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## Lynne

**Claim Id**

**Date of Loss**

Aug 16, 2024

**Date Claim Created**

**Type of Loss**

Mold

**Address**

**Policyholder Name**

**Policyholder Email**

**Policyholder Phone Number**

0000000 001

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## Report Details

Mould Report

## Claim Summary

**Absolute** Mould Removal was engaged by the client to assess mould conditions at the property at . The property is a single-storey, free-standing elevated house. The inspection aimed to evaluate mould issues after property purchased .

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)

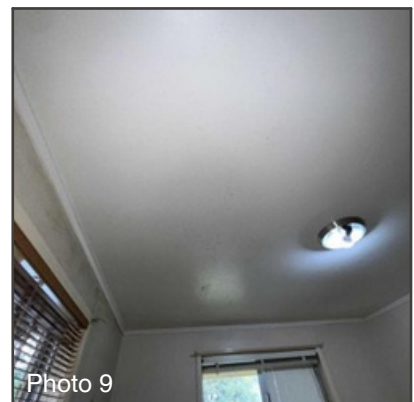
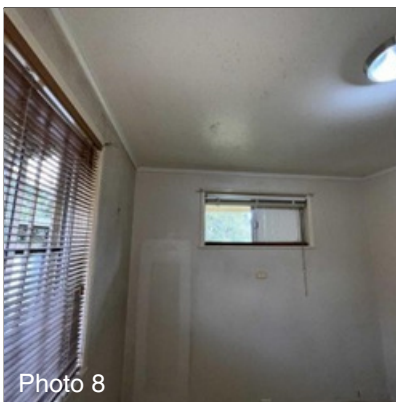
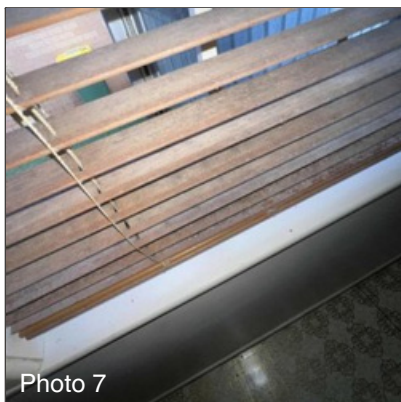
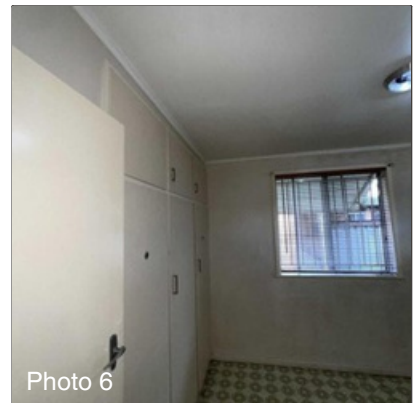
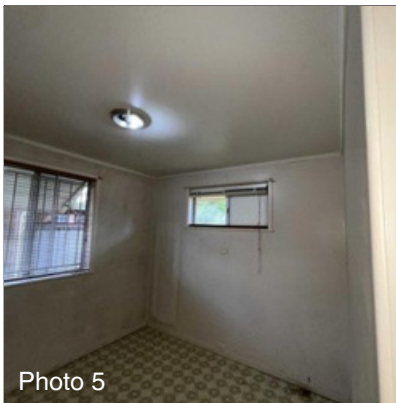
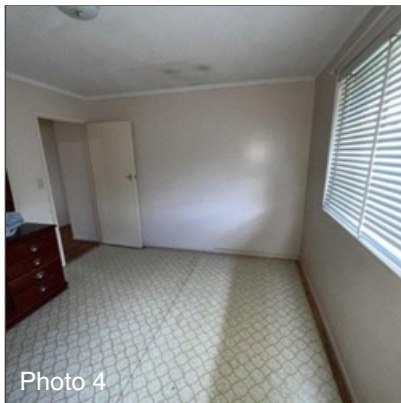
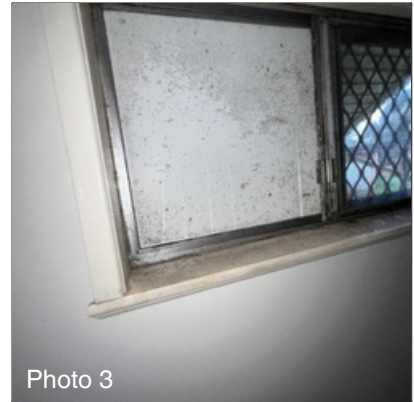
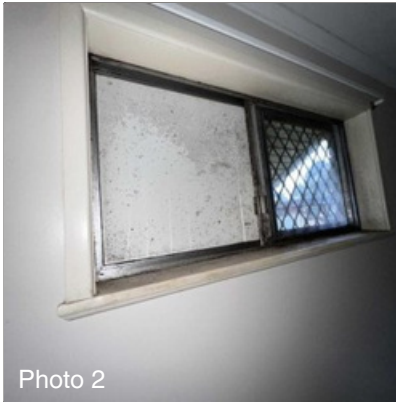
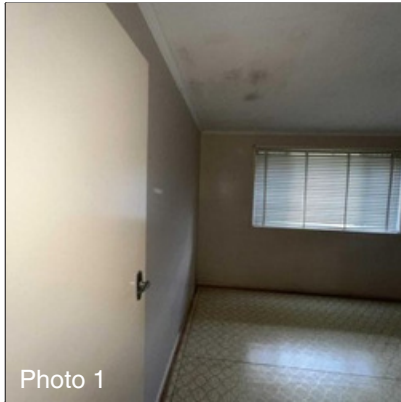
Summary: The inspection revealed significant mould growth due to extended unoccupancy and water damage. Immediate professional intervention is necessary for effective mould remediation and moisture control to ensure a safe living environment. The detailed recommendations and equipment requirements outlined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

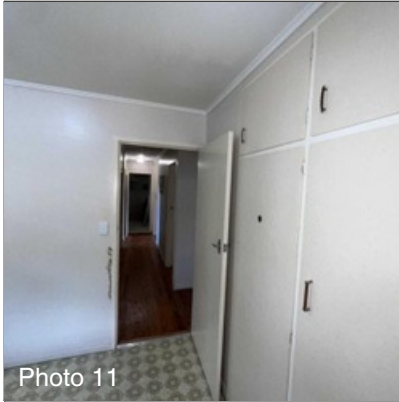
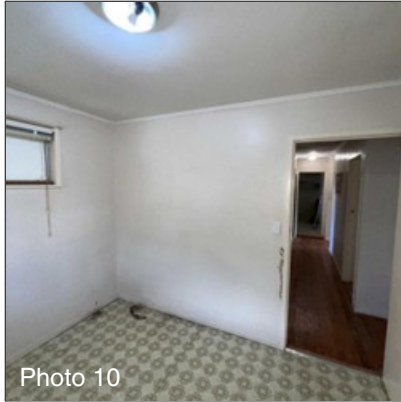
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# Bedroom 1

