

MOULD ANALYTICAL REPORT

Report Number: 1999

Property: s 11C(1)(b)
[REDACTED]

Client: s 11C(1)(b)
[REDACTED]

Date of sampling: 16/02/2021

Sampled by (Name): s 47F - personal privacy
(Company): s 11C(1)(b)
[REDACTED]

Reported and released by: s 47F - personal privacy
[REDACTED]
PhD, BBiotech (Hons), IICRC AMRT & WRT
Mycologist

Date of report: 17/02/2021

Job reference: 12478

Purpose of Report: To assess the levels and genera of mould present pre-remediation.

1.0 Disclaimers

- 1.1 This document and its contents are intended for the addressed client only and is based on the samples provided.
- 1.2 It is to be reviewed by the addressee and is not for general publication without written consent.
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- 1.5 Analysis of the samples provided only show information for the period in time which was tested. This data only provides a snapshot of the level of contamination and is subject to change over time.
- 1.6 Indoor Environmental Consulting and Labs is not a medical authority. If you have any health concerns seek professional medical care.
- 1.7 Samples received outside of their expiration date may not be representative of the actual mould levels due to deterioration of adhesive or impaction medium.

2.1 Testing & Sampling Details - Mould Genera

No.	Sample ID	Sample Type	Location Information	Mould Genera Predominantly Observed	Mould Levels
1	31876988	Air-O-Cell	Outside Reference	<i>Basidiospores</i>	2150
2	32087622	Air-O-Cell	Lounge/Dining	<i>Aspergillus/Penicillium</i>	3840
3	32087624	Air-O-Cell	Bedroom #1	<i>Aspergillus/Penicillium</i>	2573
4	31876985	Air-O-Cell	Bedroom #2	<i>Aspergillus/Penicillium</i>	5222
5	31876996	Air-O-Cell	Ceiling Void - Central Location	<i>Aspergillus/Penicillium</i>	1389312
6	31876987	Air-O-Cell	Living / Kitchen Area	<i>Aspergillus/Penicillium</i>	9485
7	B2374968	Bio Tape	HVAC Split Lounge Room / Dining	<i>Fungal Hyphae</i>	12406
8	B2431292	Bio Tape	HVAC Split Living Room	<i>Cladosporium</i>	30513
9	B2491252	Bio Tape	Bed #1 Off Inside of Skirting (set below HVAC other side of hall)	<i>Aspergillus/Penicillium</i>	424004
10	B2431296	Bio Tape	Sliding Door Ensuite	<i>Aspergillus/Penicillium</i>	108

3.0 Results - Air & Surface Fungal Structures

Table 3.1 - Data of mould analysis (for complete results data see appendix)	Sample type	Air	Air	Air	Air	Air	Air	Surface	Surface	Surface	Surface
	No.	1	2	3	4	5	6	7	8	9	10
	Sample Location	Outside Reference	Lounge/Dining	Bedroom #1	Bedroom #2	Ceiling Void - Central Location	Living / Kitchen Area	HVAC Split Lounge Room / Dining	HVAC Split Living Room	Bed #1 Off inside of Skirting (set below HVAC other side of hall)	Sliding Door Ensuite
	Spore info	FS / m ³	FS / m ³	FS / cm ²	FS / cm ²	FS / cm ²	FS / cm ²				
Pollen	🤔										
Fungal Hyphae	🤔		269	38	38	30720	115	6600	13000	12454	
Unidentified spores											
<i>Alternaria</i>	🤔🌸🚫💧								25		
Ascospores	🤔🌸	422	307	77	154	384	77	63	6		
<i>Aureobasidium</i>	🤔🌸										
<i>Aspergillus/Penicillium</i>	🤔🌸🚫💧	269	1843	1459	2765	1178880	4685	244	131	411550	88
Basidiospores	🤔	883	1037	653	1382	1536	461	319	363		21
<i>Bipolaris/Drechlera</i>	🤔🌸								13		
<i>Chaetomium</i>	🤔🌸🚫💧									6	
<i>Cladosporium</i>	🤔🌸	192	115	77	307	176640	3610	4856	16813		
<i>Curvularia</i>	🤔🌸			38				94	44		
<i>Diplodia</i>											
<i>Epicoccum</i>	🤔										
<i>Fusarium</i>	🤔🌸🚫💧										
<i>Mucor</i>	🤔🌸										
<i>Nigrospora</i>	🤔							25	44		
<i>Oidium/Peronospora</i>											
<i>Pithomyces</i>											
<i>Rust (Pucciniales)</i>	🤔										
<i>Smut/Myxomyces/Periconia</i>	🤔	384	269	230	576	1152	499	194	75		
<i>Scopulariopsis</i>	🤔🌸										
<i>Stachybotrys</i>	🤔🚫💧										
<i>Spegazzinia</i>	🤔						38		6		
<i>Torula</i>	🤔										
<i>Tetraploa</i>											
<i>Ulocladium</i>	🤔🌸💧										
Total Fungal Structures		2150	3840	2573	5222	1389312	9485	12406	30513	424004	108
Debris rating		2	2	2	1	5	3	3	4	3	1
Detection limit		38	38	38	38	384	38	6	6	145	4

Legend:	FS	Fungal Structures	RED	Mould genera pose a HIGH RISK to health and wellbeing of people
	🤔	Allergenic	ORANGE	Mould genera pose an ELEVATED RISK to health and wellbeing of people
	🌸	Cause of Infection	RED	High spore concentrations
	🚫	Mycotoxin Producing	ORANGE	Elevated spore concentrations
	💧	Water Damage Indicator		

4.0 Discussion and Conclusions

Air sampling of the living areas (2,3,4,6) revealed elevated levels of *Aspergillus*/*Penicillium* as compared to the Outside Reference (1). Air sampling of the Ceiling Void (5) revealed extremely high levels of *Aspergillus*/*Penicillium* and fungal hyphae. Surface sampling of the premises revealed high levels of mould in the HVAC splits (7,8) consisting of *Cladosporium* and fungal hyphae. Surface sampling of the skirting in Bed #1 (9) revealed very high levels of *Aspergillus*/*Penicillium* and fungal hyphae. It should also be noted that fungal structures consistent with *Aspergillus* species were observed in sample 9 (see Figure 7.4). *Aspergillus*/*Penicillium* contain species which are known to be allergenic and produce mycotoxins. The presence of fungal hyphae is indicative of recent active mould growth. From the sampling provided the premises would be classed as 'Condition 3' (active mould growth) according to the IICRC S520 guidelines. At the levels detected mould in the premises pose a significant hazard to health and wellbeing of occupants.

5.0 Recommendations

- 5.1 All remediation works should be conducted by experienced technicians according to IICRC s520 guidelines. These guidelines are set in place to prevent further issues of mould contamination to other areas of the premises, and to protect the health and wellbeing of workers.
- 5.2 Testing of the premises revealed high levels of mould spores with toxic and allergenic properties. The genus and levels of mould detected post a significant risk to occupant health and safety. It is strongly recommended that the premises be vacated until professional mould remediation has been completed and the premises deemed safe for occupancy.
- 5.3 Post remediation sampling should be conducted to ensure that the mould contamination has been adequately removed.

