

JANUARY 2018

Mould Remediation - Domestic Apartment

A small two bedroom apartment in Sydney's west was heavily affected by mould when a pipe ruptured in the apartment above causing water to slowly seep through the concrete floor/ceiling. Unfortunately the tenants were unaware of the slow leak which occurred over a long period. The constant ingress created abnormally high moisture levels in the bulkhead of the kitchen which meant that the kitchen cabinetry, villa-board walls and plasterboard ceiling were gradually getting wetter and wetter until eventually it was plainly obvious there was a substantial mould outbreak. The landlord made a claim with their Insurer who engaged a Loss Adjuster to coordinate Remediation/Restoration works. The Loss Adjuster advised the Landlord that the apartment was uninhabitable in it's current condition so therefore the tenant was relocated to another apartment so that Remediation works

could be conducted by a professional mould removal contractor. At this stage ADR were engaged to provide expert Remediation services in order to return the apartment to a condition of normal mould ecology.



ADR's estimator attended site to inspect the damage and provide a detailed report and proposal including a scope of works and costs estimates. With the Insurer's authority, ADR's staff attended site to begin the Remediation works. ADR staff donned the appropriate PPE and then installed air scrubbers in the affected areas before commencing any works. As the cabinetry and plasterboard were extremely heavily affected, ADR recommended removal of these materials as they were beyond Restoration. ADR staff carefully and safely de-constructed the affected kitchen materials and wrapped them in containment to prevent cross contamination during the removal process. The carpet throughout the apartment was also exhibiting signs of mould damage, therefore ADR advised removal of the affected floor coverings was also necessary. Once the contaminated materials were removed from site and disposed, the ADR staff began the Remediation of the remaining ceilings, walls, floors and structures. Due to the high levels of visible mould in various parts of the apartment, ADR recommended Remediating all areas to ensure the unit was inhabitable. ADR staff followed a well established process to Remediate the entire apartment, including vacuuming and wiping all surfaces. Once the Remediation team were complete, biological samples were collected and sent to a third party laboratory for analysis. A clearance report was produced and the Adjuster was given the "all clear" to send in the builders to replace the removed kitchen cabinetry and plasterboard.



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DID YOU KNOW?



Penicillium spec.

1. Mould may begin to form colonies under favourable temperature/moisture conditions, within 48 hours of a water ingress Event.
2. Mould is mostly invisible to the naked eye in the early stages of it's life cycle, meaning there may have been mould present for some time before you can see the mould growing on surfaces.
3. Mould and Yeast are both fungi.
4. Mould is found in all types of environments and lower levels are considered normal.

COMIC RECOVERY

"Yes Ma'am, we can Remove the mould from your bedroom ceiling, but we can't do anything about the hot air that's coming out of your husband while he's asleep in bed."



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