Email: admin@mouldcleaningaustralia.com.au
Website: www.mouldcleaningaustralia.com.au
Phone: 1800 614 228

Premises Inspected

2/27-29 Brunel Clos
Lara VIC 3212

Requested by:
Barnett Property

Attention to:
Jason Barnett



Free Inspection & Quote

12 Month Guarantee on Services

10% Off Competitor Quotes

Property Details

Property Description

Type of Premises:	Residential	
Rooms Inspected:	Laundry	Dining/Lounge
	Toilet	Room Entrance
	Bathroom	Bedroom 1
	Hallway	
	Kitchen	
Air-conditioning Treatment:	Yes	
Technician:	Mick	
Date:	Thursday, November 7, 2019	

Summary

Upon inspection of the premises at 2/27-29 Brunel Clos, Lara, it was evident that the mould growth was present due to previous water events and inadequate ventilation causing dew point to occur.

Main Cause

Previous Water Events

It was reported by the attending technician that there were previous water events, including plumbing leaks in the cavity behind the toilet and behind the vanity. Any water event causes excess moisture and if the moisture is not correctly dried after the event occurs the excess moisture remains, providing an ideal environment for mould growth to occur.

Secondary Causes

Inadequate Ventilation

Adequate ventilation is key in reducing humidity and moisture within the home. It was noted upon inspection that the property may not be being ventilated adequately. Many household activities such as showering, cooking and heating can increase moisture within a household. Without adequate ventilation the moisture that these activities produce can provide an ideal environment for mould to form.

Dew Point

Dew point is the temperature given to a parcel of humid air which is cooled causing water vapour to condense into water, creating ideal conditions for mould growth.

This is very common at times when the outside air is cooler than the inside air. This will result in condensation and subsequently an excess of moisture inside the premises. Dew point is most noticeable as condensation noticed on windows and walls but can also be present on furnishing and appliances.

Mould Information

The way that mould reproduces is by creating tiny spores that are present within the air. These air borne mould spores occur at natural levels in the outside environment. Once mould starts growing in an indoor environment these mould spores become concentrated, landing on furniture, clothing and other items.

Once mould spores become concentrated in an indoor environment it can cause mould growth to start, often with minimal moisture and in places where it would not normally take hold.

Many of your everyday activities can add more water vapor to the air and raise the relative humidity of your home. The breathing of a family, cooking meals, taking showers, washing dishes and doing laundry will contribute to making the air in your home more humid.

In order to reduce condensation, humidity must be controlled and air movement must be generated. Once the property has been cleaned and air borne mould spores are reduced to an extremely low level than mould growth will not return.

Before MCA Remediation



After MCA Remediation



Recommendations

Laundry

It is recommended the following works be carried out by Mould Cleaning Australia:
- Removal of approx. 5000mm skirting
- Removal of approx. 1500mm x 1200mm plaster wall
- Disconnect and remove vanity

Toilet:

It is recommended the following works be carried out by Mould Cleaning Australia:
- Removal of approx. 5000mm skirting
- Removal of approx. 1500mm x 1200mm plaster wall

Bathroom

It is recommended the following works be carried out by Mould Cleaning Australia:
- Cap off plumbing and remove and dispose of vanity
- Removal of approx. 2500mm of skirting
- Removal of 2500mm x 600mm plaster wall

Hallway

It is recommended the following works be carried out by Mould Cleaning Australia:
- Removal of all carpet, underlay and smooth-edge

Recommendations

Rewire Exhaust Fan - Bathroom

It is recommended that the exhaust fan be re-wired into the light switch by a licensed electrician. This will ensure that the exhaust fan is in use each time the bathroom is in use.

Regular Cleaning

It is recommended, when occupied, the occupants regularly clean the exhaust fan to removed any buildup of dust and dirt. This will ensure the exhaust fan is working to capacity and adequately working.

Install an Exhaust Fan - Laundry

It is recommended a standard sized laundry requires 6-8 changes of air per hour. To determine the minimum capacity of fan required, calculate the volume of the room (length x width x height) then multiply by the recommended number of air changes required.

Dehumidifier

It is recommended that a dehumidifier be run in the property to reduce the moisture levels. Mould will not grow with moisture levels under 50%, therefore the running of the dehumidifier would reduce moisture levels to this point so that mould is not able to grow.

