

Greetings from AQS!

For many of us, it has been a particularly wet summer. Water intrusion events have been a problem in many buildings and owners, facility managers and maintenance technicians are trying to manage moisture issues and mold growth to minimize damage, protect occupants and address issues before they become major problems.

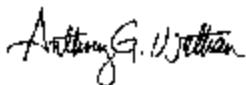
This issue of airfAQS focuses on cutting-edge tools, technologies and services designed to help you identify and manage moisture and mold to protect occupants and the building.

AQS is offering some exciting new services, designed to help you deal with these issues on a preventive, cost effective basis. Check out our due diligence services that support real estate professionals in assessing historical and potential mold damage to protect the long-term value and structural integrity of the building.

The National Academy of Sciences Institute of Medicine has recently issued a report entitled "Damp Indoor Spaces and Health". In this issue, we summarize the findings of the report and steps that can be taken to minimize the health risks present in buildings with excessive moisture.

Of course, we have also included more IAQ news and an update on what's going on at AQS. Take some time to read this issue, it could help you save a building!

Sincerely,



Tony Worthan
President, Air Quality Sciences

FROM THE FIELD

Due Diligence Great Tool for Saving Money and Screening Investment Properties

Mold can severely disrupt operations in a building and ultimately decrease the value of a property. Real estate professionals understand the difficulties of buying or selling a building without sufficient knowledge of the activities, maintenance history and historical water damage. Researching the history of a building and evaluating its potential for mold growth are critical to ensuring the long-term value and structural integrity of the building. Indoor air quality due diligence assessments offer a cost effective means of screening a building for moisture and/or mold problems. A modest investment of time and money upfront can ultimately result in immense savings in time, money, hassle and even litigation in the future.

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Report finds Dampness in Buildings a Public Health Concern



In May, the National Academy of Sciences Institute of Medicine issued a report, "Damp Indoor Spaces and Health," in an effort to establish what is known and not known about the connection between mold and asthma, irritation, chronic respiratory and developmental problems.

Based on a thorough review of literature on the topic, the committee concluded that mold and damp

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AQS happenings

AQS Introduces Aerias-AQS IAQ Resource Center

Early in June, AQS launched its new and improved website featuring in-depth, cutting-edge information on indoor air quality through the Aerias-AQS IAQ Resource Center. Previously located at www.aerias.org, Aerias has become the preferred online resource for extensive IAQ information. Registrants can gain access to the Premium Content area of the site containing white papers, presentations and newsletters focused on IAQ facts, design and construction of green buildings, moisture prevention, product emissions testing and much more. Content is updated daily with new reports and a live news feed featuring IAQ news. If you have not already, please visit the new site at www.aqs.com.

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For the full story go to www.aqs.com

Due diligence great tool for saving money

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What does due diligence do?

Quite simply, due diligence is the process of evaluating a building for previous, current, or potential moisture and/or mold damage. In some cases, a visual inspection of the building may immediately reveal evidence of historical water damage or mold growth. However, in more difficult cases, mold growth may be hidden behind walls or in unoccupied areas of the building, making it more difficult to detect.

In addition, the absence of a mold problem in the past does not eliminate the potential for a problem in the future. If excessive moisture or humidity is present in a building, mold growth may shortly become an issue. For these reasons, due diligence is critical to gaining a complete and thorough view of the building and the potential for mold problems which could cost hundreds of thousands in remediation or permanently devalue the property.

Who can benefit from due diligence assessments?

Due diligence investigations for indoor air quality are useful to real estate professionals of all kinds.

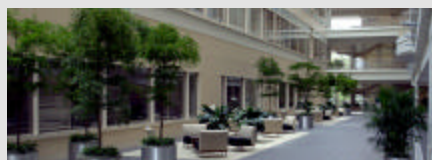
Professionals working for REITs (real estate investment trusts)

Portfolio managers for REITs often purchase properties without realizing that hundreds of thousands or even millions of dollars must be spent on remediation efforts if a building has water or mold

damage. Mold in a building can result in occupant complaints, potential lawsuits, loss of rent income or a stoppage in operational activities. This can significantly reduce the value of the property, making it difficult to lease. Due diligence assessments provide a method for pre-screening buildings for mold and moisture problems before purchase, leaving real estate professionals with better information on which to base their go/no-go decisions or leverage to negotiate with sellers.