Kind regards,

s 47F - personal
privacy

s 47F - personal privacy

Mycologist / IEP
PhD, BBiotech (Hons)

6.0 References

- a. "Standard & Reference Guide for Professional Mold Remediation" IICRC S520 -2015, 3rd Edn Institute of Inspection, Cleaning & Restoration Certification, Vancouver, Washington 98661 USA.
- b. "Australian Mould Guidelines (AMG 2010)" 2nd Edn. Kemp, P.C et al. Messenger Publishing 2010
- c. "WHO Guidelines for Indoor Air Quality – Dampness and Mould", 2009 World Health Organisation, Copenhagen, Denmark, ISBN 978 92 890 4168 3.
- d. "Microorganisms in home and indoor work environments. Diversity, health impacts, investigation & control." Flannigan, B, Samson, R. A & Miller, J. D. 2nd Edn. 2011. CRC Press, Boca Raton, London & New York.
- e. "Identifying Fungi – A clinical laboratory handbook" 2nd Edn. 2011 Guy St-Germain, Richard Summerbell. Star Publishing Co. Ltd., Belmont, CA, USA. ISBN 978 08986 311 5
- f. ASTM D7391-20, Standard Test Method for Categorization and Quantification of Airborne Fungal Structures in an Inertial Impaction Sample by Optical Microscopy, ASTM International, West Conshohocken, PA, 2020
- g. Environmental Analysis Associates, Inc. Air-o-cell Method Interpretation Guide, January 2011
- h. ASTM D7658-17, Standard Test Method for Direct Microscopy of Fungal Structures from Tape, ASTM International, West Conshohocken, PA, 2017

7.0 Appendices

Table 7.1a Extended results % Analysed	Outside Reference			Lounge/Dining			Bedroom #1		
	(1) 31876988	AOC 34.7%		(2) 32087622	AOC 34.7%		(3) 32087624	AOC 34.7%	
	Raw count	FS / m ³	% of total	Raw count	FS / m ³	% of total	Raw count	FS / m ³	% of total
Pollen									
Fungal Hyphae				7	269	7%	1	38	1%
Unidentified spores									
<i>Alternaria</i>									
Ascospores	11	422	20%	8	307	8%	2	77	3%
<i>Aureobasidium</i>									
<i>Aspergillus/Penicillium</i>	7	269	13%	48	1843	48%	38	1459	57%
Basidiospores	23	883	41%	27	1037	27%	17	653	25%
<i>Bipolaris/Drechlera</i>									
<i>Chaetomium</i>									
<i>Cladosporium</i>	5	192	9%	3	115	3%	2	77	3%
<i>Curvularia</i>							1	38	1%
<i>Diplodia</i>									
<i>Epicoccum</i>									
<i>Fusarium</i>									
<i>Mucor</i>									
<i>Nigrospora</i>									
<i>Oidium/Peronospora</i>									
<i>Pithomyces</i>									
<i>Rust (Pucciniales)</i>									
<i>Smut/Myxomyces/Periconia</i>	10	384	18%	7	269	7%	6	230	9%
<i>Scopulariopsis</i>									
<i>Stachybotrys</i>									
<i>Spegazzinia</i>									
<i>Torula</i>									
<i>Tetraploa</i>									
<i>Ulocladium</i>									
Total Fungal Structures	56	2150	100%	100	3840	100%	67	2573	100%
Debris		2			2			2	
Detection limit	1	38.4		1	38.4		1	38.4	
Trace length		2			2			2	
FOV diameter		0.5			0.5			0.5	
# traverses		10			10			10	
Air volume		0.075			0.075			0.075	
Length counted		5			5			5	
Ratio counted		0.3472			0.3472			0.3472	
Total area counted		10			10			10	
Multiplication factor		2.88			2.88			2.88	
Slide diameter		14.4			14.4			14.4	
MF coefficient		28.8			28.8			28.8	

Table 7.1b Extended results (Cont'd) % Analysed	Bedroom #2			Ceiling Void - Central Location			Living / Kitchen Area		
	Raw count	FS / m ³	% of total	Raw count	FS / m ³	% of total	Raw count	FS / m ³	% of total
Pollen									
Fungal Hyphae	1	38	1%	80	30720	2%	3	115	1%
Unidentified spores									
<i>Alternaria</i>									
Ascospores	4	154	3%	1	384	0%	2	77	1%
<i>Aureobasidium</i>									
<i>Aspergillus/Penicillium</i>	72	2765	53%	3070	1178880	85%	122	4685	49%
Basidiospores	36	1382	26%	4	1536	0%	12	461	5%
<i>Bipolaris/Drechslera</i>									
<i>Chaetomium</i>									
<i>Cladosporium</i>	8	307	6%	460	176640	13%	94	3610	38%
<i>Curvularia</i>									
<i>Diplodia</i>									
<i>Epicoccum</i>									
<i>Fusarium</i>									
<i>Mucor</i>									
<i>Nigrospora</i>									
<i>Oidium/Peronospora</i>									
<i>Pithomyces</i>									
<i>Rust (Pucciniales)</i>									
<i>Smut/Myxomyces/Periconia</i>	15	576	11%	3	1152	0%	13	499	5%
<i>Scopulariopsis</i>									
<i>Stachybotrys</i>									
<i>Spegazzinia</i>							1	38	0%
<i>Torula</i>									
<i>Tetraploa</i>									
<i>Ulocladium</i>									
Total Fungal Structures	136	5222	100%	3618	1389312	100%	247	9485	100%
Debris		1			5			3	
Detection limit	1	38.4		1	384		1	38.4	
Trace length		2			2			2	
FOV diameter		0.5			0.5			0.5	
# traverses		10			1			10	
Air volume		0.075			0.075			0.075	
Length counted		5			0.5			5	
Ratio counted		0.3472			0.0347			0.3472	
Total area counted		10			1			10	
Multiplication factor		2.88			28.8			2.88	
Slide diameter		14.4			14.4			14.4	
MF coefficient		28.8			28.8			28.8	

