



MOULD DAMAGE MAKE SAFE

As many regular readers would know, it is extremely important to attend and mitigate water damage claims ASAP following an escape of liquid ingress. Failure to adequately dry water affected flooring in a suitable time frame will inevitably lead to a mould outbreak. ADR were recently engaged to attend one such claim where the Insured did not contact their Insurer or directly engage a qualified Restoration company to dry their apartment following a significant water ingress. Unfortunately because ADR were not engaged immediately following the water ingress Event, visible mould was present in several areas of the small apartment. The floors comprised a number of layers of floating timber veneers etc. laid onto the concrete slab, which had trapped the water, thus creating a favourable breeding ground for the fungal growth. The multiple layers of floor boards were heavily damaged and beyond Restoration, therefore were immediately removed as instructed by the Loss Adjuster presiding over the claim.



ADR's experienced staff inspected all areas of the unit and also noted high levels of moisture in some of the plasterboard walls and kitchen cabinetry, indicating water was trapped in the wall cavity. ADR sought authority to remove the wet

plasterboard (up to 500mm from the bottom only) and skirting boards in order to inspect the area for mould growth. Visible mould was found on the back of the plasterboard, cabinetry and wall frames. ADR staff removed the affected materials and carefully wrapped and bagged them to prevent cross contamination with other areas of the building as they were removed and disposed. With the affected building materials safely removed, ADR staff decontaminated the area and treated the surfaces with an antimicrobial agent before installing mechanical drying equipment. ADR returned to site every 3 days to check on the progress of drying, using moisture meters to measure the level of moisture (WME) in the concrete and wall frames until acceptable levels of moisture were achieved. ADR Operators treated the affected areas to neutralise and remove any mould that may have still been present following the removal of visibly mould affected materials. Once the treatment was complete, biological samples were collected and despatched to a qualified third party mycologist for culture, analysis and report. A report was prepared by the mycologist indicating the mould levels were within expected range for normal mould ecology, demonstrating that ADR staff had performed a successful Remediation and the apartment was deemed safe for the building contractor to begin the reconstruction works.



Mould Remediation - A scientific approach

Many readers will recall the mention of biological sampling/testing in association with mould Remediation claims as noted in earlier ADR Newsletters. ADR's documented procedures specify that all projects involving mould contamination require collection of biological samples at the completion of the Remediation which are sent to a qualified mycologist for analysis and report. ADR's vast experience and advanced training provided



by recognised mycology experts has led to the development of this scientific approach to mould Remediation. Unlike others working in this field, ADR's post Remediation clearance process is based on the science of mycology rather than an inspection based on odours and/or visible traces of mould performed by a supervisor and/or unqualified third party inspector. ADR's position is that only science based examination/clearance can be considered a legitimate form of post Remediation validation.

COMIC RECOVERY

"Sorry Sir, we can't fix your wife's broken antique 'Tupperware' jelly mould, that's not the type of mould that we fix at ADR."

