



4/30 Dulacca Street
Acacia Ridge QLD
Australia

Mould Remediation Report

Claim Id

S8-5079

Date of Loss

Aug 16, 2024

Date Claim Created

Aug 16, 2024

Type of Loss

Mould

Address

[REDACTED] St, Mount Lofty Toowoomba,
QLD 4350, Australia

Policyholder Name

Lynne [REDACTED]

Policyholder Email

[REDACTED]

Policyholder Phone Number

[REDACTED]

Claim Summary

Elite Restoration was engaged to assess mould conditions at [REDACTED] Street Mt Lofty Toowoomba, which is a single-storey, free-standing elevated house. The inspection aimed to evaluate existing mould issues following the recent purchase of the property.

The client reported a suspected water leak issue in the roof, later identified by a roofer as a ridge capping problem. The property has been unoccupied for an extended period, resulting in visible mould growth and minimal ventilation due to closed windows and doors. Natural sunlight was obstructed by surrounding trees.

Inspection Findings:**Visual Inspection:**

Extensive surface mould and dust observed on walls and ceilings throughout the property. Significant mould growth on the bathroom ceiling, causing non-restorable damage to the cornice.

Moisture and Humidity Readings:

Humidity level was above 60% during the inspection.

Walls and ceilings were dry at the time of inspection.

Sampling Results:

Air Sampling: Elevated levels of Aspergillus/Penicillium-like spores were found in samples (5, 6) compared to outside air (7).

Surface Sampling: Very high levels of fungal hyphae, Aspergillus/Penicillium-like spores, and

Cladosporium in samples (2, 4). Very high levels of Ascospores in sample (4) and high levels of Cladosporium in sample (1).

Analysis and Conclusion:

The analysis indicated the presence of Aspergillus/Penicillium and Cladosporium, which are allergenic and/or produce mycotoxins.

The presence of fungal hyphae suggests recent active mould growth.

Sampling results are consistent with 'Condition 3' (active mold growth) according to ANSI/IICRC S520 standard.

Recommendations:

Vacate the Property:

Strongly consider vacating the affected areas until professional mould remediation is completed and the premises are deemed safe for occupancy.

Professional Remediation:

Roof Void Treatment: Treat the roof void area to address any mould growth and prevent future issues.

Mould Remediation:

Exposed Timber Framing: HEPA vacuum, sand/wire brush, and chemically treat all exposed timber framing.

Fogging: Apply fogging treatment to ensure comprehensive mould remediation.

Containment and Air Scrubbing:

Hallway: Set up Zipwall containment at entryways to prevent cross-contamination. Use an air scrubber to capture airborne mould spores.

Master Bedroom: Install Zipwall containment in the doorway. Set up an air scrubber and HEPA vacuum all surfaces including ceilings, walls, flooring, window frames, and tracks.

Bedroom Two: Install Zipwall containment in doorways. Set up an air scrubber and HEPA vacuum and clean all surfaces including walls, ceilings, flooring, window tracks, and frames.

Lounge Room: Install Zipwall containment in doorways. HEPA vacuum and clean all surfaces including walls, ceilings, flooring, window frames, tracks, screens, and blinds. Use an air scrubber to catch airborne spores.

Kitchen/Dining Room: Set up Zipwall containment in the entryway. HEPA vacuum and clean all surfaces including walls, ceilings, flooring, window frames, tracks, blinds, curtains, cupboards, drawers, and exhaust fans.

Cleaning and Decontamination:

Remove and professionally clean or dry clean all porous materials such as clothes, shoes, and linens. Items should be bagged and sealed to prevent further contamination.

Additional Considerations:

Painting: A painter may be required to address any necessary painting of ceilings and other surfaces affected by mould.

Temporary Accommodation: Not required as the property is unoccupied.

Storage: Not required as there are no contents in the property.

Equipment Required:

2 HEPA Vacuums

4 Air Filtration Devices (AFDS) for 5 days
10 Zipwall Poles for containment
5 Dehumidifiers
3 Power Cords
1 Electric Fogger
6 Residual Current Devices (RCDs)

Summary: The inspection revealed significant mould growth due to extended unoccupancy and water damage. Immediate professional intervention is necessary for effective mould remediation and moisture control to ensure a safe living environment. The detailed recommendations and equipment requirements outlined should guide the remediation process.

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Structure: Main Building

Main Building: Bedroom 1

Overview Photos: Bedroom 1

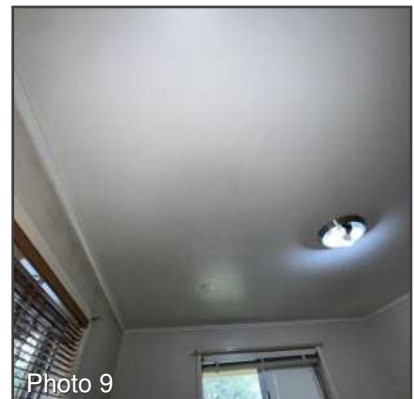
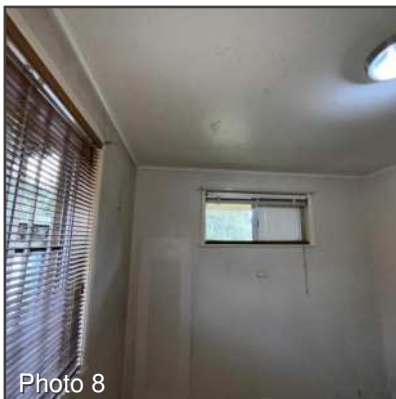
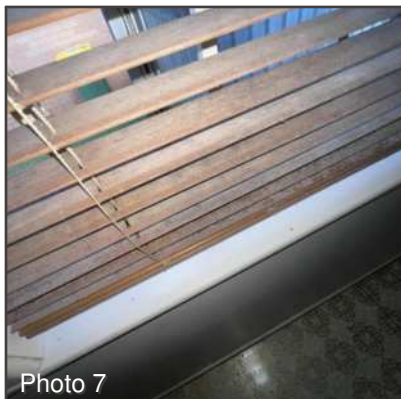
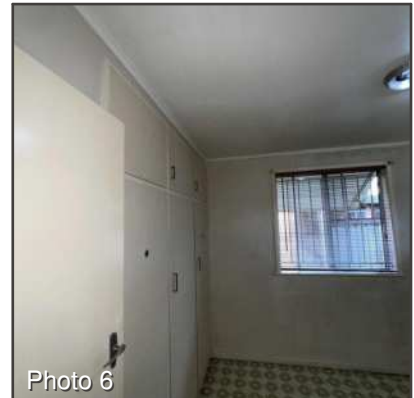
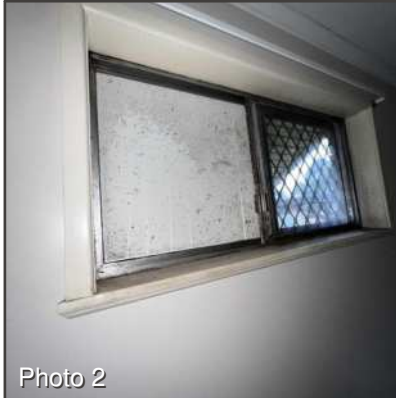




Photo 10



Photo 11

Room Notes: Bedroom 1

16/8/2024 Room Inspection Initial Attendance

Room Inspection Initial Attendance:

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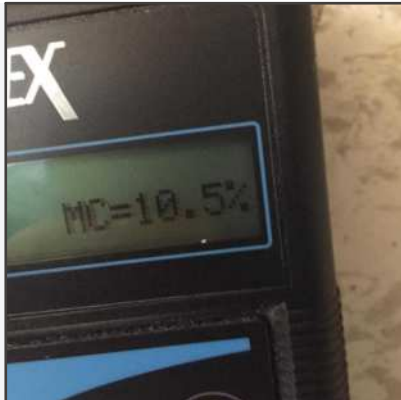
Moisture & Hygrometer Readings:

Relative Humidity: – 63%, 35%

Room Temperature: – 13.8°C, 05.7C

Ceiling Moisture Reading: – 18.0%

Wall Moisture Reading - 17.2%, 10.5%, 11.1%

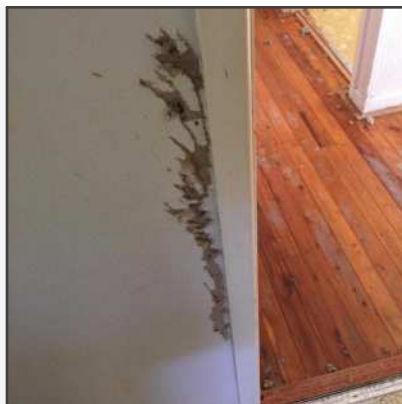




Hygrometer Readings



Pre-existing Damages





Hepa vac



Afd



12/09/2024 - Room Inspection Re-Attendance

Restorative Equipment Installed:

Air Movers: - 1

RCDs: - 1

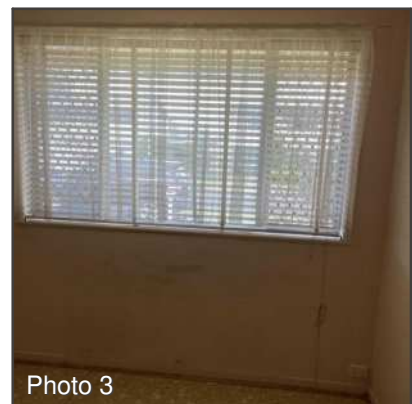
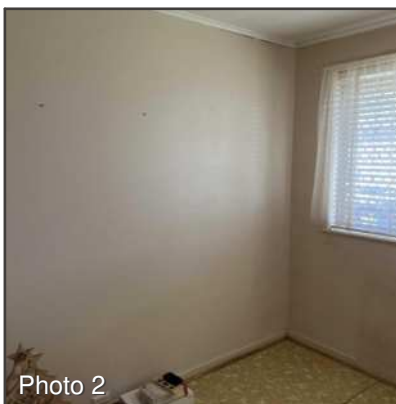
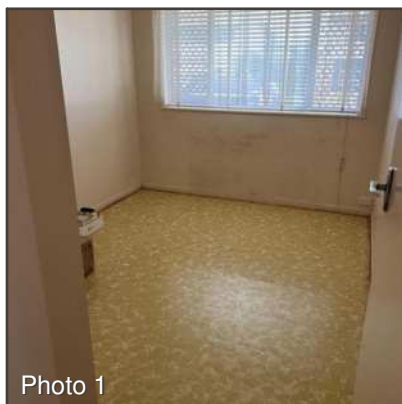
Air Filtration Devices: - 1

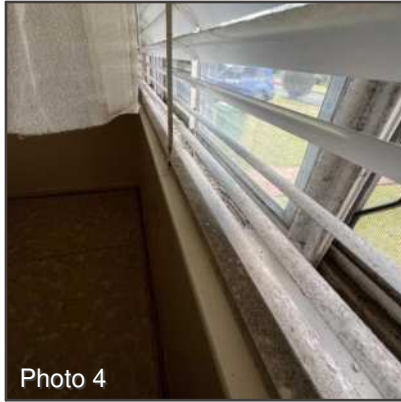




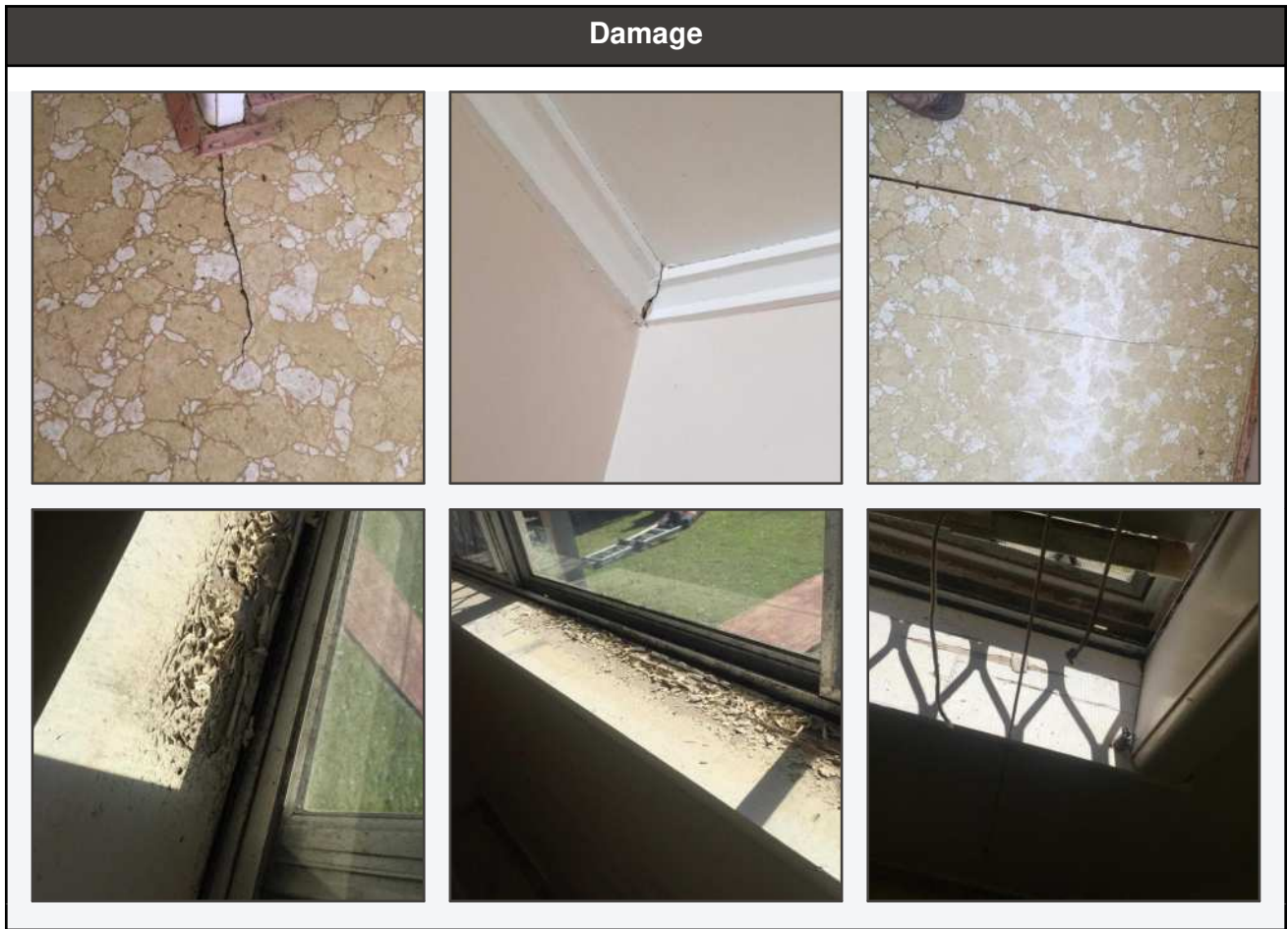
Main Building: Bedroom 3

Overview Photos: Bedroom 3





Room Notes: Bedroom 3



Afd

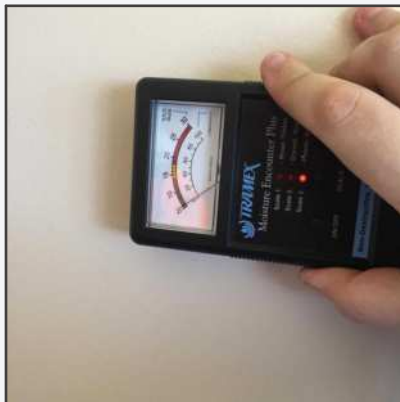
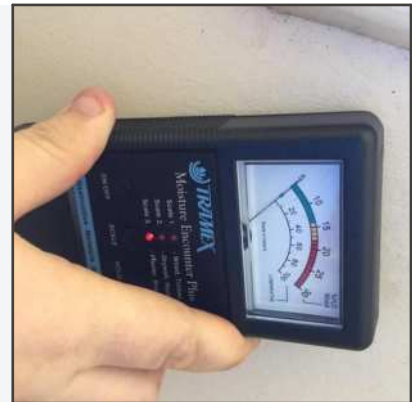


Hygrometer



16/08/2024- Room Inspection Initial Attendance

Room Inspection Initial Attendance:
Room Size (LxWxH):
Moisture & Hygrometer Readings:
Relative Humidity: – 34%
Room Temperature: – 05.5C
Wall Moisture Reading: – 5.5, 5
Ceiling Moisture Reading - 5, 5.5



