi called basidiomycetes, which contains over 1000 different genera. This group includes many well-known macrofungi, such as mushrooms. Basidiospores are often abundant in outdoor air and sometimes in indoor air.

**How they are spread:** Many types of basidiospores are actively released into the air during periods of high humidity or rain. Once the spores are expelled into the air, they are dispersed easily by wind.

**Where they are found outdoors:** Basidiomycetes are very common outdoors and can be found in gardens, forests, grasslands, and anywhere there is a substantial amount of dead organic material. They are also found on or near plants and some are known to be plant pathogens.

**Where they are found indoors:** Basidiospores found indoors typically come from outdoor sources and are carried inside by airflow or on clothing. Certain kinds of basidiomycetes can grow indoors, such as those that cause "dry rot", which can cause structural damage to wood. Occasionally, other basidiomycetes such as mushrooms can be found indoors, but this is not common. Generally, basidiomycetes require wet conditions for prolonged periods in order to grow indoors.

***Bipolaris / Dreschlera:***

**Distribution:** *Bipolaris* and *Dreschlera* are two separate genera of molds that are so visually similar that they are commonly discussed together as a group. Both genera include around 30 - 40 different species.

**How they are spread:** *Bipolaris / Dreschlera* spores are easily dispersed through the air by wind.

**Where they are found outdoors:** *Bipolaris / Dreschlera* type spores are most abundant in tropical or subtropical climates. They can grow in soils, on plant debris and grasses, and are known to be plant pathogens.

**Where they are found indoors:** *Bipolaris / Dreschlera* can grow on a variety of indoor substrates when moisture is present.

***Ceratocystis / Ophiostoma:***

**Distribution:** *Ceratocystis / Ophiostoma* are two separate genera of molds that are so visually similar that they are commonly discussed together as a group. These genera contain around 50 to 60 different species.

**How they are spread:** *Ceratocystis / Ophiostoma* produce wet slimy spores and are normally dispersed through water flow, droplets, or by insects. These spores are rarely identified in air samples.

**Where they are found outdoors:** *Ceratocystis / Ophiostoma* are very common in commercial lumberyards and forests.

**Where they are found indoors:** *Ceratocystis / Ophiostoma* are abundant on wood framing material in the home, although the spores are rarely found in air samples. This mold is sometimes called "lumber mold".

***Chaetomium:***

**Distribution:** *Chaetomium* is a common mold worldwide. This genus contains around 80 - 90 different species.

**How it is spread:** *Chaetomium* spores are formed inside fruiting bodies. The spores are released by being forced out through a small opening in the fruiting body. The spores are then dispersed by wind, water drops, or insects.

**Where it is found outdoors:** *Chaetomium* can be found in soil, on various seeds, cellulose substrates, dung, woody materials and straw.

**Where it is found indoors:** *Chaetomium* can grow in a variety of areas indoors, but is usually found on cellulose-based or woody materials in the home. It is very common on sheetrock paper that is or has been wet.

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***Cladosporium:***

**Distribution:** *Cladosporium* is an abundant mold worldwide and is normally one of the most abundant spore types present in both indoor or outdoor air samples. This genus contains around 20 - 30 different species.

**How it is spread:** *Cladosporium* produces dry spores that are formed in branching chains. Spores are released by twisting of the spore-bearing hyphae as they dry. Thus, the spores are most abundant in dry weather.

**Where it is found outdoors:** *Cladosporium* is found in a wide variety of soils, in plant litter, and on old and decaying plants and leaves. Some species are plant pathogens

**Where it is found indoors:** *Cladosporium* can be found anywhere indoors, including textiles, bathroom tiles, wood, moist windowsills, and any wet areas in a home. Some species of *Cladosporium* grow at temperatures near or below 0(C) / 32(F) and can often be found on refrigerated foodstuffs and even frozen meat.

***Curvularia:***

**Distribution:** *Curvularia* is a cosmopolitan fungus and includes approximately 30 different species.

**How it is spread:** *Curvularia* produces dry spores that are formed in fragile chains and is very easily dispersed through the air by wind.

**Where it is found outdoors:** *Curvularia* is most common in tropical or subtropical regions. It is found in soil and on debris of tropical plants.

**Where it is found indoors:** *Curvularia* can be found growing on a variety of substrates indoors.

***Epicoccum:***

**Distribution:** *Epicoccum* is a cosmopolitan mold that includes only two species.

**How it is spread:** *Epicoccum* produces large dry spores that are easily dispersed through the air by wind.

**Where it is found outdoors:** *Epicoccum* can be found in soils or on plant debris.

**Where it is found indoors:** *Epicoccum* is commonly found on many different substrates indoors including paper, textiles, and insects.

***Memnoniella:***

**Distribution:** *Memnoniella* is a cosmopolitan mold genus that includes approximately five species. It is frequently found in conjunction with *Stachybotrys* species due to its similar ecological preferences.