Desiccant rotor dehumidifiers use a desiccant (a substance that adsorbs water in a vapour state) that is mounted on a rotating wheel. As the wheel turns, the incoming air passes through the desiccant where the moisture is adsorbed (collected onto the wheel surface) and the dried air is left to flow out. A flow of warm air is then passed through the desiccant wheel to ‘regenerate’ it and expel the moisture from its surface. The moisture is collected in the dehumidifier’s water tank or drained out through a hose. The wheel continues to rotate and the adsorption process is repeated. The adsorption principle used in desiccant rotor dehumidifiers make them especially suited for high humidity levels even at low temperatures.

Ideally the best time to run the dehumidifier is when the temperature differential is the greatest, so early morning and late evenings. The dehumidifier will require some maintenance the first month but over time it will need to be emptied less.

Report Guide

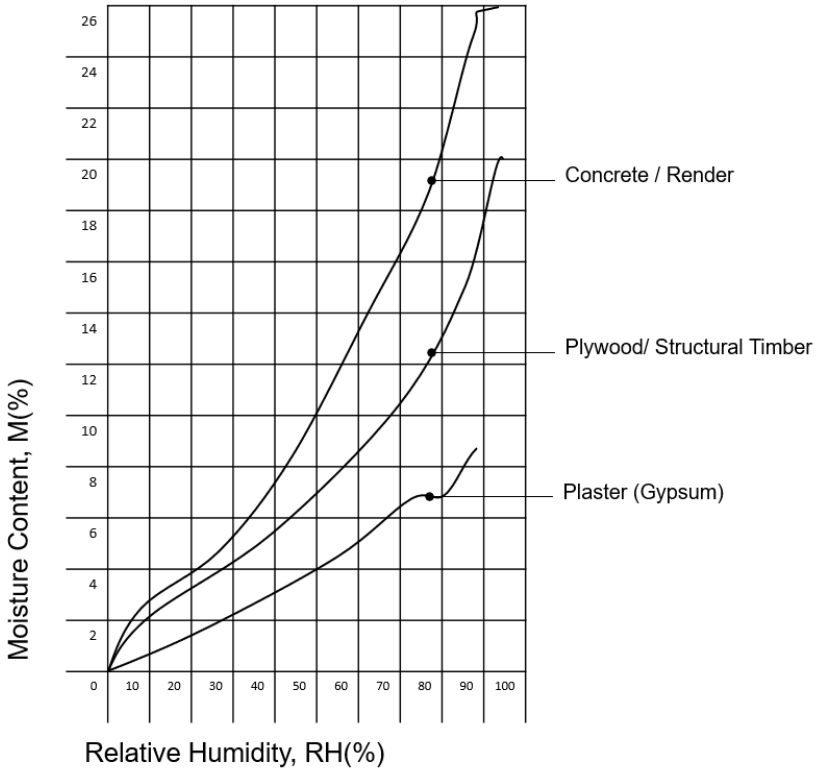
Moisture Readings, Temperature, Humidity and Visual Inspection

All mould growth is caused by a source of moisture. By conducting the inspection with a moisture meter we can narrow the source of the moisture and the reason why the mould growth has occurred.

Moisture content is often expressed as a percentage (100 x (wet mass – dry mass)) ÷ (dry mass), or in terms of the amount of water in a certain volume (lbs./ft. cubed).

Mould growth can be limited if the moisture content of common building materials can be kept below 20%. Moisture content below 17% means that virtually no microbial growth will occur on even the most susceptible materials. Microbial growth is limited when the moisture content of plasterboard/gypsum is below 6%, when timber is below 13% and when concrete is below 22%.

Please refer the chart below for an indication of a normal moisture level for each surface.



Inspection Details

The initial inspection found that the property currently has visible mould in multiple areas, which will require micro cleaning and the fogging treatment of entire premises to remove mould. Outlined below are the areas that require remediation:

Area 1:

Room Type	Laundry	Visible Mould	Ceiling, Walls, Windows
Internal Temp	17.1*C	Relative Humidity	52.4%
Dew Point	8.1*C	Particle Count:	156 @ 5um
Moisture Content	4.4 % Ext. Wall	5.3% Int. Wall	
Notes:	Visible mould present on ceiling, walls and windows throughout . Previous plumbing leak in vanity in laundry causing extensive damages to walls and skirting.		





Area 2:

Room Type	Toilet	Visible Mould	Walls, Windows
Internal Temp	18.7*C	Relative Humidity	50.5%
Dew Point	9.1*C	Particle Count:	214 @ 5um
Moisture Content	4.1% Ext. Wall	4.2% Int. Wall	
Notes:	Visible mould to walls and windows throughout. Very extensive mould damage to walls and skirting.		