Table 7.1c Extended results (Cont'd) % Analysed	HVAC Split Lounge Room / Dining (7) B2374968 BT 4.0%			HVAC Split Living Room (8) B2431292 BT 4.0%			Bed #1 Off Inside of Skirting (set below HVAC other side of hall) (9) B2491252 BTA40 0.8%		
	Raw count	FS / cm ²	% of total	Raw count	FS / cm ²	% of total	Raw count	FS / cm ²	% of total
Pollen									
Fungal Hyphae	1056	6600	53%	2080	13000	43%	4	12454	3%
Unidentified spores						0%			
<i>Alternaria</i>				4	25	0%			
Ascospores	10	63	1%	1	6	0%			
<i>Aureobasidium</i>									
<i>Aspergillus/Penicillium</i>	39	244	2%	21	131	0%	142	411550	97%
Basidiospores	51	319	3%	58	363	1%			
<i>Bipolaris/Drechslera</i>	2	13	0%						
<i>Chaetomium</i>				1	6	0%			
<i>Cladosporium</i>	777	4856	39%	2690	16813	55%			
<i>Curvularia</i>	15	94	1%	7	44	0%			
<i>Diplodia</i>									
<i>Epicoccum</i>									
<i>Fusarium</i>									
<i>Mucor</i>									
<i>Nigrospora</i>	4	25	0%	7	44	0%			
<i>Oidium/Peronospora</i>									
<i>Pithomyces</i>									
<i>Rust (Pucciniales)</i>									
<i>Smut/Myxomyces/Periconia</i>	31	194	2%	12	75	0%			
<i>Scopulariopsis</i>									
<i>Stachybotrys</i>									
<i>Spegazzinia</i>				1	6	0%			
<i>Torula</i>									
<i>Tetraploa</i>									
<i>Ulocladium</i>									
Total Fungal Structures	1985	12406	100%	4882	30513	100%	146	424004	100%
Debris		3			4			3	
Detection limit	1	6.25		1	6.25		0.05	144.81	
Trace length		16			16			0.208	
FOV diameter		0.5			0.5			0.166	
# traverses		2			2			20	
Air volume		1			1			1	
Length counted		1			1			3.32	
Ratio counted		0.04			0.04			0.0083	
Total area counted		16			16			0.6906	
Multiplication factor		6.25			6.25			2896.2	
Slide diameter		25			25			400	
MF coefficient		100			100			2000	

Table 7.1d Extended results (Cont'd) % Analysed	Sliding Door Ensuite		
	Raw count	FS / cm ²	% of total
			BT 6.0%
Pollen			
Fungal Hyphae			
Unidentified spores			
<i>Alternaria</i>			
Ascospores			
<i>Aureobasidium</i>			
<i>Aspergillus/Penicillium</i>	21	88	81%
Basidiospores	5	21	19%
<i>Bipolaris/Drechslera</i>			
<i>Chaetomium</i>			
<i>Cladosporium</i>			
<i>Curvularia</i>			
<i>Diplodia</i>			
<i>Epicoccum</i>			
<i>Fusarium</i>			
<i>Mucor</i>			
<i>Nigrospora</i>			
<i>Oidium/Peronospora</i>			
<i>Pithomyces</i>			
<i>Rust (Pucciniales)</i>			
<i>Smut/Myxomyces/Periconia</i>			
<i>Scopulariopsis</i>			
<i>Stachybotrys</i>			
<i>Spegazzinia</i>			
<i>Torula</i>			
<i>Tetraploa</i>			
<i>Ulocladium</i>			
Total Fungal Structures	26	108	100%
Debris		1	
Detection limit	1	4.1667	
Trace length		16	
FOV diameter		0.5	
# traverses		3	
Air volume		1	
Length counted		1.5	
Ratio counted		0.06	
Total area counted		24	
Multiplication factor		4.1667	
Slide diameter		25	
MF coefficient		100	

7.2 Methodology and additional information

- 7.2.1 Analysis of air and surface samples for fungal structures were performed according to the ASTM D7391-20 and ASTM D7658-17 standards respectively.
- 7.2.2 Sample identification was performed to the genus level.
- 7.2.3 Samples were received in good condition unless otherwise stated.
- 7.2.4 This analysis relates only to the samples provided and mentioned in this report.
- 7.2.5 Air samples were collected using Air-O-Cell (Zefon) slit impaction cassettes. Sampling of 75L of air was collected over a 5-minute period at a flow rate of 15L/min unless specified otherwise.
- 7.2.6 34% of each air sample was read under 400-600x magnification to count fungal structures and identify to genus level.
- 7.2.7 A minimum of 1 traverse (2% of slide examined) or 2000 spores were counted for each surface sample without excessive contamination.
- 7.2.8 Surface samples with very high mould levels were analysed by counting random fields under 400x or 600x magnification and calculating the average of the fields. Average counts were then used to calculate FS/cm² based on area counted. For slides counted in this manner "# traverses" means "# fields counted".
- 7.2.9 Samples with debris ratings of 3 or higher are estimates only as debris may obscure visibility of spores.

7.3 Interpretation of Results

The following guidelines can be used to assess airborne and surface fungal concentrations and types indoors:

Typical indoor Airborne Fungal Spore Concentration Ranges (Ref. f)

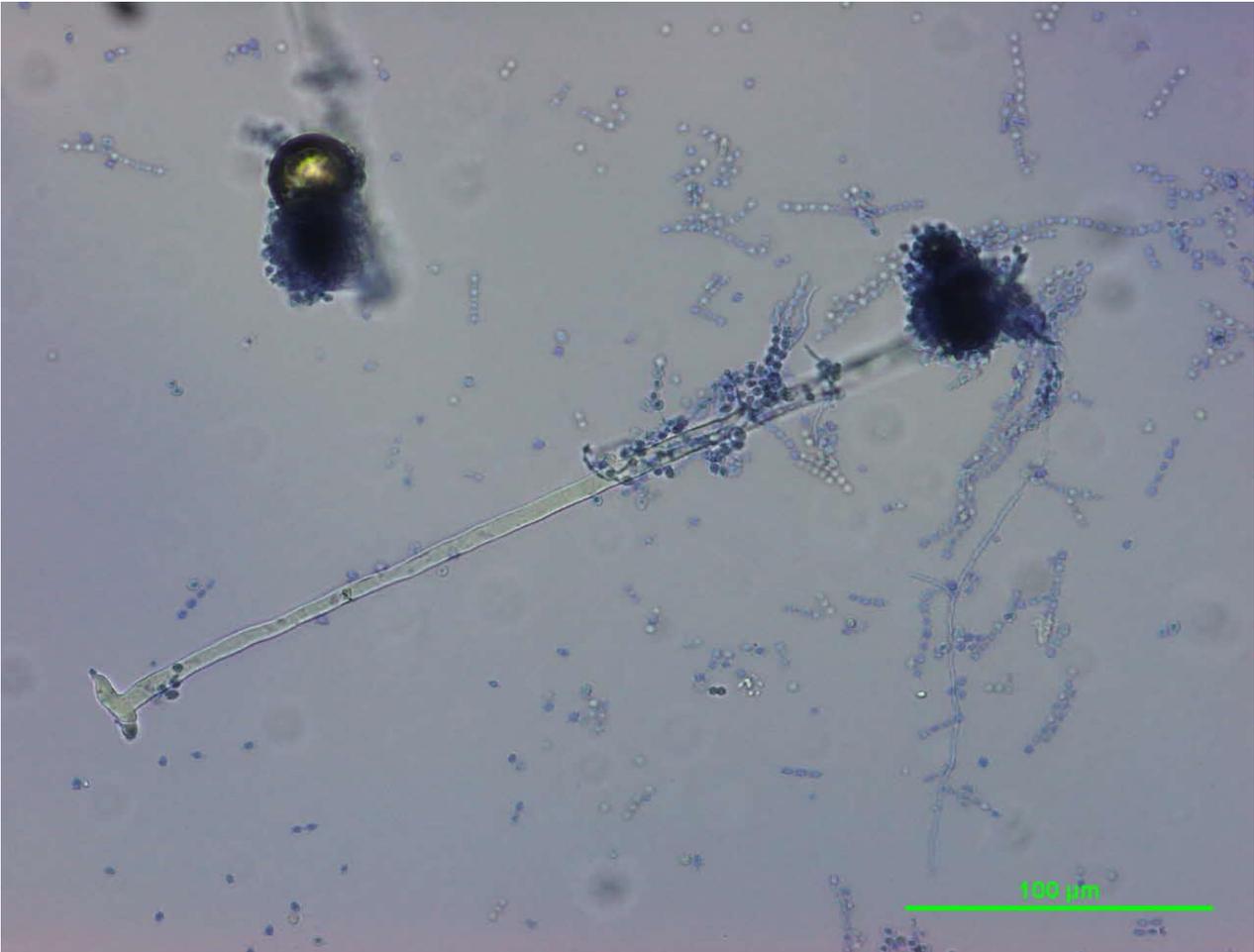
Description	Spores (counts/m ³)	Predominant Types
Clean building	Less than 2,000	Total for all spore types
	Less than 700	<i>Penicillium</i> , <i>Aspergillus</i> , <i>Cladosporium</i>
Possible indoor amplification	1,000 – 5,000	<i>Penicillium</i> , <i>Aspergillus</i> , <i>Cladosporium</i>
Indoor amplification likely present	5,000 – 10,000	<i>Penicillium</i> , <i>Aspergillus</i> , <i>Cladosporium</i>
Chronic indoor amplification	10,000 – 500,000	<i>Penicillium</i> , <i>Aspergillus</i> , <i>Cladosporium</i>
Inadequate flood cleanup or active indoor destruction of contaminated surfaces	500,000 – 10,000,000	<i>Penicillium</i> , <i>Aspergillus</i> , <i>Stachybotrys</i> , <i>Cladosporium</i> , <i>Chaetomium</i> , <i>Basidiomycetes</i> , <i>Trichoderma</i> , <i>Ulocladium</i> , etc.