12/09/2024 - Room Inspection Re-Attendance

After Photos



Main Building: Bedroom - Master

Overview Photos: Bedroom - Master

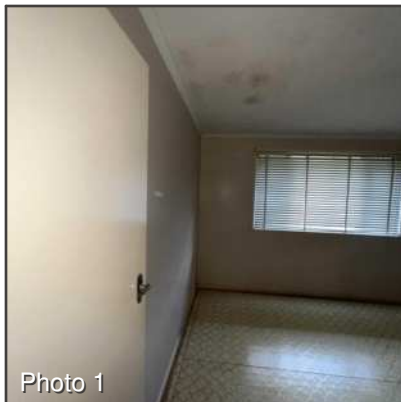


Photo 1



Photo 2

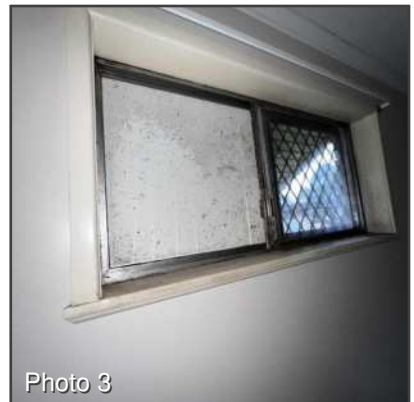


Photo 3



Room Notes: Bedroom - Master

16/8/2024 - Room Inspection Initial Attendance

Room Inspection Initial Attendance:

Room Size (LxWxH):

Moisture & Hygrometer Readings:

Relative Humidity: – 62%, 32%

Room Temperature: – 13.9°C, 06.4C

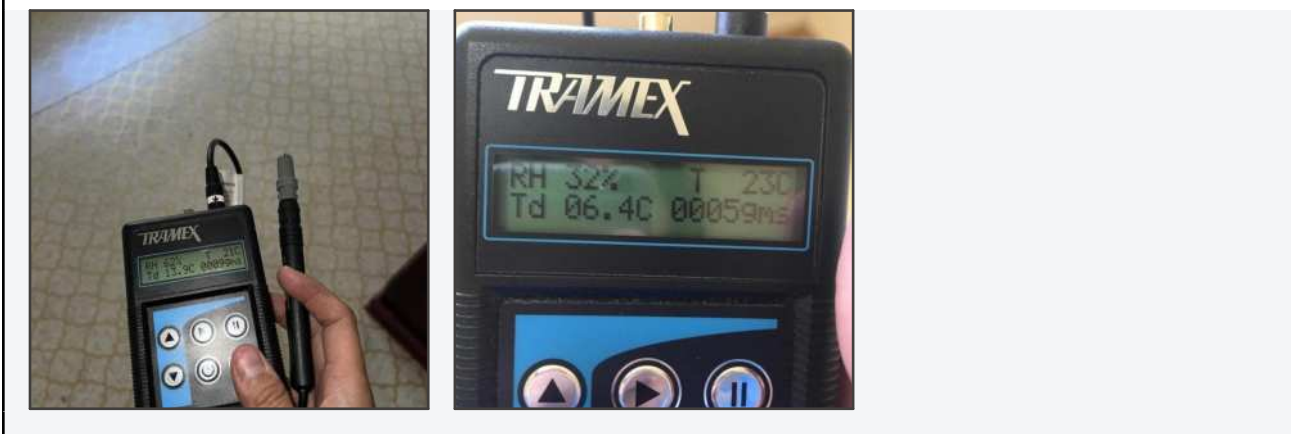
Ceiling Moisture Reading: – 20.7%, 21.8%

Floor Moisture Reading: – 14.2%





Hygrometer Readings



Damage



Afd



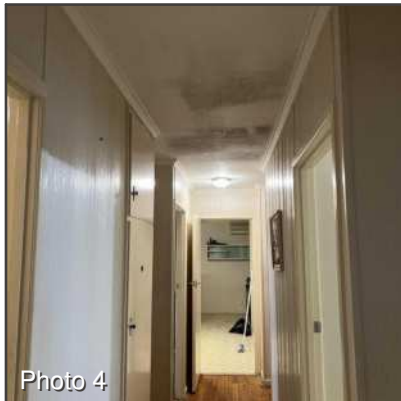
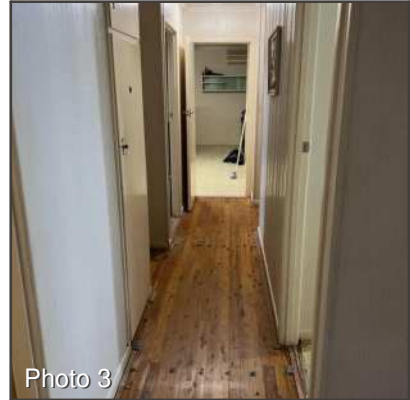
12/09/2024 - Room Inspection Re-Attendance

After Photos



Main Building: Hallway

Overview Photos: Hallway



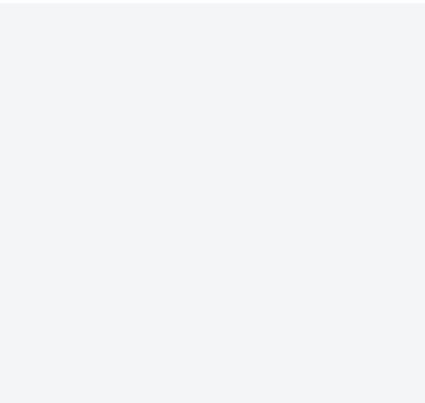
Room Notes: Hallway

16/8/2024- Room Inspection Initial Attendance

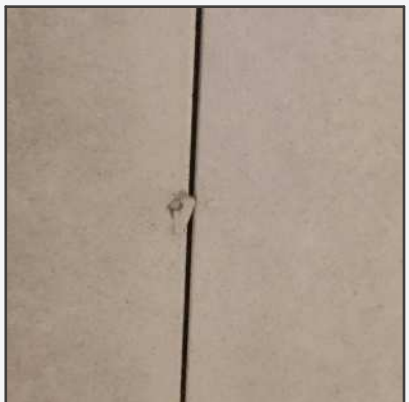
Room Inspection Initial Attendance:
Room Size (LxWxH):
Moisture & Hygrometer Readings:
Relative Humidity: – 58%, 36%
Room Temperature: – 14.9°C, 05.4C
Ceiling Moisture Reading: – 08.2%
Wall Moisture Reading - 9, 12.5, 10, 13
Floor Moisture Reading - 16.5