Inspection Details

Area 3:

Room Type	Bathroom	Visible Mould	Walls, Windows, Cupboard
Internal Temp	18.9*C	Relative Humidity	48.6%
Dew Point	8.7*C	Particle Count:	288 @ 5um
Moisture Content	6% Ext. Wall	5.6% Int. Wall	
Notes:	Visible mould to walls and window. Vanity is heavily water damaged from a previous plumbing leak.		





Area 4:

Room Type	Hallway	Visible Mould	Flooring
Internal Temp	19.1*C	Relative Humidity	49.1%
Dew Point	9.1*C	Particle Count:	545 @ 5um
Moisture Content	6.3% Ext. Wall	6% Int. Wall	
Notes:	Visible mould to carpet, underlay and smooth-edge. Water damage from the leaks in adjoining rooms (laundry, toilet and bathroom)		





Inspection Details

Area 5:

Room Type	Kitchen	Visible Mould	Ceiling, Walls, Windows
Internal Temp	19.6*C	Relative Humidity	46.8%
Dew Point	8.9*C	Particle Count:	119 @ 5um
Moisture Content	6.9% Ext. Wall	4.6% Int. Wall	
Notes:	Visible mould to ceiling, walls and windows		





Area 6:

Room Type	Dining/ Lounge Room	Visible Mould	Ceiling, Walls, Windows
Internal Temp	19.7*C	Relative Humidity	45.8%
Dew Point	8.7*C	Particle Count:	100 @ 5um
Moisture Content	5.9% Ext. Wall	6.3% Int. Wall	
Notes:	Visible mould to ceiling, walls and windows		

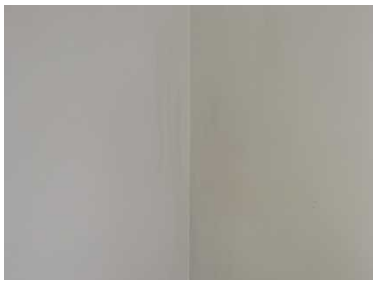




Inspection Details

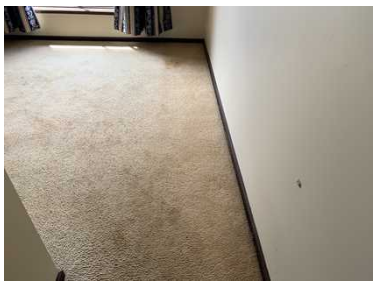
Area 7:

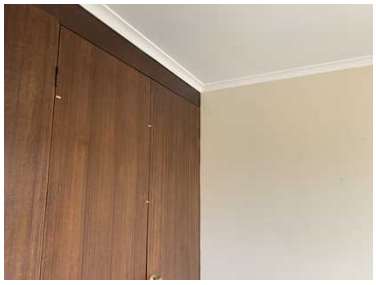
Room Type	Entrance	Visible Mould	Ceiling, Walls
Internal Temp	19.9*C	Relative Humidity	44.6%
Dew Point	8.6*C	Particle Count:	105 @ 5um
Moisture Content	5.8% Ext. Wall	5.4% Int. Wall	
Notes:	Visible mould to ceiling and walls		


Area 8:

Room Type	Bedroom 1	Visible Mould	No Visible Mould
Internal Temp	20.1*C	Relative Humidity	44.8%
Dew Point	8.8*C	Particle Count:	333 @ 5um
Moisture Content	5.8% Ext. Wall	6% Int. Wall	
Notes:	Comparison only		





Outdoor Environment Comparison

Outdoor Temperature	23.5*C	Relative Humidity	35.7%
Dew Point	9*C	Particle Count:	41 @ 5um
Notes:			







Inspection Details

By using an infrared camera it is possible to visually see water intrusion that may not be visible to the naked eye. This allows us to pin point an exact location where a moisture problem may be occurring. Below are the infrared photographs of the rooms effected.

