

April 20, 2006

Joanna Kim
1088 Bishop St. #202
Honolulu, HI. 96814

Re: Mold sample screening at 1088 Bishop St. #202.

As requested, Building Specs Hawaii, LLC had taken samples for mold screening at the above listed address.

Upon entering the unit, it appeared to have some odor similar to moisture conditions or mold exposure. I observed that the hallway floor leading into the living room area has warping and lifting of the wooden floor boards. The floor boards at the living room area had been removed the full length of the exterior wall adjacent to the sliding windows and approximately one half of the room area from the window towards the kitchen. There was visible mold like growth on the exposed bottom sides of many floor boards that have been removed.

The exterior area was accessed from the sliding windows of the living room onto a concrete deck. The deck area outside the living room had standing / pooling water up against the exterior wall of the unit. The water appeared to be there for some time due to the moss like growth at areas of moisture. The right side of the concrete deck has had a newer concrete topping that has been poured over top of the waterproofing membrane. The slope of the poured topping was sloping away from a plastic pipe that was imbedded in the concrete wall. A similar pipe condition was observed at the opposite side near the bedroom window of the unit. I was not able to determine purpose of the pipe but guessed that it could have been placed for some type of drainage system since no other visible drain was found. It is my opinion that the drainage system is inadequate and not functional as currently installed. The exposed area of waterproofing membrane did not have any type of protection board to prevent weathering or damage that could possible compromise the integrity. Some blistering and wear were observed in various locations. Previous patching and/or repairs were also observed to the walls and floor of the outside decking area. The exterior deck finish floor level is at a higher elevation than the interior of the room when measured at the living room window. With the pooling of water up against the exterior wall, there is a high possibility that moisture infiltration could occur.

The bedroom location was filled with stored items and was limited as to the areas of view for a complete evaluation at this time. I did observe some conditions that were of concern for moisture infiltration to the interior of the room. The interior paint finish showed blistering on wall surface below the window ledge that was caused by moisture infiltration from the outside. Possibly from the caulking sealant that seemed to have separation or looseness near the sill connection of the window to curb wall. There was patching of the exterior wall and compromised or and/or damage observed to the water proofing on the opposite side of the window near this location. The current condition did not appear to have active moisture.

I took a total of three air spore trap samples (ST) using Air-O-Cell cassettes and a regulated air flow pump. A total of 15 lpm of air running for 5 minutes on each cassette for a total of 75 liters for each sample. I also took two tape lift (T) samples using a clear adhesive tape and a glass slide. The individual breakdown is identified below.

The samples that were taken for this project were for the purpose of screening for mold exposure at the living areas of the unit and not to determine the exact or probable cause. Further testing and evaluation is recommended for a more complete assessment and to provide a remediation plan.

Sample breakdown

O/S=Outside air sample.

Was taken approximately 6 feet out from the living room window. This sample was taken for a comparison to what is reading at the interior areas of the unit. The total spore count can be found on pages 4-6 of the lab results on the far right column.

ST-1 Bedroom.

Was taken approximately center area of the room. Detail results for this room can be found on page 4 of the lab results. The reading interpretation of this sample indicates a moderate likelihood of mold source located within the interior area of the room. The indication of differing types of identified spores from the outside comparison, leads me to believe that a probable cause for interior growth. It is uncertain of what the source of the sample reading without further testing and investigative evaluation.

ST-2 Living Rm.

Was taken approximately 6 feet in from the center of the living room windows towards the center of the room. Detail results for this room can be found on page 5 of the lab results. The interior sample has almost an 80 times higher mold spore count level reading when compared to the exterior sample. The reading interpretation for this room indicates that a high probability that the mold spores are being cause by indoor growth. This does not conclude that the source that cause or is causing the growth is from the interior of the unit. It was not determined or was inconclusive as to the cause and further evaluation is warranted.

T-1 was taken from the bottom of one of the many loose floor planks that were removed from the floor covering installation. Details located on page 10 of the lab results. This sample has a very high level of spores. It was suspected that the count would be high for this sample due to the discoloration and mold like growth from which the sample was taken. The purpose for the sampling at this location is to determine species type.

T-2 was taken from the bamboo art piece within the living room area near the walkway towards the kitchen. Details are located on page 11 of the lab results. The result reading for this sample taken indicates a moderate level of the same mold spore species as found in the floor planks. There were various locations near the end of many wood pieces that make up the artwork. The owner indicated that a building representative was suspecting that the whitish color on the art piece was heavy dust build up and not mold. For this reason a sample was taken at this location to determine if the statement was correct.

Other observations of suspect mold growth were near the front entry to the unit where many of the shoes were covered with a whitish substance similar to the samples taken on the above tape life samples, carpeting of the bedroom. The inside of the air conditioning ducts were not tested at this time but is recommended if further evaluation is requested.

Due to the high level counts of mold spores from the samples taken, the visible growth on many areas and surfaces inside the unit and the odor within the interior living areas, it is recommended that the occupant should not risk the potential health issues that may occur from the exposure levels found within the unit. I believe that there are no acceptable level thresholds set that are considered safe by any governmental agency at this time. Each individual should address their concerns individually with a medical doctor, and use common sense to avoid the risk of exposure at higher than what is considered normal.

I recommend that the client use some of the resource references at the end of the lab results to do get further information regarding the specific types of mold spores indicated on the sample. I have attached some information taken from the Emlab mold directory found at www.emlab.com to give you some background on the spore most reference on the sample results.

If you have any questions or have problems with interpreting the information provided, please feel free to call or email me at the contacts listed below.

Sincerely,



Barry M. Wong
Building Specs Hawaii, LLC
"Educating Clients about Their Future Homes"
IAQA Indoor Air Quality Association Member
808-306-9664 office
808-263-7707 fax
808-306-0595 cel.