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## Overview Photos: Bedroom 1



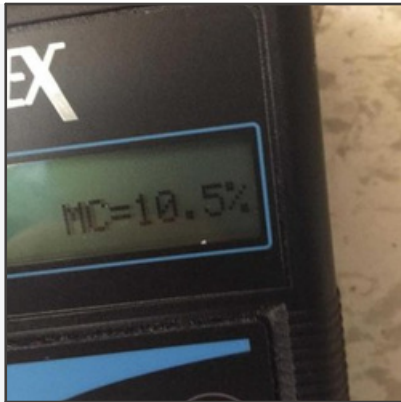


## Room Notes: Bedroom 1

### 16/8/2024 Room Inspection Initial Attendance

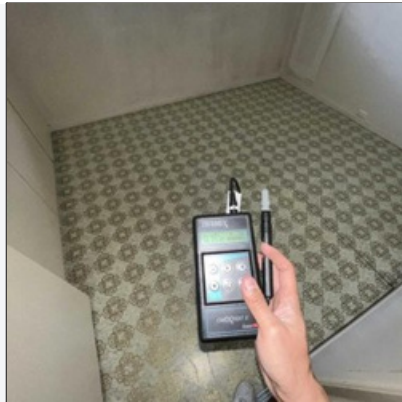
Room Inspection Initial Attendance:  
Room Size (LxWxH):

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%

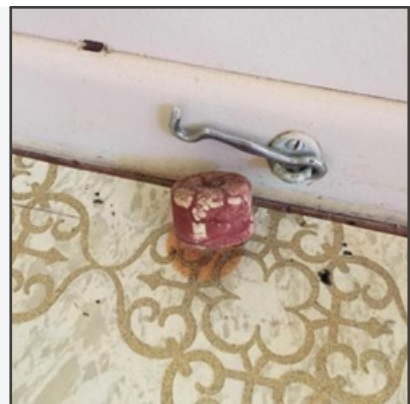
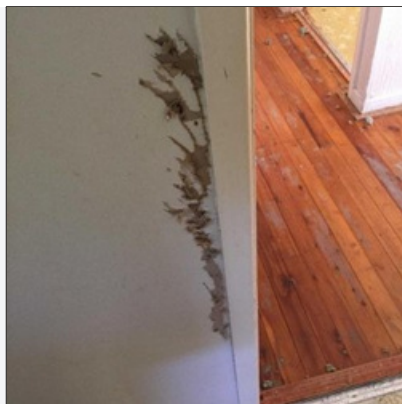




### Hygrometer Readings



### Pre-existing Damages

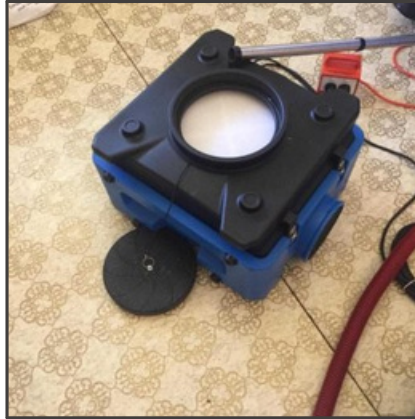




Hepa vac



Afd



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

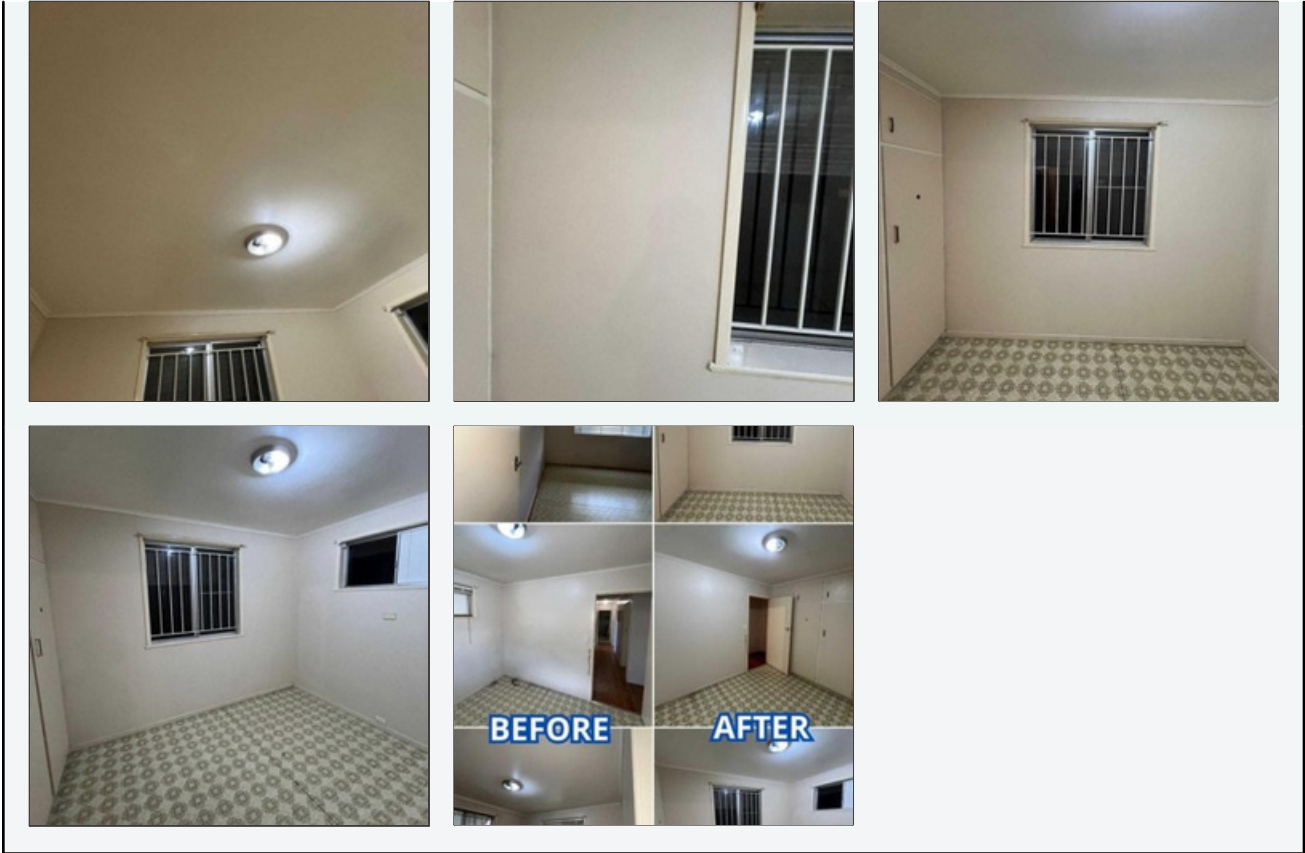
Restorative Equipment Installed:

Air Movers: - 1

RCDs: - 1

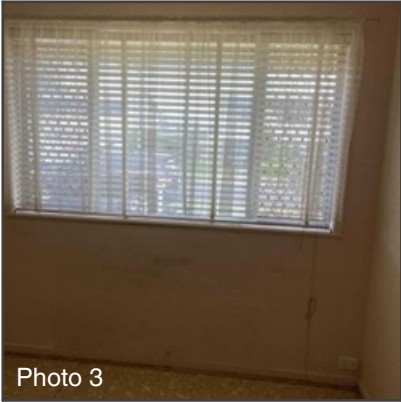
Air Filtration Devices: - 1

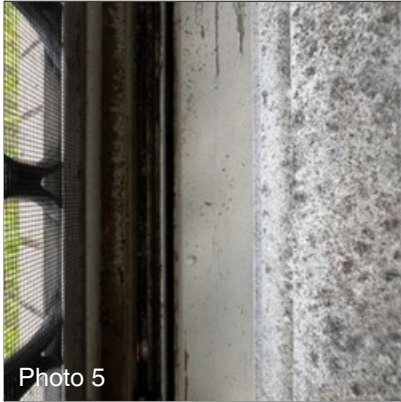




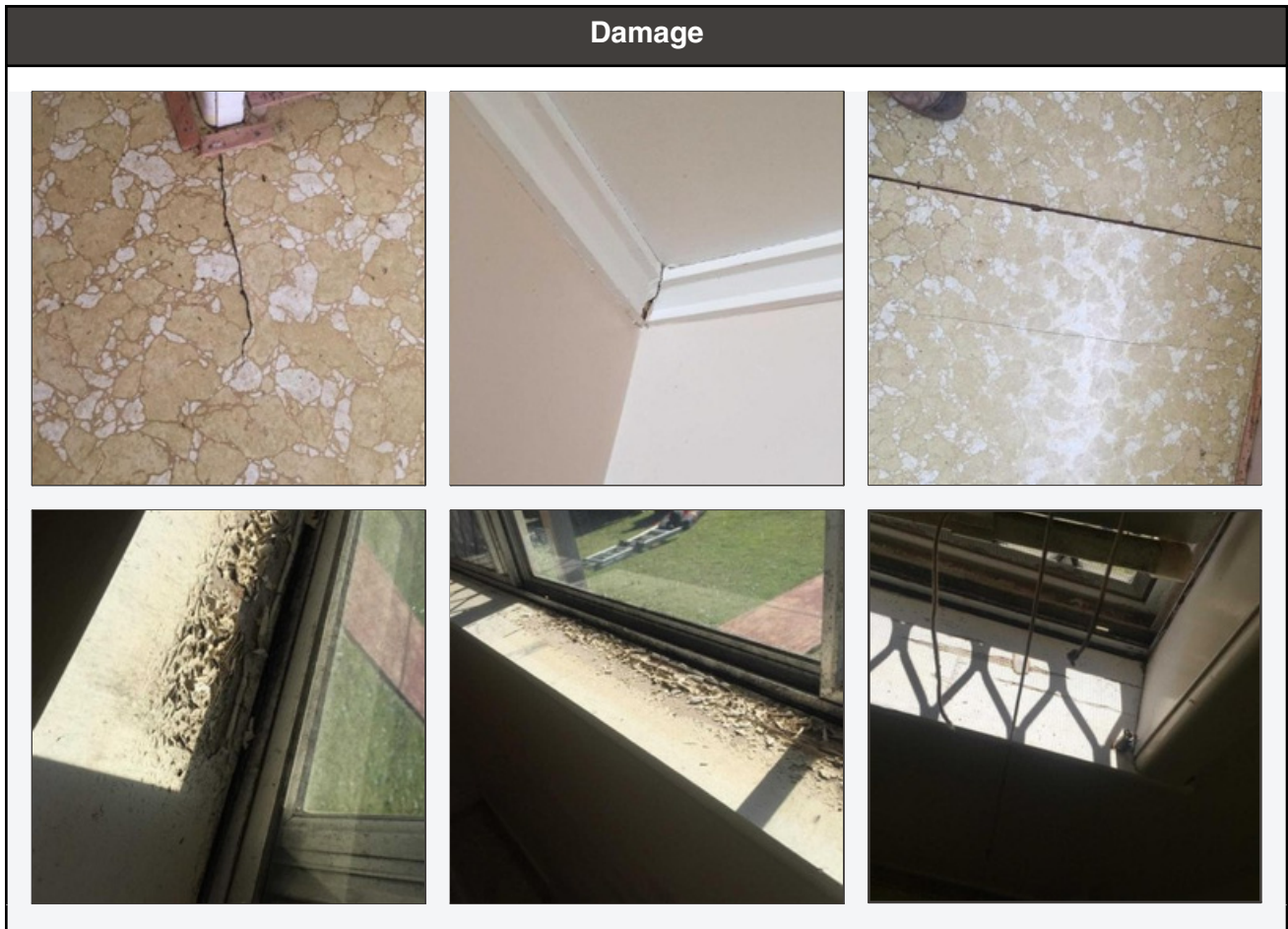
### Bedroom 3

#### Overview Photos: Bedroom 3





### Room Notes: Bedroom 3



Afd



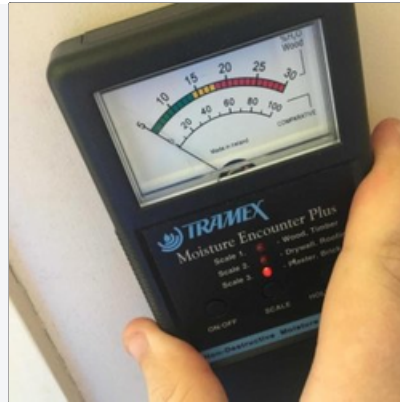
Hygrometer

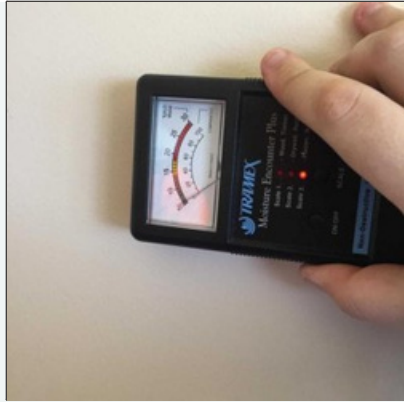


**16/08/2024- Room Inspection Initial Attendance**

Room Inspection Initial Attendance:  
 Room Size (LxWxH):