Room: Laundry

(Picture Natural)



(Picture IR)



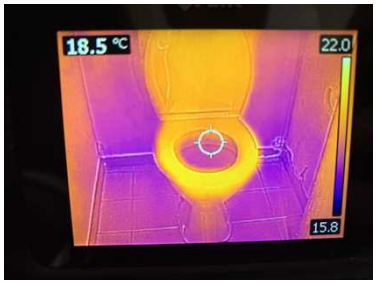
Comments: Past water intrusion identified

Room: Toilet

(Picture Natural)



(Picture IR)



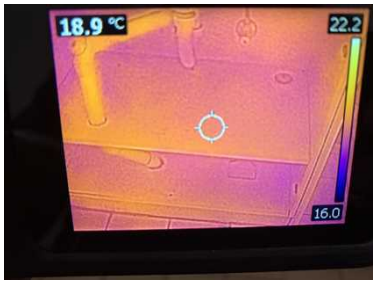
Comments: Past water intrusion identified

Room: Bathroom

(Picture Natural)



(Picture IR)



Comments: Past water intrusion identified

Inspection Details

Room: Hallway

(Picture Natural)



(Picture IR)



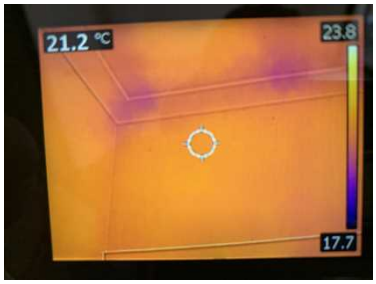
Comments: Past water intrusion identified

Room: Kitchen

(Picture Natural)



(Picture IR)



Comments: No water intrusion detected

Room: Dining/ Lounge Room

(Picture Natural)



(Picture IR)



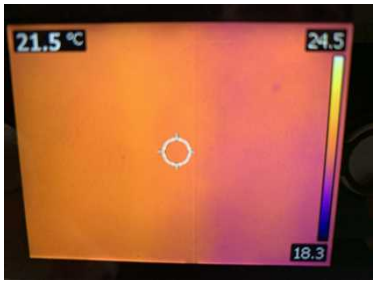
Comments: No water intrusion detected

Room: Entrance

(Picture Natural)



(Picture IR)



Comments: No water intrusion detected

Inspection Details

Room: Bedroom 1

(Picture Natural)



(Picture IR)



Comments: No water intrusion detected

Scope of Works

Summary:
It is proposed by Mould Cleaning Australia that we remediate the property by removing all visible mould from the premises including the removal air borne mould spores so the home has an acceptable mould air spore count consistent with the outside environment.

1. Removal of visible mould &
2. Removal of air borne mould spores to a low level within the entire property.

1 Stage 1

- Correct any hazards identified when performing the inspection and risk assessment.
- Arrange lock up procedures with the occupants of the home, and ensure the area is isolated for the period of the treatment.
- Ensure all appropriate PPE is onsite and in good working order.

2 Stage 2

- Install negative air filtration systems at a capacity of 1,600 cubic meters per hour to remove and capture air bourn mould spores.
- If necessary HEPA vacuum all affected surfaces, soft furnishings and carpets to remove and capture mould spores.

3 Stage 3

- Micro clean all hard surfaces with GM2000 biological decontamination product to remove mould growth and spores outlined in this report. This may include walls, ceiling, furniture and skirting.
- Remove any visible mould staining with GM6000 to areas outlined in this report.

Scope of Works

4 Stage 4

- Remove all equipment, including air filtration systems. Ensure all windows are locked and proceed to wear full personal protective equipment in preparation for fogging treatment.
- Proceed with fogging treatment in a safe an effective manner.
- Ensure the home is locked and isolated for at least two hours from the time of finishing the fogging treatment.

Please note: a fully illustrated report will be provided on completion of work.

Quotation for Mould Remediation

- Removal of visible mould in all affected as per the above outlined report
- Removal of air borne mould spores from with premises via fogging treatment

Option A.

Total cost of complete remediation works - $3,394.13 (+GST) = $3,733.55

Including removal of mould-affected materials

Total cost to treat air-conditioning system - $200 (+GST) = $220

TOTAL COST - $3,594.13 (+GST) = $3,953.54

Option B.

Total cost of complete remediation works - $2,350.13 (+GST) = $2,585.15

Excluding removal of mould-affected materials

Total cost to treat air-conditioning system - $200 (+GST) = $220

TOTAL COST - $2,550.13 (+GST) = $2,805.15

Pretreatment Information

Prior to Arrival

Prior to the mould remediation treatment being conducted within the premises, we require the following to be completed.

1. Ensure clear access is available to the affected areas to be treated
2. Move all items away for the walls of affected areas
3. If contents (personal items) are required to be treated, these need to be placed together in an area of the room that is clearly visible.
4. Place any fruit or open food into the fridge.
5. Please ensure that toothbrushes are moved into a cupboard or drawer
6. If the bathroom requires treatment, please remove all towels and floor mats.