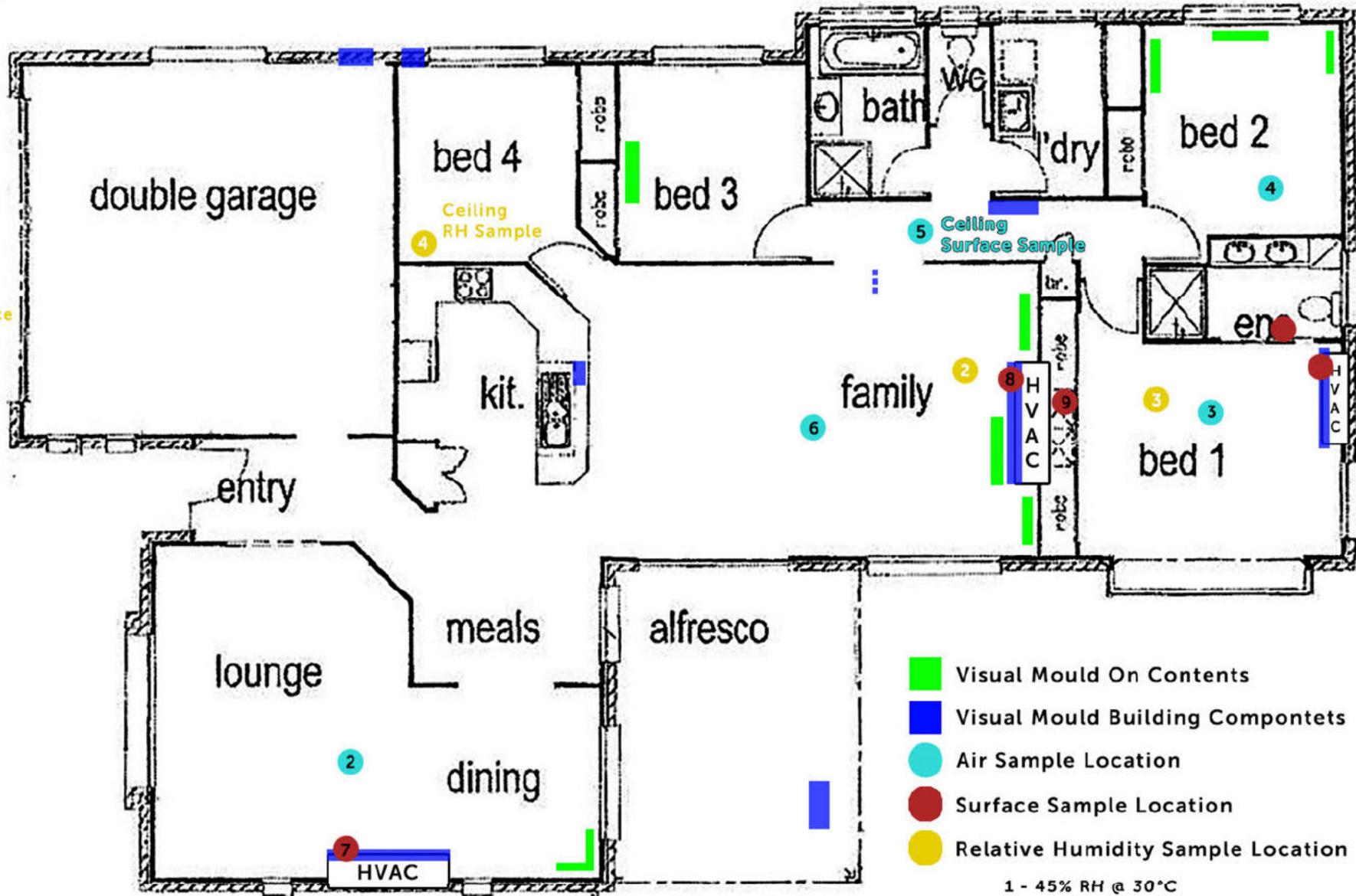
Total Fungal Hygiene Guide for Indoor Surfaces (Ref. b)

Rating	Total Surface Fungal Spore Concentration
Low	<50 spores/cm ²
Normal	50 to 500 spores/cm ²
Elevated	500 to 1000 spores/cm ² + prevailing species
Contaminated	>1000 spores/cm ² + dominant species + Propagules
Extreme contamination	>5000 spores/cm ² + dominant species + Propagules + confluent spores

7.4 Microscopy Images

Figure 7.4: Microscopy image from Bed #1 Off Inside of Skirting (sample 9). Sample was stained with Lactophenol Cotton Blue and visualised using a Nikon Eclipse Ci microscope. The large structure is typical of an *Aspergillus* conidiophore, small round spores are aspergillus/penicillium. 200x magnification.