Hygrometer Readings



Pre-existing Damages





12/09/2024- Room Inspection Re-Attendance

After Photos



Main Building: Lounge Room

Overview Photos: Lounge Room

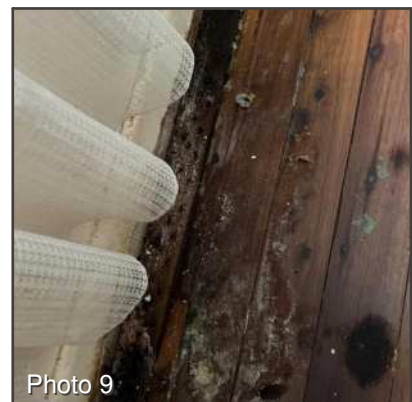
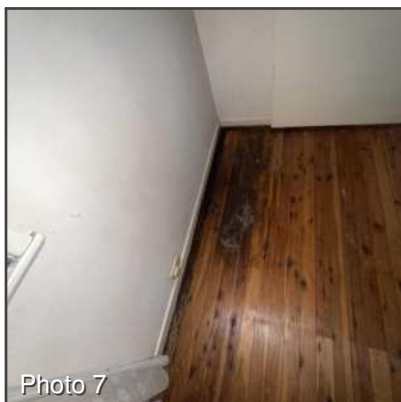
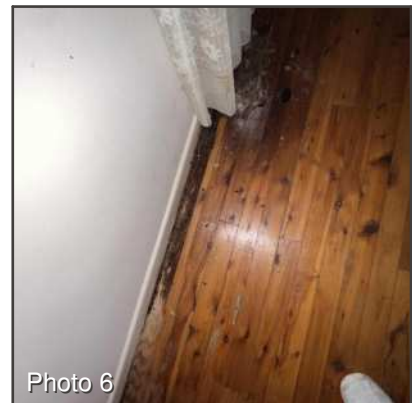
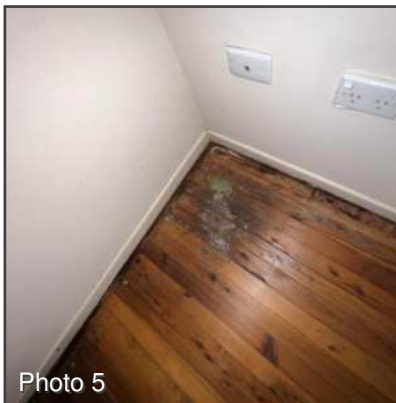
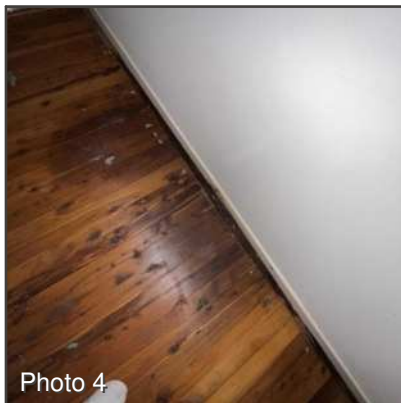
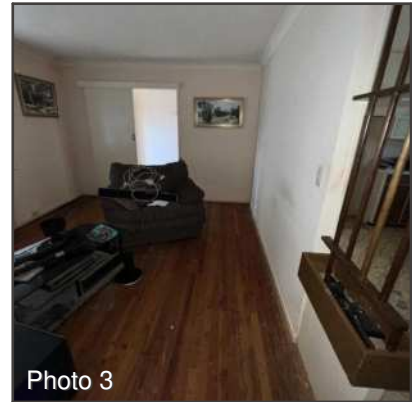
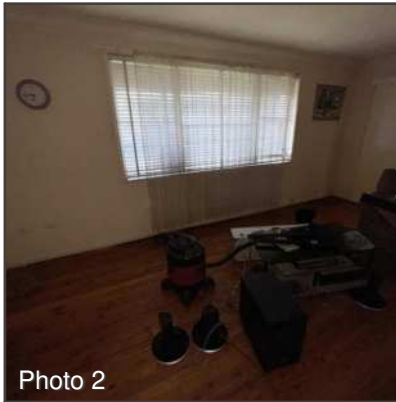
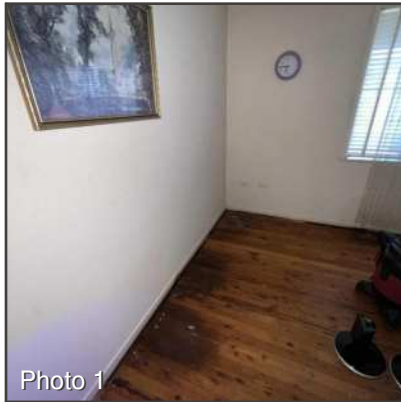




Photo 10



Photo 11



Photo 12



Photo 13

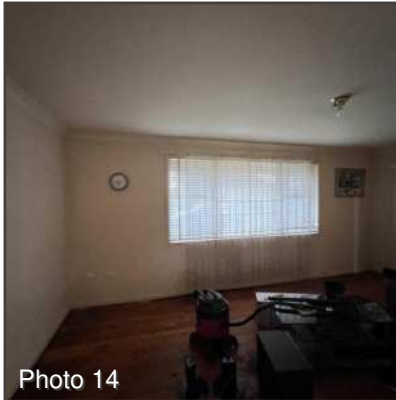


Photo 14



Photo 15

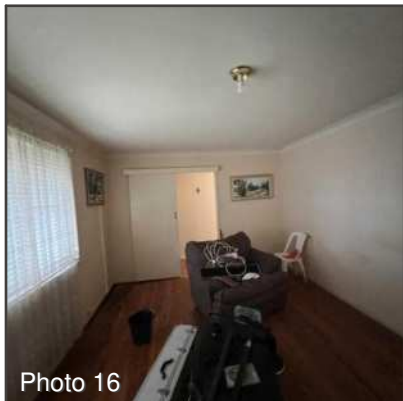


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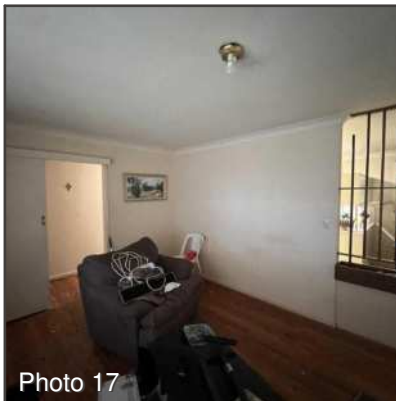


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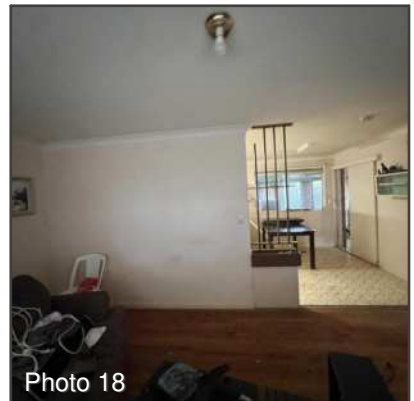


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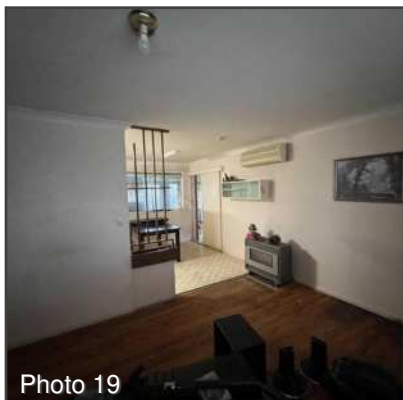


Photo 19

Room Notes: Lounge Room

16/8/2024- Room Inspection Initial Attendance

Room Inspection Initial Attendance:

Room Size (LxWxH):

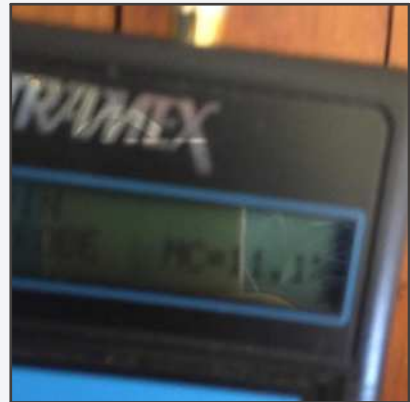
Moisture & Hygrometer Readings:

Relative Humidity: – 63%, 38%

Room Temperature: – 15.0°C, 06.3C

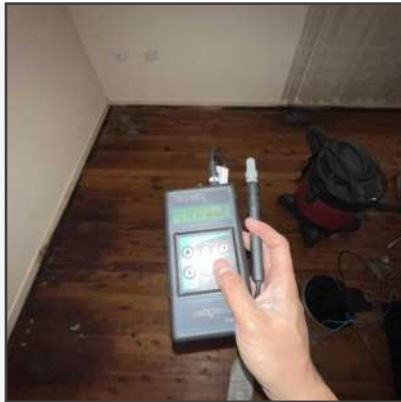
Floor Moisture Reading: – 36.2%, 22.9%, 12.9%, 11.7%, 11.1%