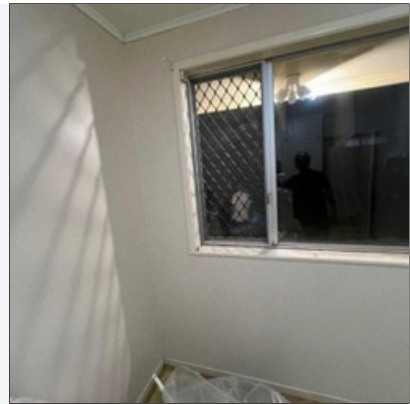
Moisture & Hygrometer Readings:  
 Relative Humidity: – 34%  
 Room Temperature: – 05.5C  
 Wall Moisture Reading: – 5.5, 5  
 Ceiling Moisture Reading - 5, 5.5





12/09/2024 - Room Inspection Re-Attendance

After Photos



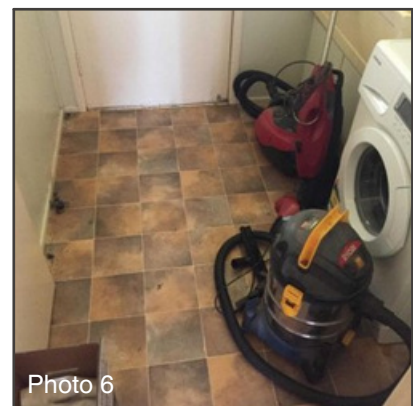
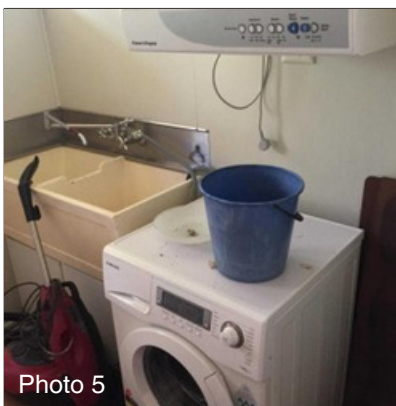
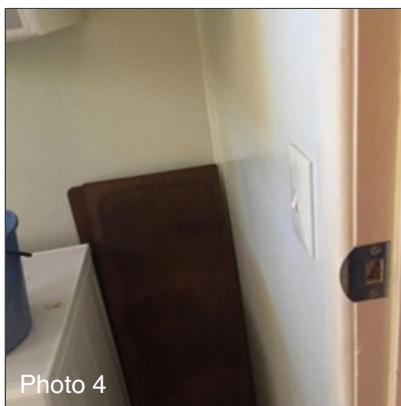
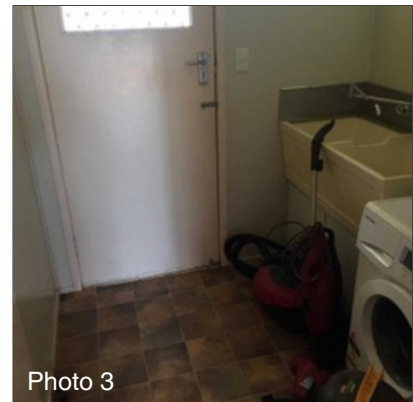
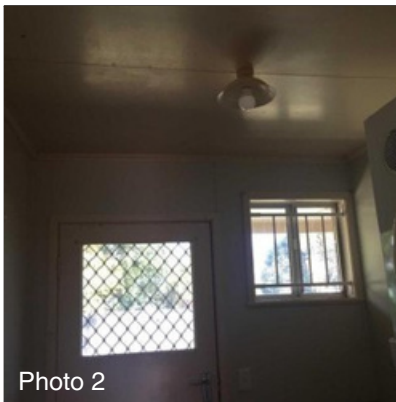
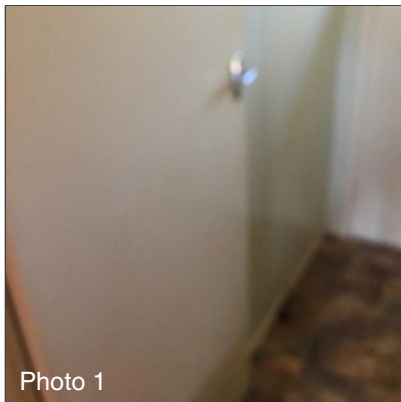
12/09/2024 - - Room Inspection Re-Attendance



Room Inspection Initial Attendance:  
Room Size (LxWxH):  
Moisture & Hygrometer Readings:  
Relative Humidity: – 34%  
Room Temperature: – 05.2C

## 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



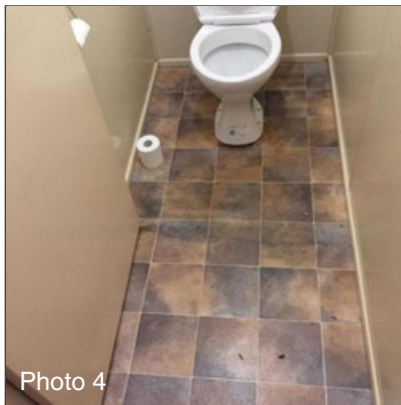
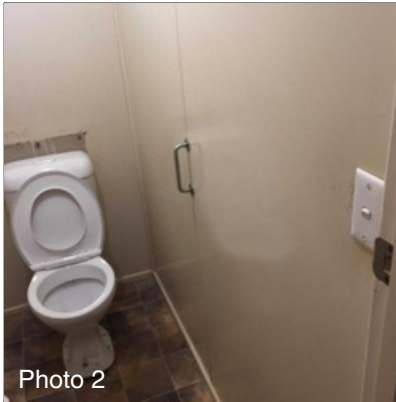
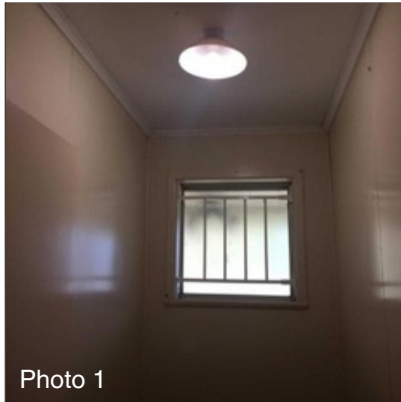
After Photos