If clear access is not available Mould Cleaning Australia will not move contents or personal items and therefore if an area or item of contents is not treated, Mould Cleaning Australia will take no responsibility or liability if visible mould is still present.

Upon Arrival

Arrange lock up procedures with attending technician/s.

Completion of Work

The premises will be required to be vacant during the treatment process and requires to be isolated for an additional 2 hours after the treatment has been completed.
This includes any pets that may reside in the premises.
You will be notified once the premises has been locked and vacated, which commences the 2 hour time period until anyone may reenter the premises.

Mould FAQ’s

Mould is a type of fungi that are naturally occurring organisms playing a major role in the earth's ecosystem. Mould grows best in damp and poorly ventilated areas, and reproduces by making spores. Moulds are present virtually everywhere, indoors and outdoors and can grow in and on materials such as food, furniture, fabrics, carpets, walls, paper, timber and plumbing.

How can I be exposed to mould?
When mould is disturbed, it releases spores into the air. You can be exposed by breathing air containing these mould spores. You can also be exposed through touching mouldy items, eating mouldy food or accidental hand to mouth contact.

What makes mould grow in my home?
Mould enters your home as tiny spores. The spores need moisture to begin growing, digesting and destroying. Moulds can grow on almost any surface, including; wood, ceiling tiles, wallpaper, paints, carpet, sheet rock, and insulation. The mould grows best when there is lots of moisture from a leaky roof, high humidity, or flood.

When is mould a problem?
Mould is often found in areas where water has damaged building materials and furniture from flooding or plumbing leaks. Mould often grows in rooms with both high water usage and humidity, such as kitchens, bathrooms, laundry rooms, and basements. If you notice mould or know of water-damaged areas in your home, it is time to take action to control its growth.

What is Fogging?

When a Goldmorr Master Technician refers to fogging, it is the process by which the GM2000 is applied within your dwelling. The product is misted by use of a spray device and so can gain far greater and more consistent coverage of an entire home, similar to the steam created when you have a hot shower.

Why fog the entire house instead of only the room that has the mould?

This is simply because mould spores spread. They are carried on your clothing as well as being present in the air. If the entire dwelling is not fogged, then the mould will return in other rooms under the right conditions.

What does all this mean?

The bottom line here is that we can confidently use GM2000 knowing that you are extremely unlikely to have any reaction to it. It is not going to harm any of your furnishings either. We have performed many treatments with occupants who suffer with such ailments as asthma and multiple sclerosis and others going through chemotherapy. All have reported improvements in their own wellbeing following mould removal and fogging, with a lot of clients opting for an annual fog regardless of the fact that mould may not be present.

Terms & Conditions

The following terms and conditions of sale apply to the supply of services by Mould Cleaning Australia. By accepting and scheduling the work outlined in this report, you (the Client) are accepting the below terms and conditions.

Warranty

Mould Cleaning Australia offer a 12 month warranty on services performed to remediate mould from the affected areas under the following conditions:

The cause/source of the problem has been rectified and the recommendations outlined in this report have been applied including all required repairs and inspections attended too.

No acts of nature or disasters have occurred within the premises following Mould Cleaning Australia remediation, such as flooding, storm damage or roof damage.

No alterations or repairs to the premises which include the areas that have been serviced. If alternations have been made these will be the responsibility of the third party involved in the alteration or repair.

Any concerns or questions in relation to the work carried out by Mould Cleaning Australia technicians, the Client must notify Mould Cleaning Australia in writing within 5 business days after remediation has been completed.

The invoice is paid in full within no more than 30 days from the date of receipt of invoice. If the account remains unpaid the warranty is not valid.

Terms of Payment

1. Payment of the account is to be made in full as stated by the due date on the invoice, we accept cash, visa, mastercard or cheque.
2. If the account remains unpaid for more than 60 days the Client will incur an administration fee of $44.00 and 25% pa interest charge calculated daily on the balance outstanding.
3. Failure to pay the account in full within 90 days will result in this account being listed with our credit reporting agency. If listed, the default will be visible on your credit file for five years. Mould Cleaning Australia also reserve the right to commence legal action in order to recover all outstanding payments.

The Client shall be liable to pay all collection costs including any legal and court charges should Mould Cleaning Australia need to pursue the Client for non - payment.