Wall Moisture Reading - 15.1%, 14.3%



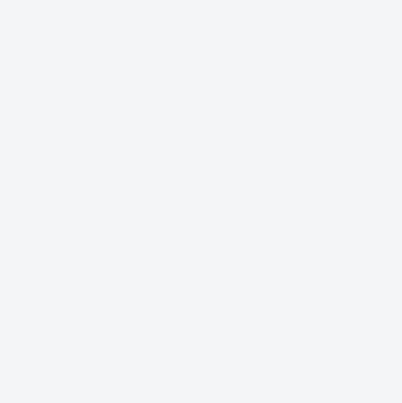


Hygrometer



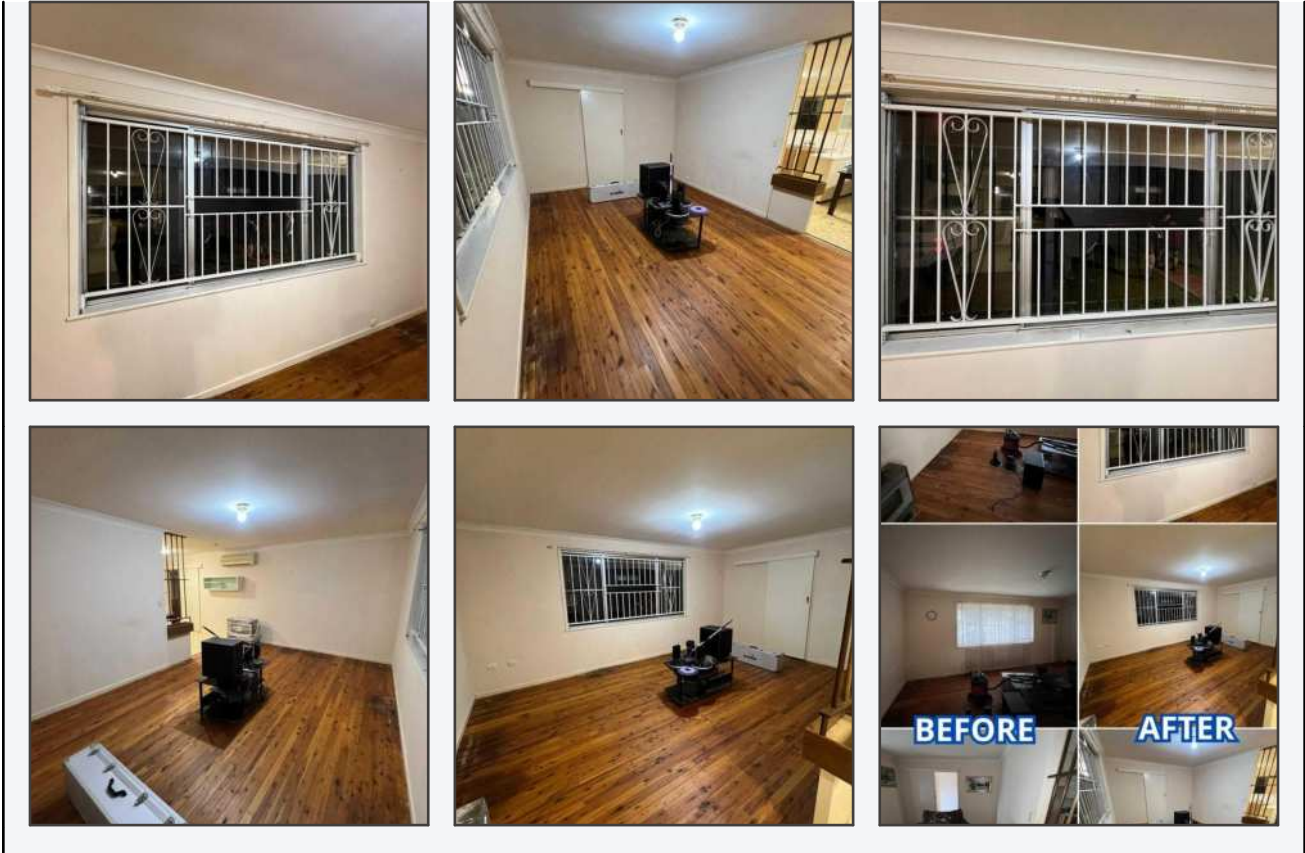
Pre-existing Damages





12/09/2024 - Room Inspection Re-Attendance

After Photos



Main Building: Dining Room

Overview Photos: Dining Room





Photo 4

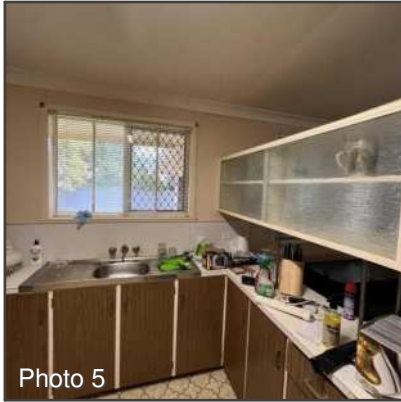


Photo 5

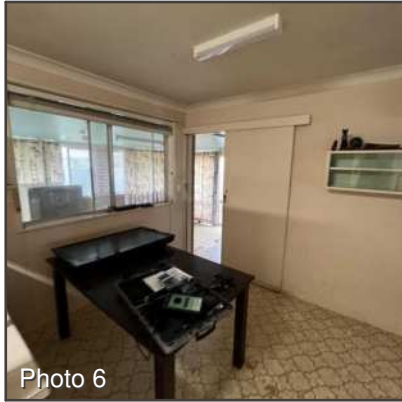


Photo 6

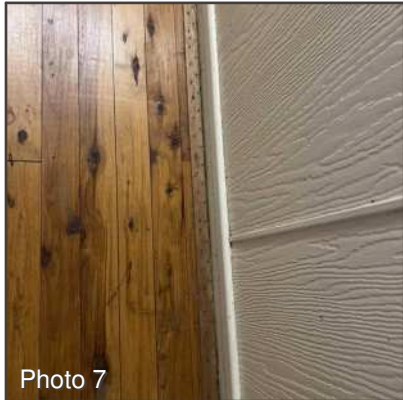


Photo 7



Photo 8



Photo 9



Photo 10



Photo 11

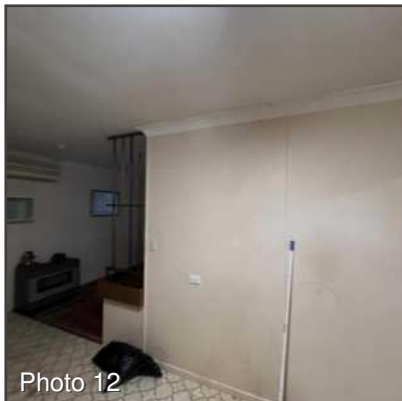


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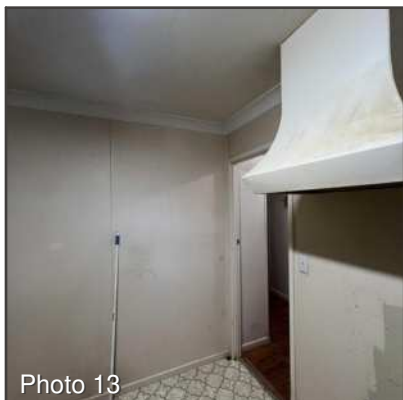


Photo 13



Photo 14

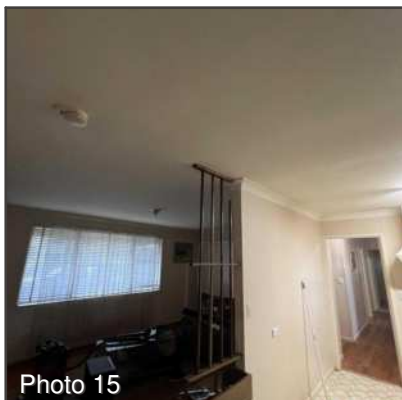


Photo 15



Photo 16

Room Notes: Dinning Room

16/8/2024- Room Inspection Initial Attendance

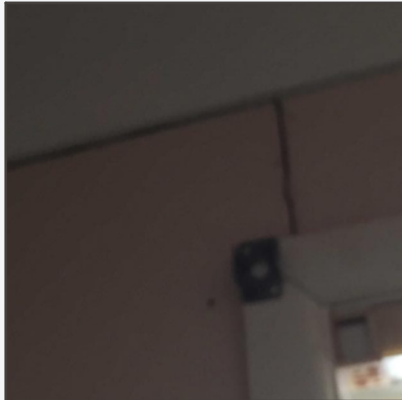
Room Inspection Initial Attendance:
Room Size (LxWxH):
Moisture & Hygrometer Readings:
Relative Humidity: – 38%
Room Temperature: – 05.5C
Wall Moisture Reading: – 9.5, 10
Floor Moisture Reading: – 12.7, 34.3, 32.5, 33.7