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# Toilet

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## Overview Photos: Toilet

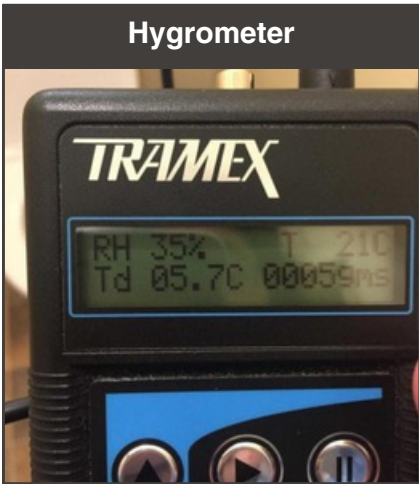
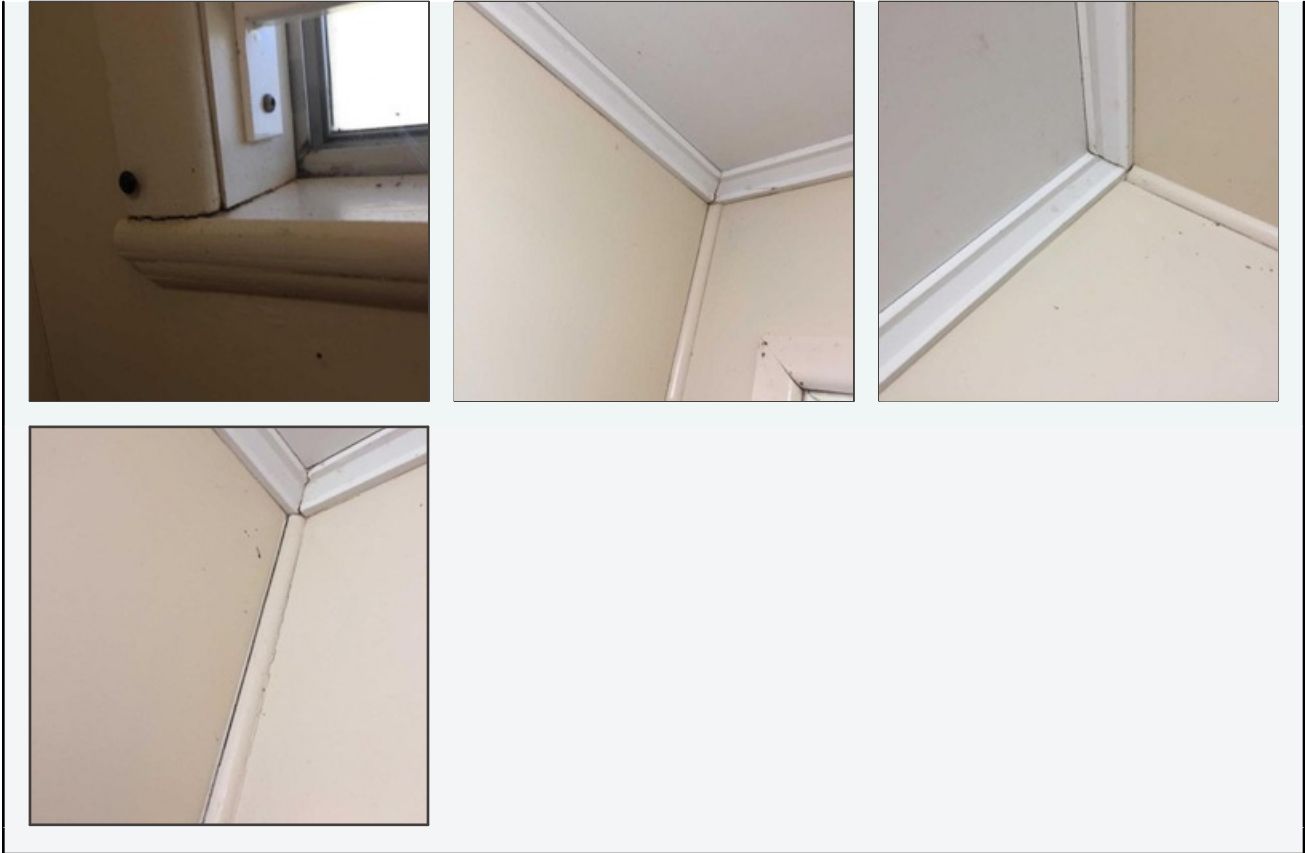


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## Room Notes: Toilet

### Pre-existing Damage





12/09/2024 - Room Inspection Re-Attendance



Room Inspection Initial  
Attendance:  
Room Size (LxWxH):  
Moisture & Hygrometer  
Readings:  
Relative Humidity: – 35%  
Room Temperature: – 05.7C