1 RH Reference
1 Reference

- Visual Mould On Contents
- Visual Mould Building Components
- Air Sample Location
- Surface Sample Location
- Relative Humidity Sample Location

1 - 45% RH @ 30°C
2 - 63% RH @ 26°C
3 - 65% RH @ 26°C
4 - 35% RH @ 40°C



NLR
water fire mould
RESTORATION

New Life Restorations Australia Pty Ltd

Inspection Report & Findings

Claim ID

MITM-3726010

Claim Date

February 15, 2021

Address

s 11C(1)(b)

Policyholder Name

s 11C(1)(a)

Adjuster

Defence Housing Australia

Policyholder Phone Number

s 11C(1)(a)

Attendance Summary

TEXT NOTES: Attendance Summary

Inspection Report

Type of premises:

Low set 4-bedroom brick veneer with metal roof set on concrete slab

Preamble:

s11C(1)(a) - personal information exception

s11C(1) has been cleaning visual mould appearing on surfaces continuously. Visual mould growth more prevalent in ceiling. Concerned areas pointed out - kitchen/family, bedroom 1, ensuite and bedroom 3

- Occupant reported previous leak from cornices and ceiling down lights leaking water during wet weather event
- Ongoing issues with roof as stated by occupant

Causation of Damage/Mould Contamination:

- Leaks into roof ceiling cavity, seem to be the major contributing factor to the high levels of mould growth within ceiling cavity.
- Positive air pressure within ceiling space causing contaminated air to flow into and heavily cross contaminate internal living spaces beneath.
- There is a large fish tank in the family room, which may be a contributing factor to the higher levels of relative humidity found internally, leading to a more conducive environment for mould or microbial growth.

Inspection Observations and Details of Damage:

- Premises condition - Property displays a good level of cleanliness. Presence of pets in the property (dogs, cat, fish tank)
- Visual mould in ceiling observed, previously cleaned by occupant, in family room/entrance to hallway
- Condition 2 mould settled spores and airborne mould found throughout property and content surfaces (refer to IECL Analytical Report NM1999)
- Condition 3 visual mould found on occupants contents to varying levels in dining, family, bedroom 1, bedroom 2 and bedroom 3
- Condition 3 visual mould growth found within 3 x HVAC split system air conditioning units
- Condition 3 visual mould growth found on glass pane cover on fish tank. A temporary fan in use on top of the fish tank also with heavy visual mould growth.

- Condition 3 heavy visual mould to picture frame and backing hanging near fish tank
- Condition 3 visual mould growth to alfresco ceiling believed to be from water ingress into ceiling cavity (leak requires repair)
- Condition 3 visual mould growth to external eaves back of garage near bedroom 4, believed to be from gutter overflow issue

Affected Area Details:

- Bedroom 1; nylon cut pile on foam underlay
- Ensuite; tiled
- Bedroom 2; nylon cut pile on foam underlay
- Bedroom 3; nylon cut pile on foam underlay
- Bedroom 4; nylon cut pile on foam underlay
- Lounge; nylon cut pile on foam underlay
- Dining; nylon cut pile on foam underlay
- Family; tiled
- Laundry; tiled
- Bathroom; tiled
- Toilet; tiled
- Hallway; tiled
- Entrance; tiled
- Garage; concrete

Recommendation for Works To Be Carried Out and Reasons

1) Mould remedial clean to 3 x HVAC splits. Visual mould within casings

Note : Recommend replacing unit in living room as near expiry instead of cleaning, this unit also has had a rough repair on damaged cold pipe lagging in ceiling space. This may be causing a condensation drip issue into back of bedroom 1 robe where mould found. (see results test sample #7 and #8)

2) Replace 2 skirting sections in bedroom 1 robe. Mould remediation required to property before reinstatement.

Note: Visual mould growth on back side of skirting board found (see results test sample #9)

3) Remove affected hallway skirting and plasterboard wall base outside Laundry. Mould remediation required to property before reinstatement.

Note: Visual water damage and deterioration to skirting.

4) Remove skirting 3 sides of walls backing onto ensuite shower, if mould found then wall sections for removal/remediation and subsequent replacement

Note: Minor visual damage/separation from wall in this area

5) Re-seal cornice gaps/separations from wall edge in above the ensuite shower

Note: Ceiling air leak from roof space and possible minor water ingress from ceiling during rain

6) Replace all downlights with sealed version of downlights through out property

Note: Air leaking contamination from ceiling space. (see results test sample #5)

7) Remove/replace ceiling insulation batts

Note: All sections under ridge capping and valley gutter directly affected with visual damage, dirt, water depressions and contamination beneath ridge capping and valley gutters. (see results test sample #5)

8) Replace mould affected eave panels down L/H side of house

Note: mould affected from gutter leak

7) Replace ceiling panel section in alfresco area

Note: Investigate possible roof leak and repair as required, prior to repair of alfresco ceiling

8) Mould remediation clean to all horizontal and vertical surfaces inc all cupboards and fixtures

Note: Property to be empty of all contents/furniture prior to remediation works

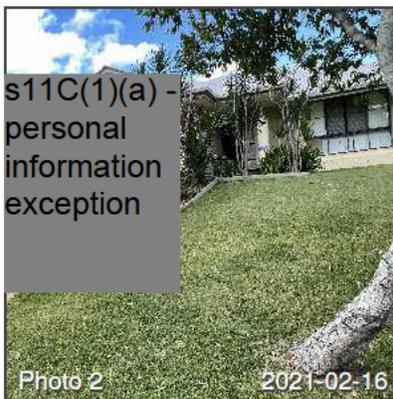
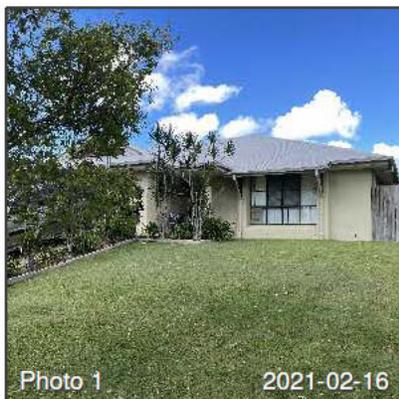
- Please advise if a scope of works quotation is required for the above recommended remediation works.