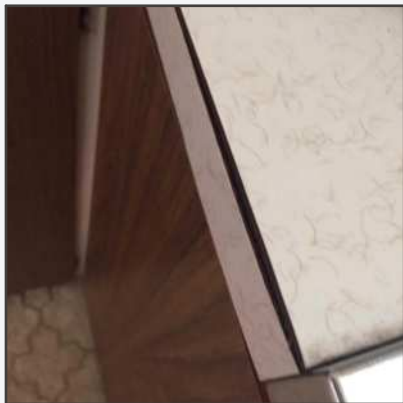




Pre-existing Damages





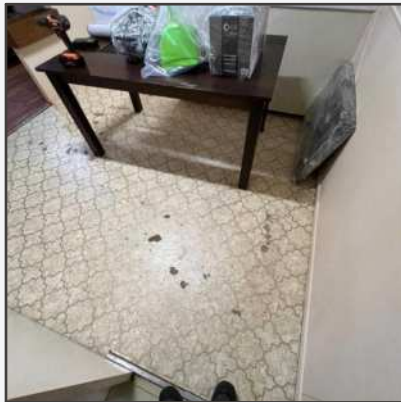


Hygrometer



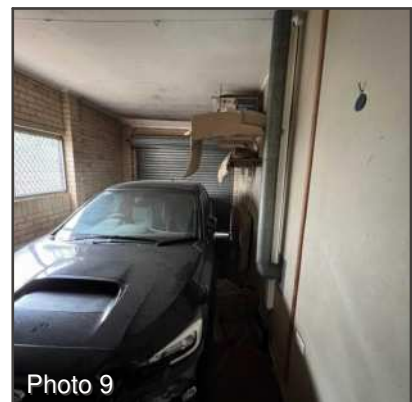
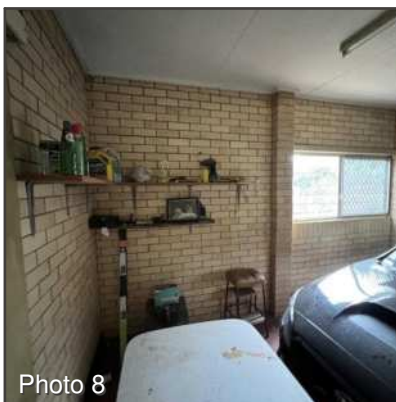
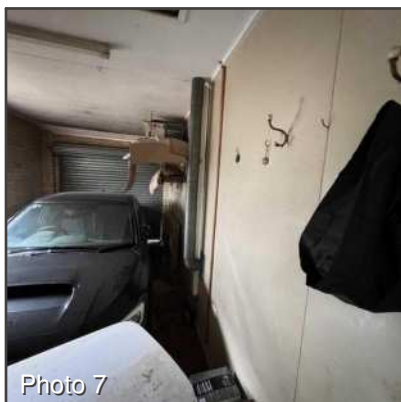
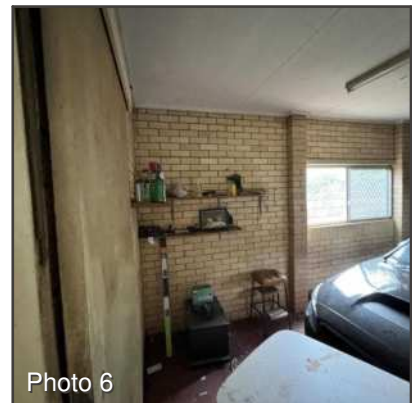
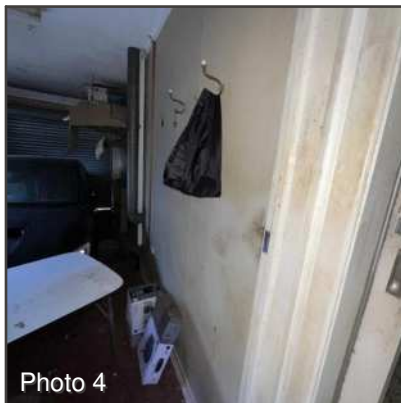
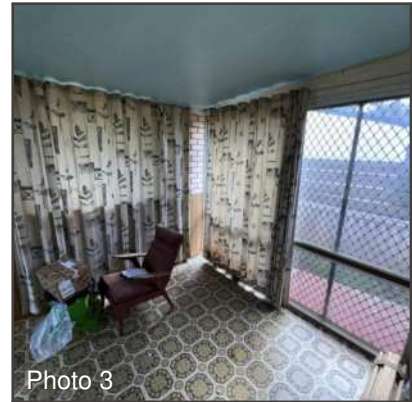
12/09/2024 - Room Inspection Re-Attendance

After Photos



Main Building: Garage

Overview Photos: Garage



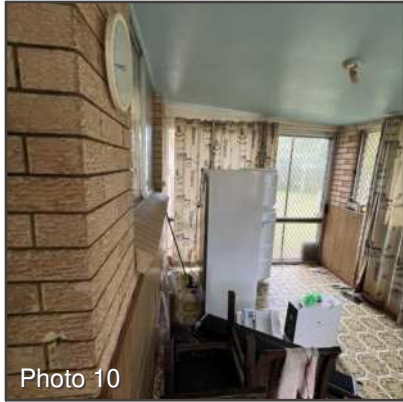


Photo 10



Photo 11

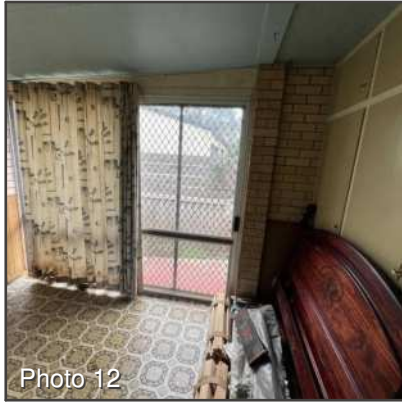


Photo 12



Photo 13



Photo 14

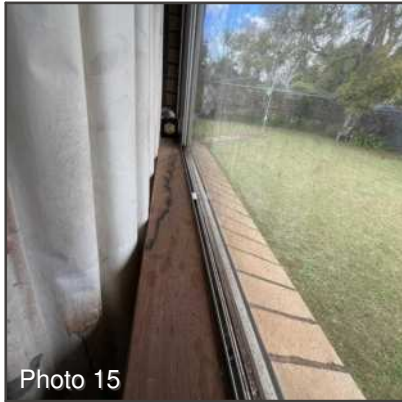


Photo 15

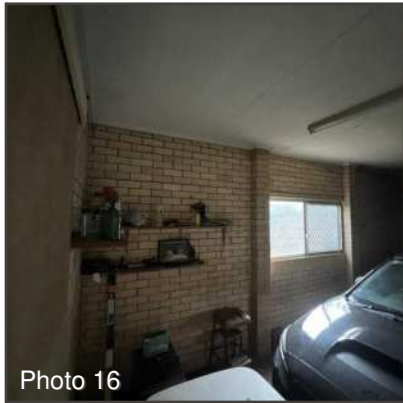


Photo 16

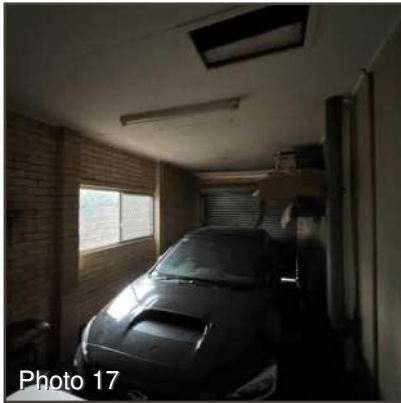


Photo 17

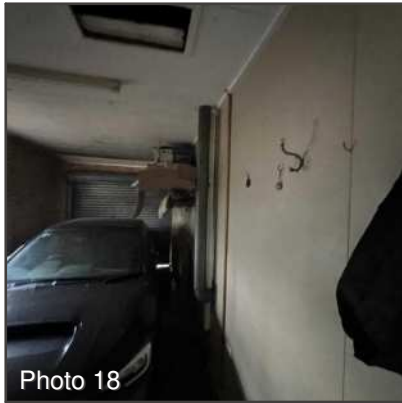


Photo 18



Photo 19



Photo 20



Photo 21

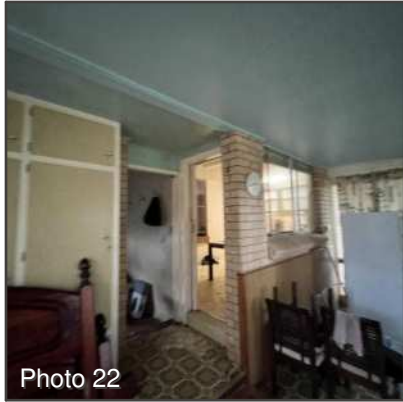


Photo 22

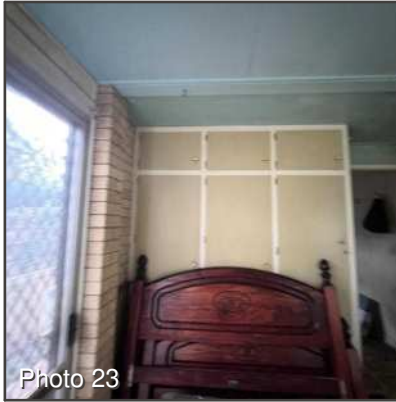


Photo 23

Room Notes: Garage

Pre-existing Damages





12/09/2024 - Room Inspection Re-Attendance

Room Inspection Initial Attendance:
Room Size (LxWxH):
Moisture & Hygrometer Readings:
Relative Humidity: – 34%
Room Temperature: – 06.7C