Lenders

Quite often, lenders accept the market value of a property as collateral for their loan. Unidentified mold growth can be an unseen culprit, devaluing the property before the new owner completes purchase. Lenders may require an IAQ due diligence



A complete due diligence report should clearly outline findings in easy-to-read terminology, providing real estate professionals practical, understandable information about the conclusions of the investigation.

report to ensure the value of the asset. Similar to a termite inspection required before a loan for a home is granted, an IAQ assessment should be a standard part of a lender's research and asset protection planning.

Insurance companies

Although many insurance companies have started excluding mold contamination from their policies, many offer coverage in the form of riders. In order to minimize their risk, insurance companies can use due diligence to understand historical water damage in a building and to learn about possible future damage due to a moisture problem. Due diligence should be a qualification before insuring a building.

What's included in a due diligence report?

A complete due diligence report should clearly outline findings in easy-to-read terminology, providing real estate professionals practical, understandable information about the conclusions of the investigation. It should also include data from the investigation including direct readings such as temperature and humidity, visual observations, interview summaries and any sample results. Investigators may recommend additional investigation based on preliminary findings, particularly if the client requires more information.

AQS offers due diligence assessments for buildings of all kinds and is the leader in its field, supporting businesses with IAQ solutions. Our due diligence assessments leverage the experience of our investigators and proprietary technology, specifically designed to detect moisture and mold in buildings. To learn more, please contact Tony Worthan at 1-800-789-0419 or visit our website at www.aqs.com.

Did you Know ?

With a proven 15-year track record of solving complex indoor air quality issues, AQS is the industry leader in providing due diligence for real estate transactions; resolution of sickbuilding syndrome, occupant complaints, mold and chemical contamination; corrective strategies; and development of IAQ management plans that create healthy buildings. We also provide product evaluations and emissions testing to help manufacturers produce low emitting products. As the only indoor air quality firm with internal labs that are both ISO 9001:2000 registered and AIHA EMLAP accredited, AQS sets the standard for effective diagnoses and solutions. Contact us at 1-800-789-0419 to learn more about how we can help you create better indoor environments!

AQS happenings

AQS first lab in US approved to test for Germany's Blue Angel Program

This spring, AQS became the third laboratory in the world and the first in the United States approved to test for Germany's Blue Angel Program. The world's oldest and most respected eco-label, Blue Angel provides verification of a product's environmental performance based on stringent standards. Low emitting status is one of the criteria for hard copy devices, such as printers, fax machines and copiers, which are known to contribute gaseous and particulate emissions into the air during standby and operation.

Germany's Federal Institute for Materials Research and Testing (BAM) developed the standards for laboratory

approval and worked with AQS to ensure sufficient quality assurance processes to maintain the integrity of the program. AQS has undergone extensive evaluations, proficiency testing, and quality review by BAM to ensure that our technology and processes can uphold Blue Angel's demanding standards. Office equipment manufacturers are already taking advantage of the benefits associated with testing for Blue Angel while receiving the complete reliability and excellent customer service offered by AQS. In addition, the Greenguard Environmental Institute has adopted a new standard for office equipment based on the most recent requirements released by Blue Angel. This allows participants in the Greenguard program and those considering certification to leverage their AQS testing to meet both program requirements.

To learn more about Blue Angel, please visit www.blauer-engel.de or contact Woody Long at (770) 933-0638 x242 to learn more about testing with AQS.

AQS Only Lab to Test for Green Label Plus

The Carpet and Rug Institute recently unveiled a new Green Label Plus independent testing program for carpet that meets, and even exceeds, California's indoor environmental quality standards for low-emitting products used in commercial settings such as schools and office buildings. As an independent third party laboratory, AQS went through an extensive 5-month process involving environmental chamber validation studies, third party proficiency testing and on-site review by California Department of Health staff to become the only lab certified to perform testing

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conditions are associated with asthma symptoms in asthmatics who are sensitive to mold, and to coughing and upper respiratory tract symptoms in non-asthmatics. Any relation to the current asthma epidemic was not address. However, the study was not able to conclude, based on current evidence, a direct causal relationship between mold and other health problems attributed to it.