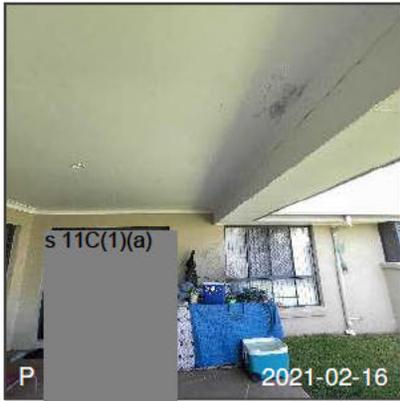
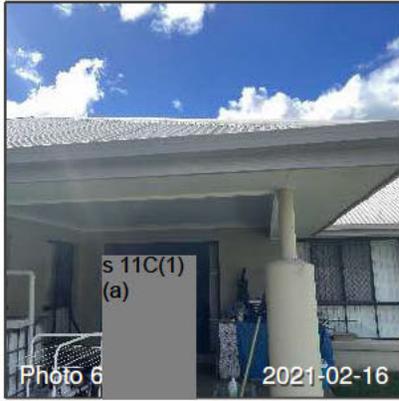
Note:

- Tenants contents require mould remediation prior to transport and re-instatement into new property. A separate scope of works quotation will be submitted for review. (NLR Quote 1396)

Exterior, Outside Mould Locations

OVERVIEW PHOTOS: Exterior, Outside Mould Locations







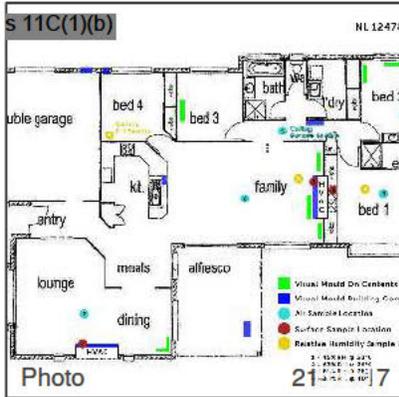
Inside 62 and 65%, Outside 45%, Ceiling 45%

OVERVIEW PHOTOS: Inside 62 and 65%, Outside 45%, Ceiling 45%



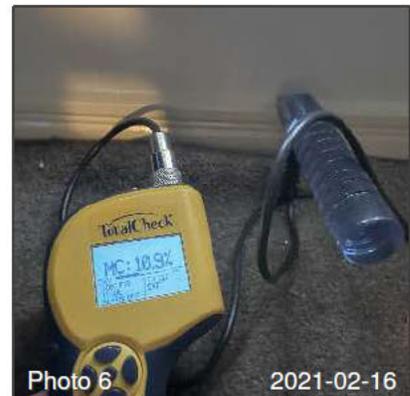
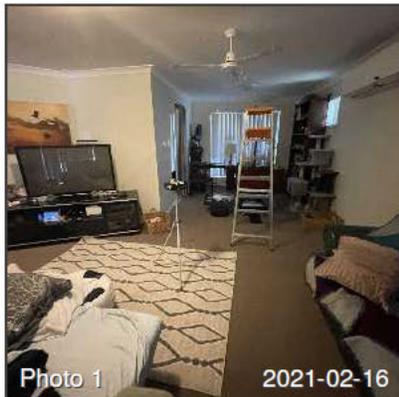
Mudmap

OVERVIEW PHOTOS: Mudmap



Lounge/Dining Room

OVERVIEW PHOTOS: Lounge/Dining Room



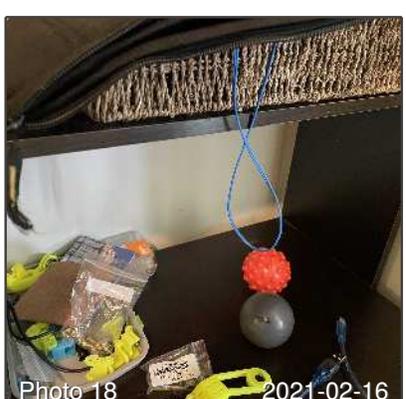
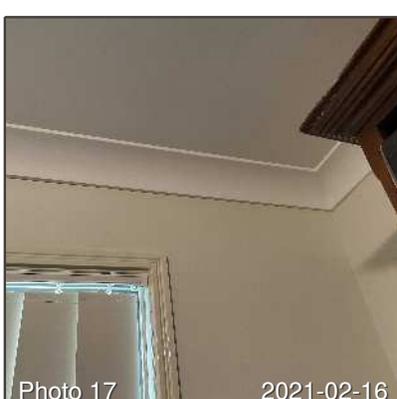
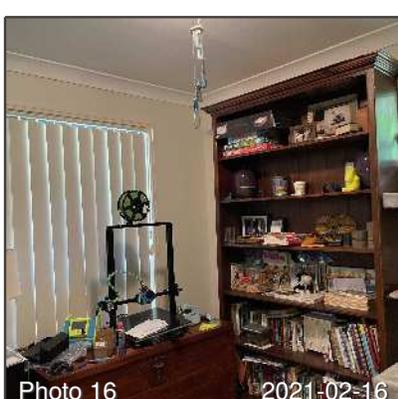
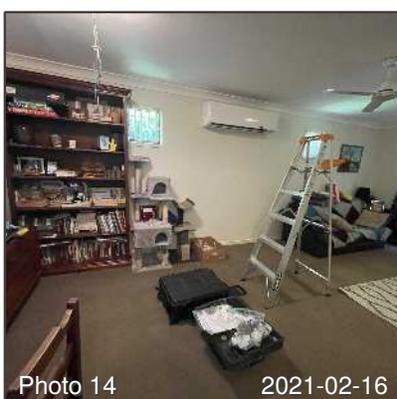
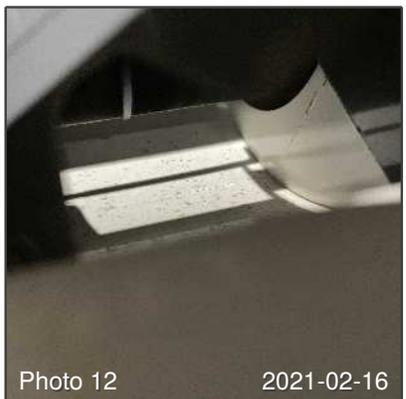
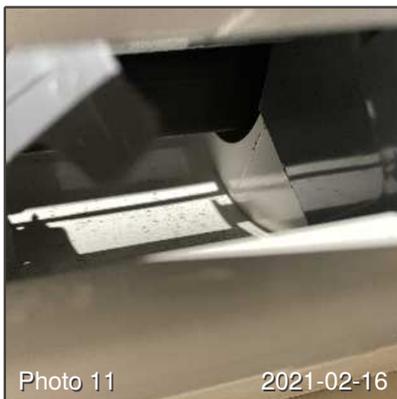
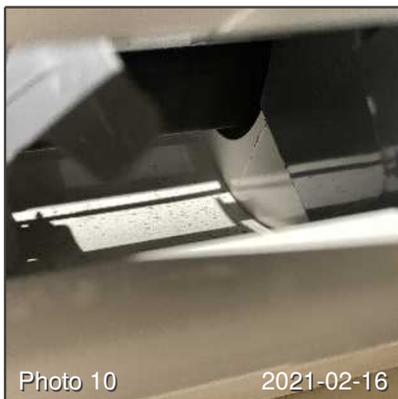
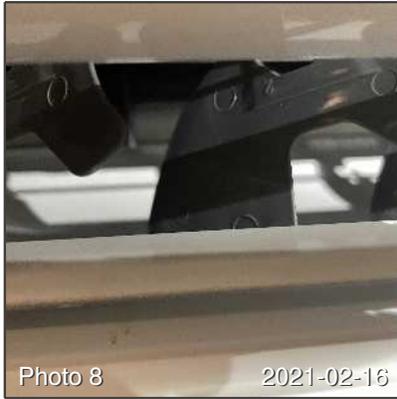