Main Building: Bathroom

Overview Photos: Bathroom



Photo 1

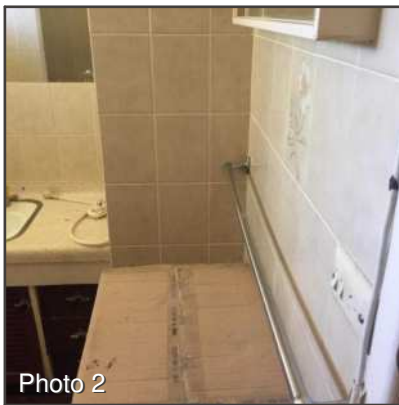


Photo 2

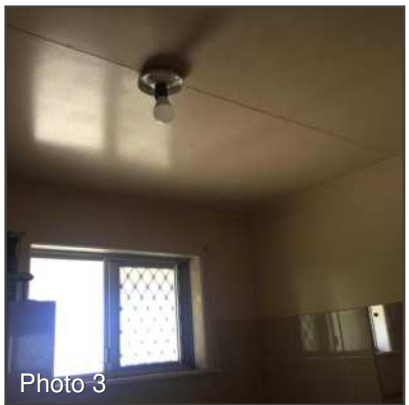


Photo 3



Photo 4



Photo 5

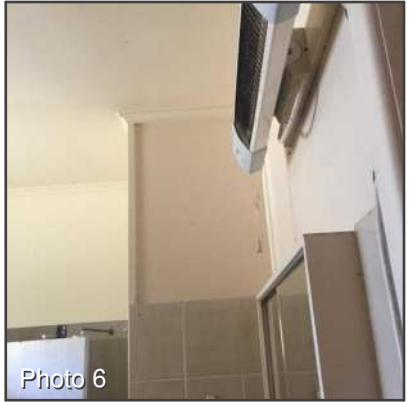


Photo 6



Photo 7



Photo 8



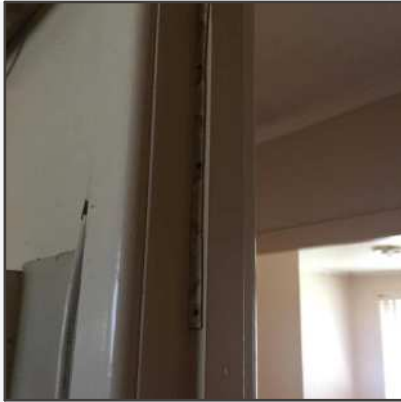
Photo 9



Photo 10

Room Notes: Bathroom

Pre- existing Damages



Hygrometer



12/09/2024 - - Room Inspection Re-Attendance

Room Inspection Initial Attendance:

Room Size (LxWxH):

Moisture & Hygrometer Readings:

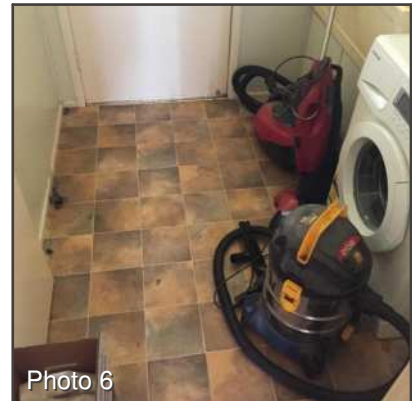
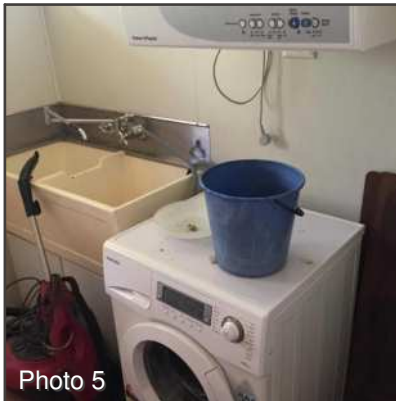
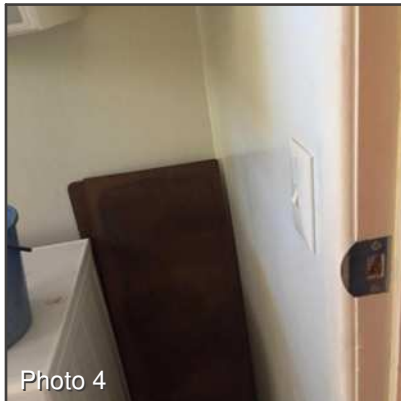
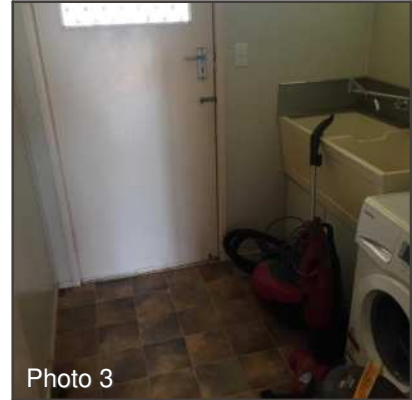
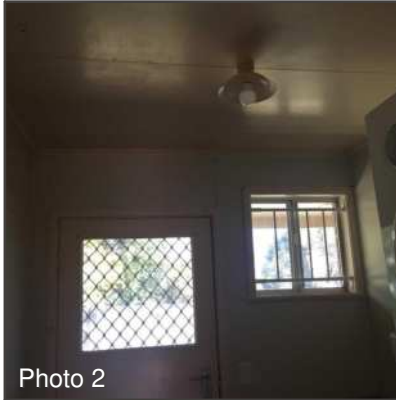
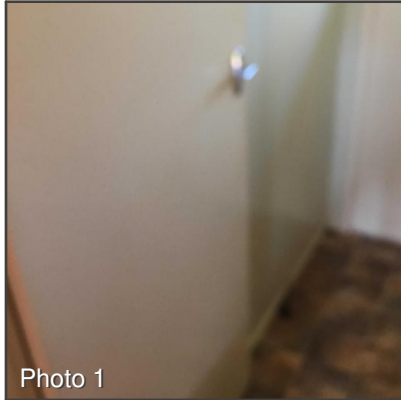
Relative Humidity: – 34%

Room Temperature: – 05.2C



Main Building: Laundry Room

Overview Photos: Laundry Room



Room Notes: Laundry Room

Pre-existing Damages





Hygrometer



06/09/2024- Room Inspection Initial Attendance

Room Inspection Initial Attendance:

Room Size (LxWxH):

Moisture & Hygrometer Readings:

Relative Humidity: – 35%

Room Temperature: – 05.9C

Wall Moisture Reading: – 26, 26.5, 18.5, 24.9, 25





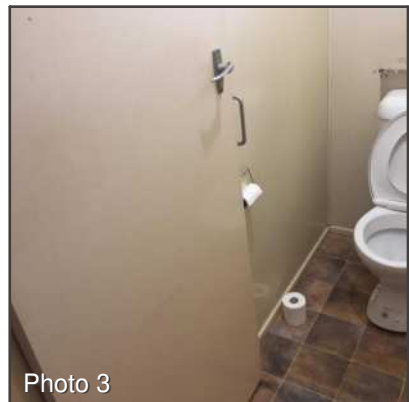
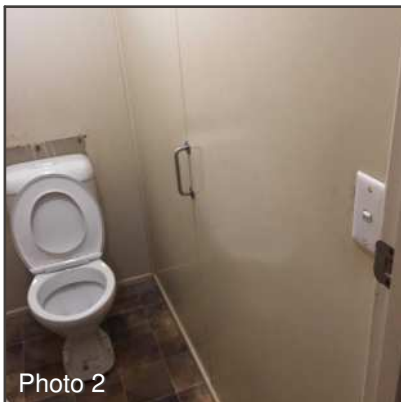
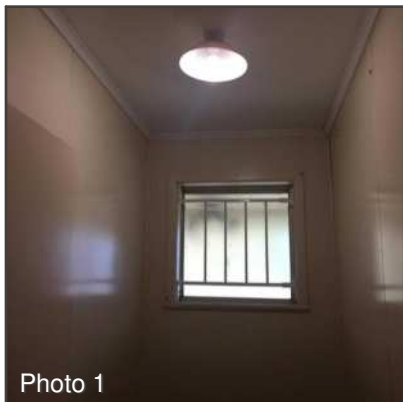
12.09/2024 - Room Inspection Re-Attendance