The report found that certain health effects can be linked to specific environmental conditions, namely excessive moisture in buildings. Many experts have linked these respiratory

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illnesses specifically with mold. The study points out that excessive moisture causes a number of other biological occurrences that could also contribute to symptoms among occupants. For example, moist indoor environments may result in bacterial growth, increased levels of allergens, chemical emissions from the disintegration of building materials that become wet and rot, and even an increased prevalence of pests such as cockroaches. Research linking mold and health complaints has been based on occupants exposed to excessive moisture conditions in buildings. For this reason, the subjects may have been exposed to a number of biological agents, including but not limited to mold. There is sufficient evidence to identify moisture in buildings as a public health concern that should be addressed.

The NAS report proposes steps for increasing awareness of moisture problems and for prevention and management of moisture in buildings. This can be a more complicated endeavor than it appears. Some of the

difficulties associated with preventing moisture in buildings include the tendency to use cheaper building materials to cut the cost of construction and accelerated construction constrains drying before enclosure. In addition, there are costs associated with the proper maintenance and ventilation of homes, which is not always economically feasible, particularly among low-income families. Lack of awareness is also an issue, as occupants and facility managers unwittingly contribute to moisture problems or fail to report potential issues when they first notice them. The committee prescribes education, new building standards, incentive programs for the design and construction industry and increased collaboration among stakeholders.

In an attempt to offer insights and best practices to facility managers, building owners and occupants, AQS has released a report on best practices for maintaining dry buildings. It is available for download at www.aqs.com. The complete National Academy of Sciences report is available at www.nas.edu.

for Green Label Plus. AQS has been conducting emissions testing of carpet and other indoor materials since 1989 and has tested over 30,000 products to date.

Dr. Marilyn Black Receives Best Paper Award from AIHA

AQS is pleased to announce that the Risk Assessment Committee of the American Industrial Hygiene Association (AIHA) has recently granted Dr. Black's paper entitled, "Characterization of Fragrance Exposure Concentrations and Temporal Trends from a Plug In Air Freshener", the 2004 Best Qualitative Paper award. The paper, presented by Dr. Black at this year's AIHA conference and exposition in May, discusses testing methods and concentration profiles in regard to future risk assessment studies on the impact of air fresheners on the indoor environment.

The Committee's main objectives are to increase and grow risk assessment expertise within AIHA, educate and

inform other associations and organizations, and improve the practice of industrial hygiene through high-quality professional development courses.

To receive a complimentary copy of the paper, please visit www.aerias.org and register to access the premium content section of the website or contact AQS at 770-933-0638.

On the Speaker Circuit

Dr. Marilyn Black will present at the International Facility Managers Assoc. in Indianapolis, IN, Sept. 21 and at TAPPI Non-wovens Insulation Committee in Toronto, Canada, Sept. 20-23.

Dr. Phil Morey will be speaking at the Association of Specialists in Cleaning and Restoration (ASCR) Conference in Philadelphia, PA, Sept. 10.

Dr. Morey will also present at the Conference on Mold in Montreal, Canada, Sept. 27 and at Advance

Perspectives in Mold Prevention and Control symposium in Las Vegas, NV, Nov. 7-9.

Michael Andrew, MS will speak at the Pacific Coast Association of Physical Plant Managers in San Diego, CA, Sept. 23 and at IAQA-NAFA Convention 2004 in Las Vegas, NV, Sept. 27-30.

Barb Epstien, MPH, CIH will give a 4-hour short course at the Utah Conference on Industrial Hygiene & Safety in Salt Lake City, UT, Oct. 16.

Scott Steady will present a poster at the International Coatings Expo in Chicago, IL, Oct. 27-28.

Dr. Elliott Horner will be speaking at the Oregon OSHA Workshop on Bioaerosols in Portland, OR, Nov. 17.

For detailed information about AQS speaking engagements, please visit www.aqs.com or contact us at 1-800-789-0419.