Photo 19 2021-02-16



Photo 20 2021-02-16



Photo 21 2021-02-16



Photo 22 2021-02-16

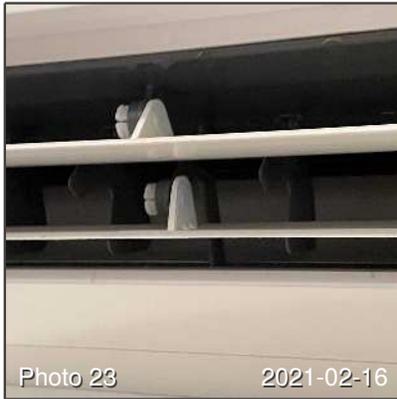


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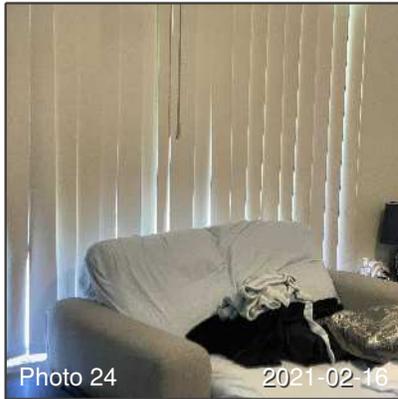


Photo 24 2021-02-16

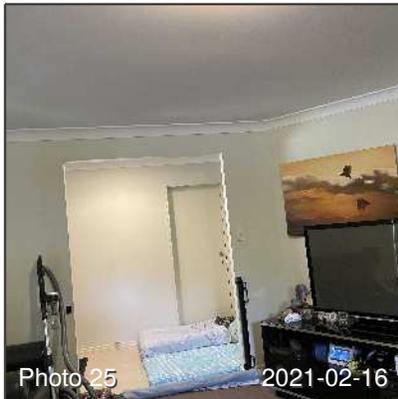


Photo 25 2021-02-16



Photo 26 2021-02-16

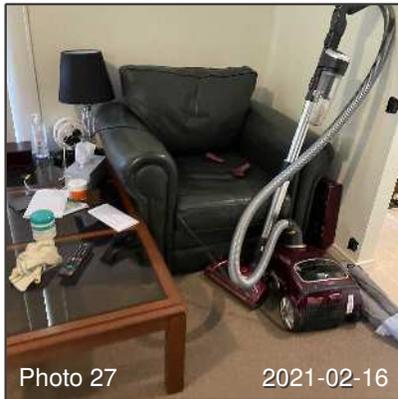


Photo 27 2021-02-16



Photo 28 2021-02-16



Photo 29 2021-02-16



Photo 30 2021-02-16

Family

OVERVIEW PHOTOS: Family

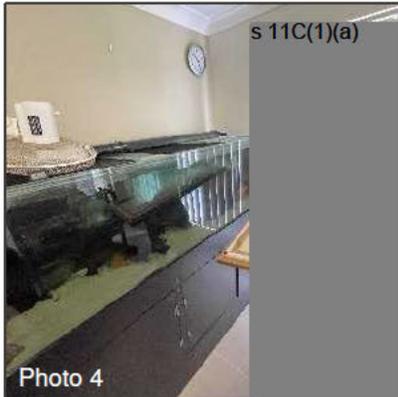
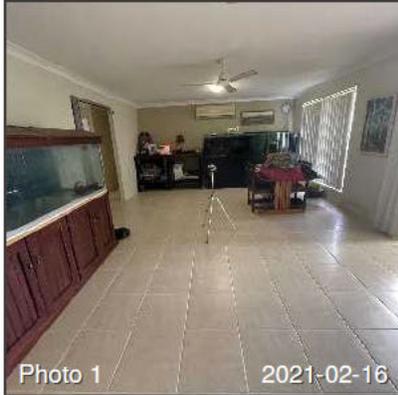




Photo 10 2021-02-16

Ceiling Space

OVERVIEW PHOTOS: Ceiling Space



Photo 1 2021-02-16



Photo 2 2021-02-16



Photo 3 2021-02-16



Photo 4 2021-02-16



Photo 5 2021-02-16



Photo 6 2021-02-16

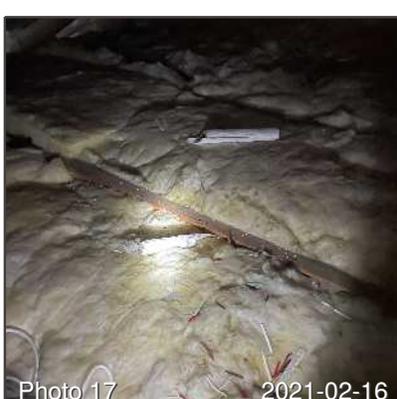
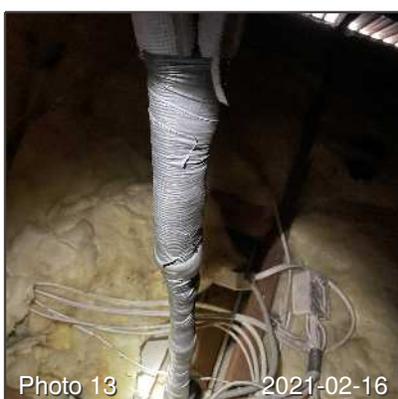