## Sun Room

### Overview Photos: Sun Room



Photo 1

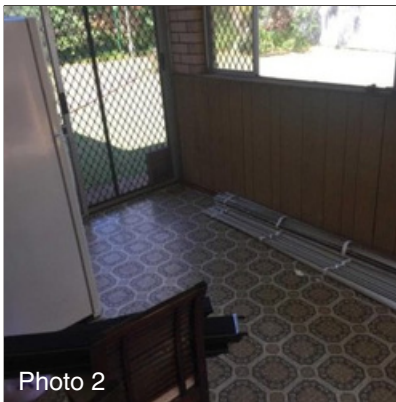


Photo 2

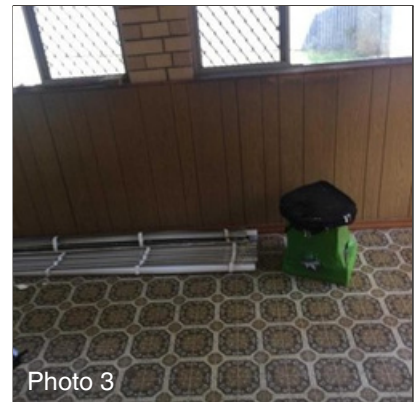


Photo 3

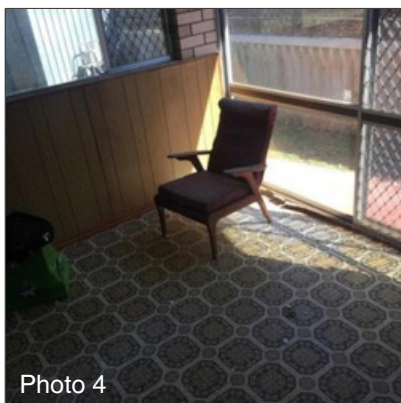


Photo 4

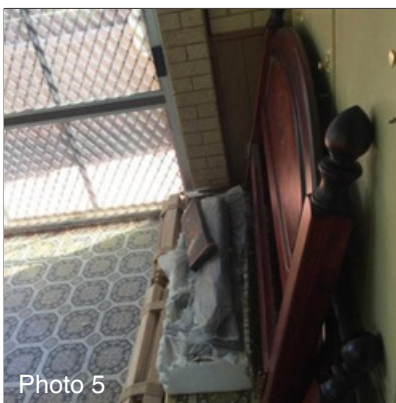


Photo 5

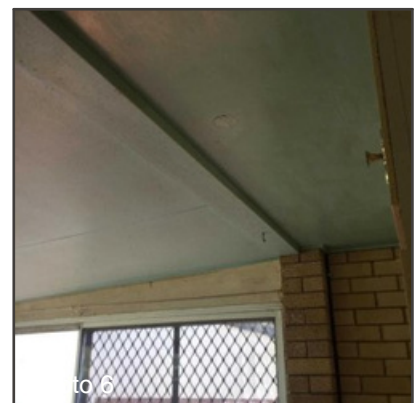
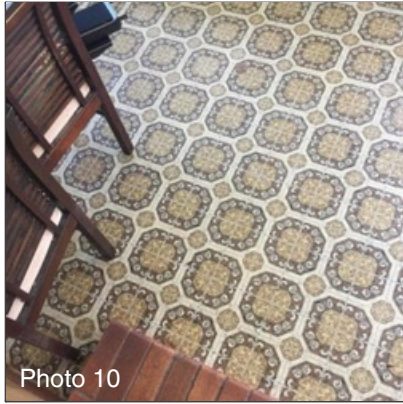
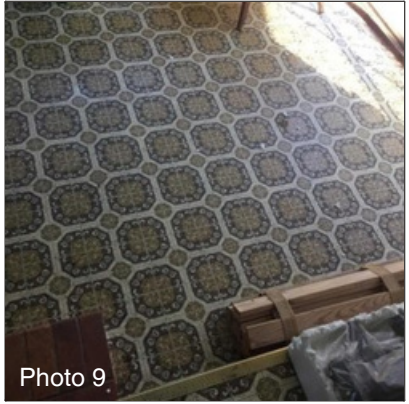


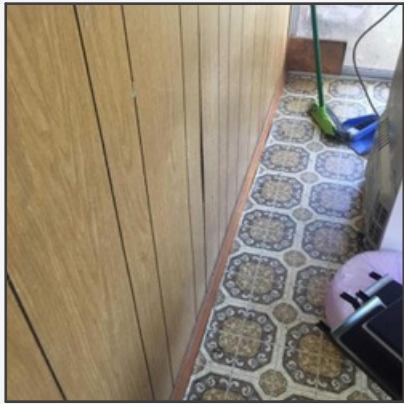
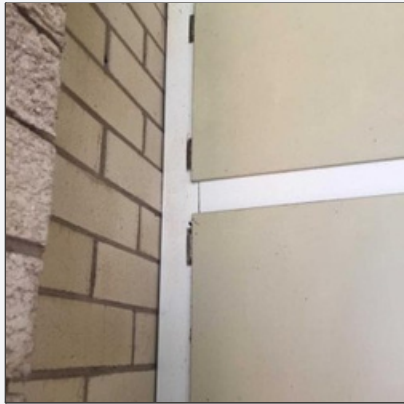
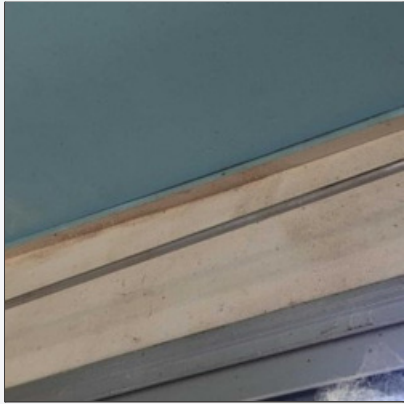
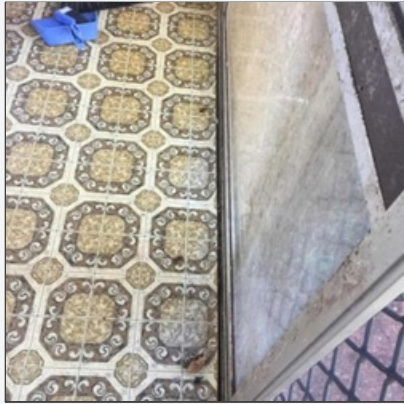
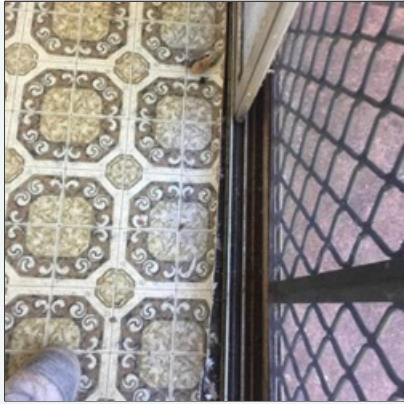
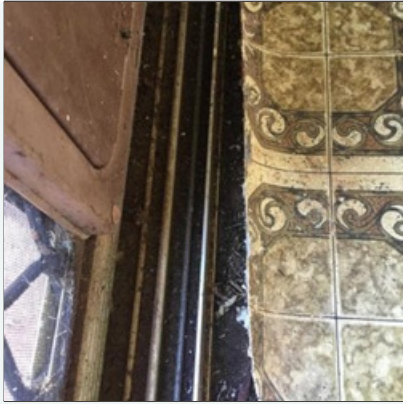
Photo 6