After Photos



Main Building: Toilet

Overview Photos: Toilet



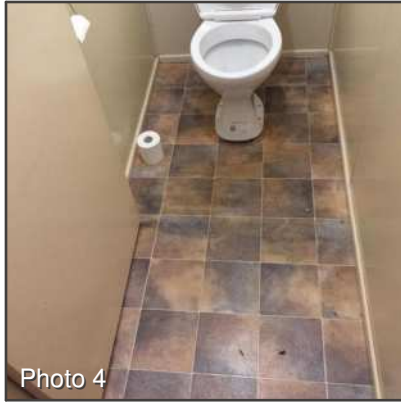
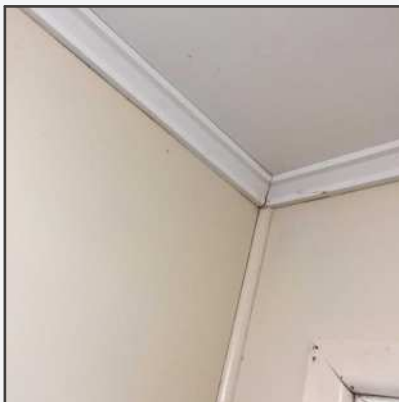


Photo 4

Room Notes: Toilet

Pre-existing Damage





Hygrometer



12/09/2024 - Room Inspection Re-Attendance

Room Inspection Initial Attendance:

Room Size (LxWxH):

Moisture & Hygrometer Readings:

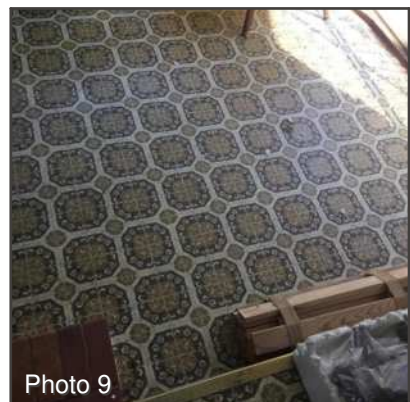
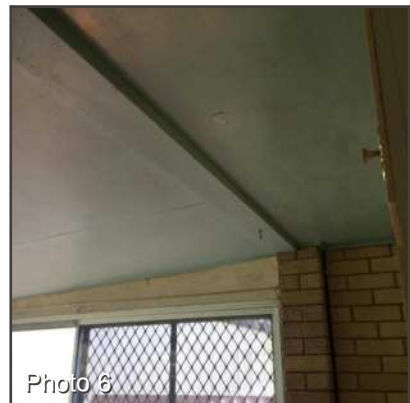
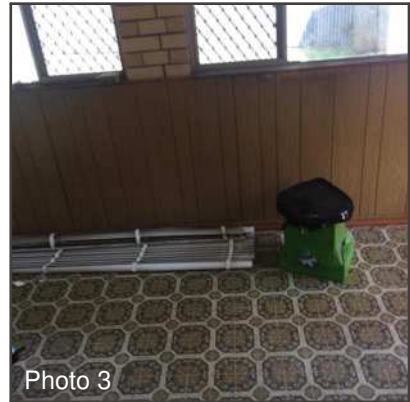
Relative Humidity: – 35%

Room Temperature: – 05.7C



Main Building: Sun Room

Overview Photos: Sun Room



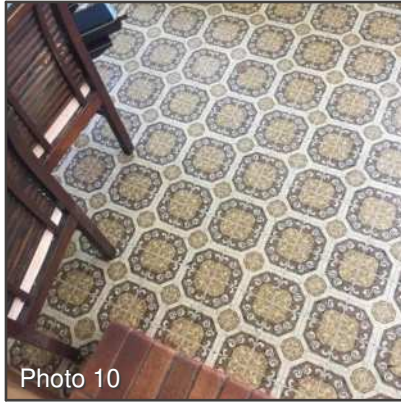


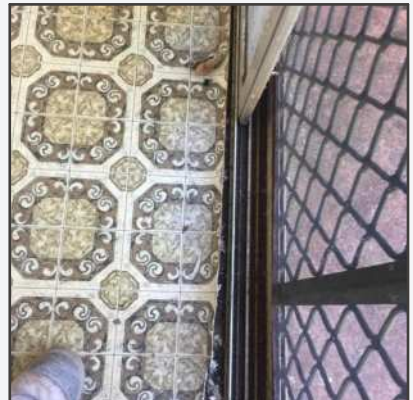
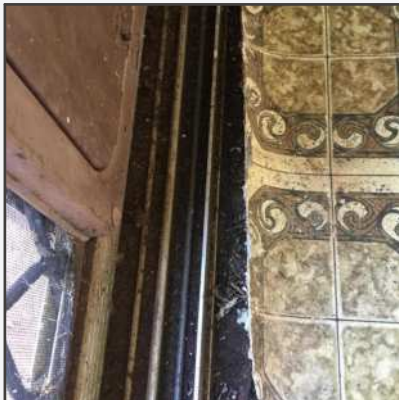
Photo 10

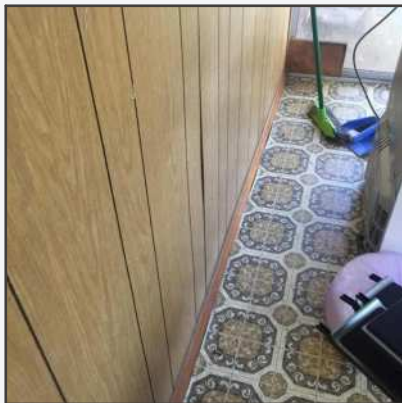
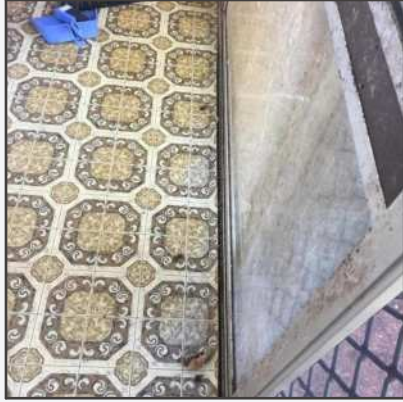


Photo 11

Room Notes: Sun Room

Pre-existing Damages





Hygrometer



12/09/2024- Room Inspection Re-Attendance

Room Inspection Initial Attendance:

Room Size (LxWxH):

Moisture & Hygrometer Readings:

Relative Humidity: – 33%

Room Temperature: – 05.9C



Main Building: Attic (Roof Void)

Overview Photos: Attic (Roof Void)

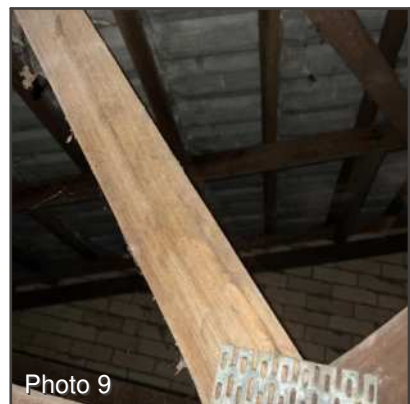




Photo 10



Photo 11



Photo 12



Photo 13



Photo 14



Photo 15



Photo 16



Photo 17



Photo 18



Photo 19



Photo 20

Room Notes: Attic (Roof Void)

16/8/2024- Room Inspection Initial Attendance

Moisture & Hygrometer Readings:
Relative Humidity: – 72%
Room Temperature: – 14.2°C

Hygrometer Readings



Main Building: Sketch

Overview Photos: Sketch

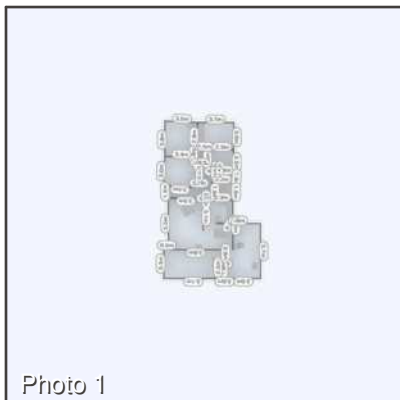


Photo 1



Photo 2