**How it is spread:** *Memnoniella* produces dry spores that are easily dispersed through the air by wind.

**Where it is found outdoors:** *Memnoniella* can be found outdoors in soil, in plant debris or litter, and as pathogens on some types of living plants.

**Where it is found indoors:** *Memnoniella* can grow on a variety of substrates indoors, but mainly can be found on wet cellulose-based materials, such as wallboard, jute, wicker, straw baskets, paper and other wood by-products.

***Paecilomyces:***

**Distribution:** *Paecilomyces* is ubiquitous in nature and includes between 9 and 30 different species, depending on the taxonomic system used. Its spores are visually similar to *Penicillium* / *Aspergillus* types of spores.

**How it is spread:** *Paecilomyces* produce dry spores that are easily dispersed through the air by wind.

**Where it is found outdoors:** *Paecilomyces* is found outdoors in soils and decaying plant matter, composting processes, legumes and cottonseeds. Some species parasitize insects.

**Where it is found indoors:** *Paecilomyces* can be found on a number of materials indoors. It has been isolated from jute fibers, papers, PVC, timber, optical lenses, leather, photographic paper, cigar tobacco, harvested grapes, bottled fruit, and fruit juice undergoing pasteurization.

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***Penicillium / Aspergillus:***

**Distribution:** *Penicillium / Aspergillus* are two separate genera of molds that are so visually similar that they are commonly discussed together as a group. Together, there are approximately 400 different species of *Penicillium / Aspergillus*.

**How it is spread:** *Penicillium / Aspergillus* produce dry spore types that are easily dispersed through the air by wind. These fungi serve as a food source for mites, and therefore can be dispersed by mites and various insects as well.

**Where it is found outdoors:** *Penicillium / Aspergillus* are found in soils, decaying plant debris, compost piles, fruit rot and some petroleum-based fuels.

**Where it is found indoors:** *Penicillium / Aspergillus* are found throughout the home. They are common in house dust, growing on wallpaper, wallpaper glue, decaying fabrics, wallboard, moist chipboards, and behind paint. They have also been isolated from blue rot in apples, dried foodstuffs, cheeses, fresh herbs, spices, dry cereals, nuts, onions, and oranges.

***Stachybotrys:***

**Distribution:** *Stachybotrys* is ubiquitous in nature. This genus contains about 15 species.

**How it is spread:** *Stachybotrys* produces wet slimy spores and is commonly dispersed through water flow, droplets, or insect transport, less commonly through the air.

**Where it is found outdoors:** *Stachybotrys* is found in soils, decaying plant debris, decomposing cellulose, leaf litter and seeds.

**Where it is found indoors:** *Stachybotrys* is common indoors on wet materials containing cellulose such as wallboard, jute, wicker, straw baskets, and other paper materials.

***Torula:***

**Distribution:** *Torula* is a cosmopolitan microfungus and includes approximately eight different species

**How it is spread:** *Torula* produces dry spores that are easily dispersed through the air by wind.

**Where it is found outdoors:** *Torula* is most common in temperate regions and has been isolated from soils, dead herbaceous stems, sugar beet roots, groundnuts, and oats.

**Where it is found indoors:** *Torula* is common indoors on wet materials containing cellulose, such as wallboard, jute, wicker, straw baskets, and other paper materials.

***Ulocladium:***

**Distribution:** *Ulocladium* is ubiquitous in nature and includes approximately nine different species.

**How it is spread:** *Ulocladium* produces dry spores that are easily dispersed through the air by wind.

**Where it is found outdoors:** *Ulocladium* is common outdoors in soils, dung, paint, grasses, wood, paper, and textiles.

**Where it is found indoors:** *Ulocladium* is common indoors on very wet materials containing cellulose such as wallboard, jute, wicker, straw baskets, and other paper materials. *Ulocladium* requires a significant amount of water to flourish.

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## References and Resources

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**Useful Websites:**

[www.acgih.org](http://www.acgih.org)  
American Conference of Governmental Industrial Hygienists - information on IAQ and useful links.

[www.aiha.org](http://www.aiha.org)  
American Industrial Hygiene Association - general IAQ information

[www.calepa.ca.gov](http://www.calepa.ca.gov)  
California Environmental Protection Agency - California IAQ resources

[www.emlab.com](http://www.emlab.com)  
Environmental Microbiology Laboratory, Inc.

[www.epa.gov](http://www.epa.gov)  
Environmental Protection Agency - information regarding prevention and remediation of mold

[www.health.state.ny.us](http://www.health.state.ny.us)  
New York State Department of Health - New York state recommendations for IAQ, indoor mold inspections, remediation, and prevention

[www.moldreport.com](http://www.moldreport.com)  
MoldREPORT™ - online store, and other information about MoldREPORT™

[www.nih.gov](http://www.nih.gov)  
National Institutes of Health - information regarding environmental health issues, including IAQ

[www.niehs.nih.gov](http://www.niehs.nih.gov)  
National Institute of Environmental Health Sciences - information on mold