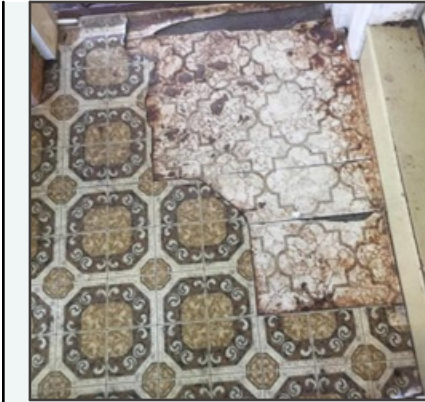


**Room Notes: Sun Room**

**Pre-existing Damages**







Hygrometer



12/09/2024- Room Inspection Re-Attendance

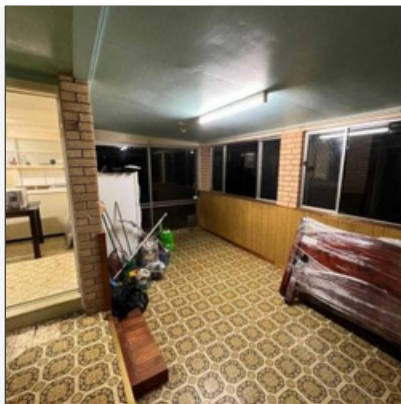
Room Inspection Initial Attendance:

Room Size (LxWxH):

Moisture & Hygrometer Readings:

Relative Humidity: – 33%

Room Temperature: – 05.9C

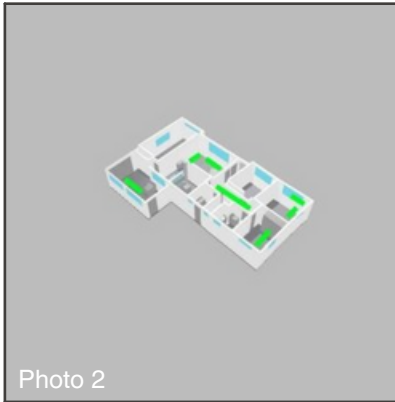
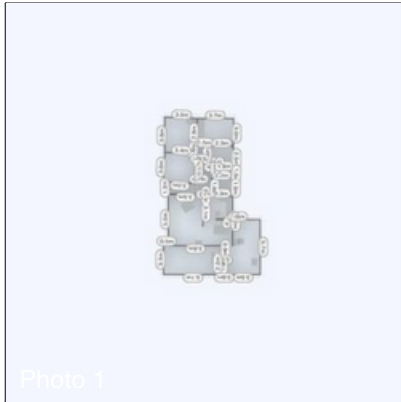


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## Sketch

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### Overview Photos: Sketch



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## Scope of Works

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### Room Notes: Scope of Works

**\*\* Date \*\* Required Scope Of Works:**

Labour

How Many Additional Attendance Are Required?

- 7

How Many Technicians Are Required for Attendance?

1:4

2:4

3:4

4:4

5:4

6 :2

7: 2

How Many Hours Are Required for Each Attendance?

1:8

2:8

3:8

4:8

5:8

6:8

7:6

Tasks Required to Complete Job:

-Roof Void treatment

- All exposed timber framing to be Hepa Vacuumed, Sanded/ Wire brushed and chemical treated to ensure all traces of mould have been Remediation and fogging

-Hallway

- Zipwall containment to be to set up at entryway to prevent any cross contamination

- All walls and ceiling and flooring Condition 2 cleaning to ensure all traces of mould have been Remediated

- Air scrubber to be set up to catch any potential airborne mould spores

- Hepa vac and Make containment to control the area working in

- Master Bedroom

- Zipwall to be set up in doorway to prevent any cross contamination

- Air scrubber to be set up in room to catch any potential airborne mould spores

- Hepa vacuum of and condition to cleaning of all ceilings, walls and flooring window frames and window tracks.

- Bedroom Two

Zipwall to be set up in doorways to prevent any cross contamination.

- Air scrubber to be set up in the room to catch any potential airborne mould spores.

- Hepa vacuum of condition two cleaning of all walls and ceiling and flooring and window tracks and window frames to be cleaned.

- Lounge Room

- Zip wall to be set up in doorway to prevent any cross contamination.

- Hepa vacuum of condition two cleaning of all walls and ceiling and Flooring and window frames and window tracks and screens and blinds

- Air scrubber to be set up to in the room to catch any potential mould spores.

- kitchen Dinning Room

- Zipwall to be set up in entryway to prevent any cross contamination

- Hepa vacuum of all walls and ceilings flooring window frames and tracks. Blinds are curtains, cupboards and drawers exhaust fans and also a condition to cleaning of all services.

Contractors Required:

- Potential a Painter do painting of ceilings and any other services need to be done

Is temporary accommodation is required and for if so, how long approx.:

- Nil because no one is living there

Is storage required? If so, how many POD's or Taxi Boxes or is a Storage Unit required and for how long and how much time for a pack out is required?

- Nil there is no contents in the property

-

Equipment

List all the Equipment Required to complete the job including days required.

- 2 Hepa Vacuums

- 4 AFDS 5 Days

- 10 Zipwall poles for containment

- 5 Dehumidifiers

- 3 Power Cords
- 1 Electric fogger
- 6 RCDS

-

#### Consumables

List all the Consumable or Chemical Items and their amounts required to complete the job.

- 50 Litres of Biosan2
- 40 Litres of mould Remover
- Large Bag of Rags
- 5 Air scrubber pre filters
- 4 Rolls of painter tape
- 3 Rolls of containment plastic
- 40 Micro fibre cloths
- 10 Large plastic bags
- 40 PPE
- three microfibre mops flat
- two normal mops and buckets
- 1 L of window cleaner



Hydro Full Report  
Policyholder

Name	Phone Number	Address
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Claim Details

Carrier Identifier	Contractor Identifier --	Assignment Identifier
Project Manager	Date of Loss	--
--	Aug 16, 2024	Date Claim Created
Insurance Company	Adjuster	Aug 16, 2024
--	--	Policy Number
Source of Loss	Initial Category of Water	--
--	--	

Exterior

#	Time	Relative Humidity	Specific Humidity	Air Temperature	Notes & Photos
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Unaffected Area Readings

#	Time	Room	Relative Humidity	Specific Humidity	Air Temperature	Notes & Photos
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Unaffected Area HVAC Readings

#	Time	Room	Relative Humidity	Specific Humidity	Air Temperature	Notes & Photos
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Unaffected Areas

Unaffected Area: Bedroom 1

No readings

Equipment List: Bedroom 1

None



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## RESTORER REATTENDANCE REPORT

**Purchase Order ID**

**Attendance Date**  
August 16, 2024

**Address**

**Insured's Name**

**Insured's Phone Number**

<b>ROOM</b>	<b>RESULTANT DAMAGE</b>
Bedroom	- As Per Initial Inspection Report
Bedroom 2	- As Per Initial Inspection Report
Bedroom - Master	- As Per Initial Inspection Report
Bathroom	- As Per Initial Inspection Report
Dining Room	- As Per Initial Inspection Report
Family Room	- As Per Initial Inspection Report
Hallway	- As Per Initial Inspection Report
Laundry Room	- As Per Initial Inspection Report
Garage	- As Per Initial Inspection Report
Attic	- As Per Initial Inspection Report
Toilet	- As Per Initial Inspection Report
Sun room	- As Per Initial Inspection Report

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### TECHNICIAN ATTENDANCE SUMMARY

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**TECHNICIAN/S ATTENDING SITE:**

**PERSON MET ON SITE:**

**START TIME:** 8:30 AM

**FINISH TIME:** 1:00 PM

**FURTHER ACTION TO FINALISE JOB?**

Further Attendance is required  
Awaiting other trades to attend and complete their scope of works  
Asbestos test

**CONFIRMED NEXT ATTENDANCE?**

No

**EQUIPMENT LEFT ON SITE:** No

**TASKS COMPLETED ON SITE:**

Bedroom - Conducted Inspection & Photographed the Affected Areas  
- Conducted Moisture Readings

Bedroom 2	- Conducted Inspection & Photographed the Affected Areas - Conducted Moisture Readings
Bedroom - Master	- Conducted Inspection & Photographed the Affected Areas - Conducted Moisture Readings
Bathroom	- Conducted Inspection & Photographed the Affected Areas - Conducted Moisture Readings
Dining Room	- Conducted Inspection & Photographed the Affected Areas - Conducted Moisture Readings
Family Room	- Conducted Inspection & Photographed the Affected Areas - Conducted Moisture Readings
Hallway	- Conducted Inspection & Photographed the Affected Areas - Conducted Moisture Readings
Laundry Room	- Conducted Inspection & Photographed the Affected Areas - Conducted Moisture Readings
Garage	- Conducted Inspection & Photographed the Affected Areas - Conducted Moisture Readings
Attic	- Conducted Inspection & Photographed the Affected Areas
Toilet	- Conducted Inspection & Photographed the Affected Areas - Conducted Moisture Readings
Sun room	- Conducted Inspection & Photographed the Affected Areas - Conducted Moisture Readings

**OTHER TRADES REQUIRED TO MAKE SAFE, PREVENT FURTHER DAMAGE OR REPAIR PROPERTY?**

<b>TRADE</b>	<b>REASON TRADE IS REQUIRED</b>	<b>WHAT SPECIFIC TASKS ARE THEY REQUIRED FOR?</b>
Asbestos specialist	Make Safe	Asbestos specialist to test for asbestos

**OTHER NOTEWORTHY INFORMATION:**

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# INSPECTION

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## Bedroom

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### LOCATION OF THE DAMAGE IN THE ROOM:

- As Per Initial Inspection Report

### MOISTURE READINGS:

SURFACE	SURFACE MATERIAL	SURFACE COLOUR	UNDERLAY MATERIAL	UNDERLAY COLOUR	MOISTURE CONTENT	AFFECTED AREA (SQM)	STATUS OF SURFACE
Wall		White					Restorable
Floor	Floating Engineered Vinyl Flooring	Cream					Non-Restorable

ROOM TEMPERATURE (C):

RELATIVE HUMIDITY (%):

EQUIPMENT LEFT IN THE ROOM: No

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## Bedroom 2

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### LOCATION OF THE DAMAGE IN THE ROOM:

- As Per Initial Inspection Report

### MOISTURE READINGS:

SURFACE	SURFACE MATERIAL	SURFACE COLOUR	UNDERLAY MATERIAL	UNDERLAY COLOUR	MOISTURE CONTENT	AFFECTED AREA (SQM)	STATUS OF SURFACE
Wall		White					Unchanged Restorable
Floor	Floating Engineered Vinyl Flooring	Cream					Unchanged Non-Restorable

ROOM TEMPERATURE (C):

RELATIVE HUMIDITY (%):

EQUIPMENT LEFT IN THE ROOM: No

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## Bedroom - Master

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### LOCATION OF THE DAMAGE IN THE ROOM:

- As Per Initial Inspection Report

### MOISTURE READINGS:

SURFACE	SURFACE MATERIAL	SURFACE COLOUR	UNDERLAY MATERIAL	UNDERLAY COLOUR	MOISTURE CONTENT	AFFECTED AREA (SQM)	STATUS OF SURFACE
Wall		White					Unchanged Restorable
Floor	Floating Engineered Vinyl Flooring	Cream					Unchanged Non-Restorable

ROOM TEMPERATURE (C):

RELATIVE HUMIDITY (%):

EQUIPMENT LEFT IN THE ROOM: No

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## Bathroom

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### LOCATION OF THE DAMAGE IN THE ROOM:

- As Per Initial Inspection Report

### MOISTURE READINGS:

SURFACE	SURFACE MATERIAL	SURFACE COLOUR	UNDERLAY MATERIAL	UNDERLAY COLOUR	MOISTURE CONTENT	AFFECTED AREA (SQM)	STATUS OF SURFACE
Wall		Green				Unchanged	Restorable
Floor	Ceramic Tile	Brown				Unchanged	Restorable

ROOM TEMPERATURE (C):

RELATIVE HUMIDITY (%):

EQUIPMENT LEFT IN THE ROOM: No

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## Dining Room

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### LOCATION OF THE DAMAGE IN THE ROOM:

- As Per Initial Inspection Report

### MOISTURE READINGS:

SURFACE	SURFACE MATERIAL	SURFACE COLOUR	UNDERLAY MATERIAL	UNDERLAY COLOUR	MOISTURE CONTENT	AFFECTED AREA (SQM)	STATUS OF SURFACE
Floor	Floating Engineered Vinyl Flooring	Cream				Unchanged	Non-Restorable
Wall		White				Unchanged	Restorable

ROOM TEMPERATURE (C):

RELATIVE HUMIDITY (%):

EQUIPMENT LEFT IN THE ROOM: No

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## Family Room

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### LOCATION OF THE DAMAGE IN THE ROOM:

- As Per Initial Inspection Report

### MOISTURE READINGS:

SURFACE	SURFACE MATERIAL	SURFACE COLOUR	UNDERLAY MATERIAL	UNDERLAY COLOUR	MOISTURE CONTENT	AFFECTED AREA (SQM)	STATUS OF SURFACE
Wall		White				Unchanged	Restorable
Floor	Fixed Timber Flooring	Brown				Unchanged	Restorable

ROOM TEMPERATURE (C):

RELATIVE HUMIDITY (%):

EQUIPMENT LEFT IN THE ROOM: No

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## Hallway

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### LOCATION OF THE DAMAGE IN THE ROOM:

- As Per Initial Inspection Report