Photo 19 2021-02-16



Photo 20 2021-02-16



Photo 21 2021-02-16



Photo 22 2021-02-16



Photo 23 2021-02-16

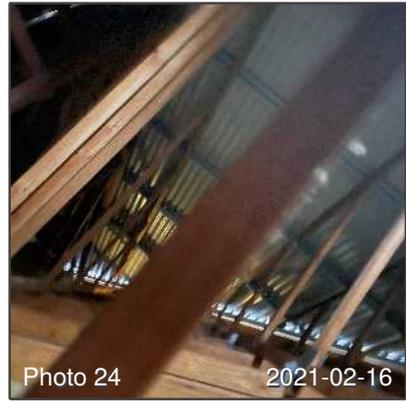


Photo 24 2021-02-16



Photo 25 2021-02-16

Bedroom 1& Ensuite

OVERVIEW PHOTOS: Bedroom 1& Ensuite





Photo 10 2021-02-16



Photo 11 2021-02-16



Photo 12 2021-02-16



Photo 13 2021-02-16



Photo 14 2021-02-16

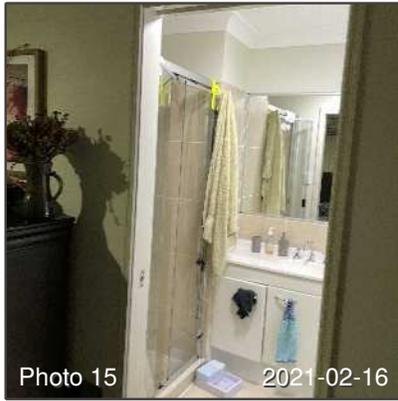


Photo 15 2021-02-16



Photo 16 2021-02-16



Photo 17 2021-02-16



Photo 18 2021-02-16



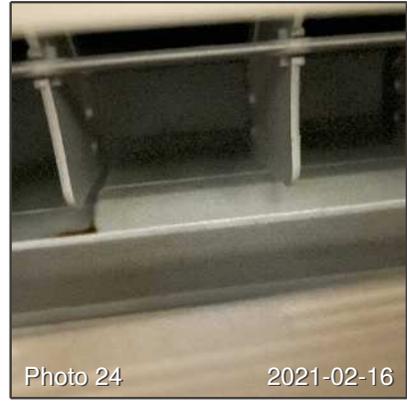
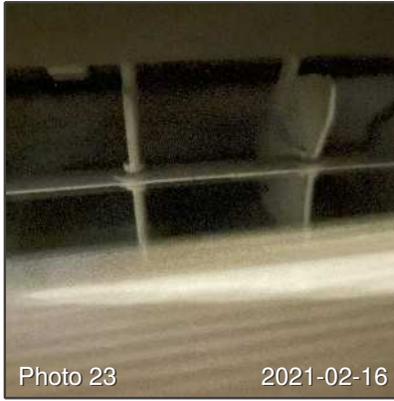
Photo 19 2021-02-16



Photo 20 2021-02-16

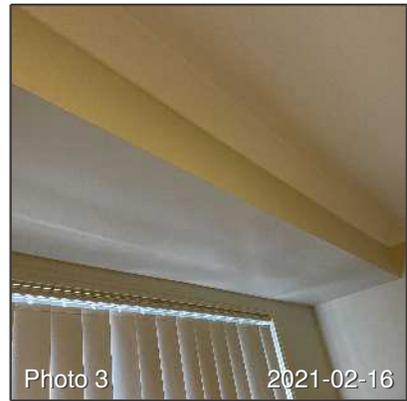
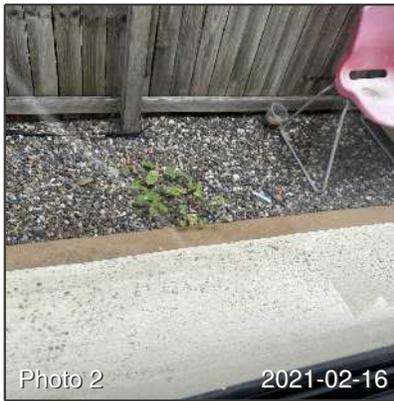


Photo 21 2021-02-16



Bedroom 2

OVERVIEW PHOTOS: Bedroom 2



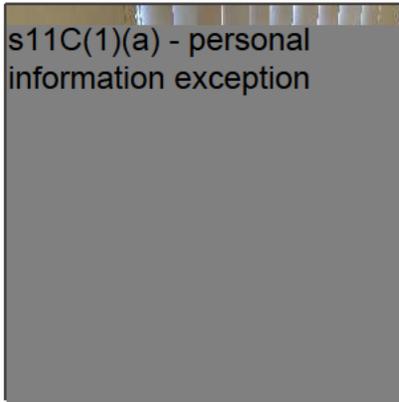
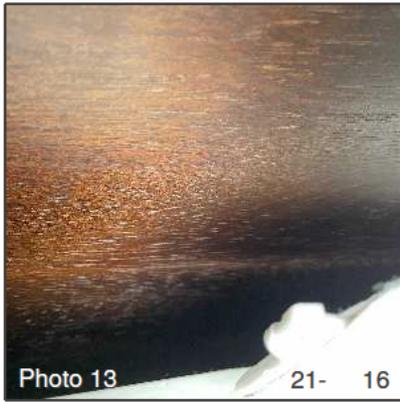
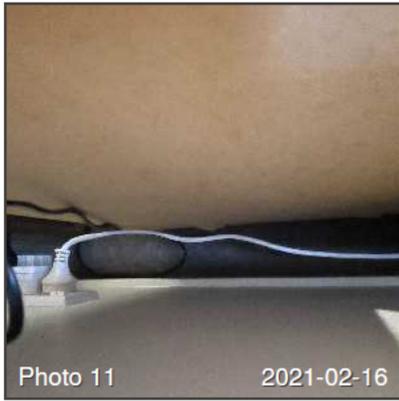
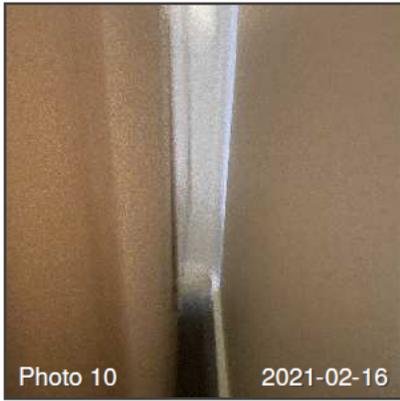
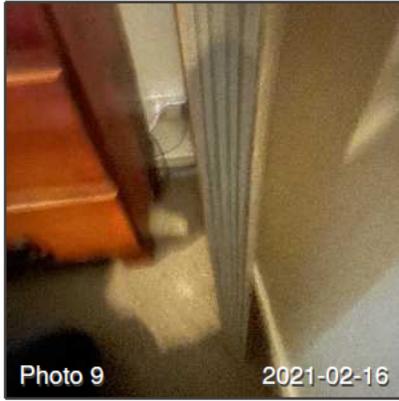
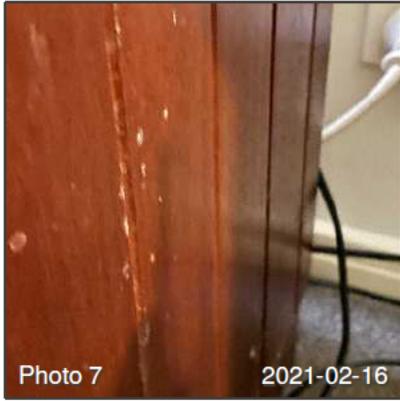




Photo 19 2021-02-16



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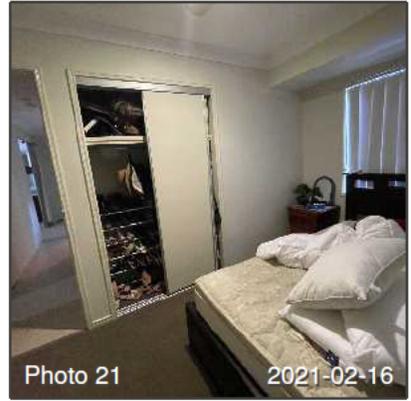


Photo 21 2021-02-16



Photo 22 2021-02-16

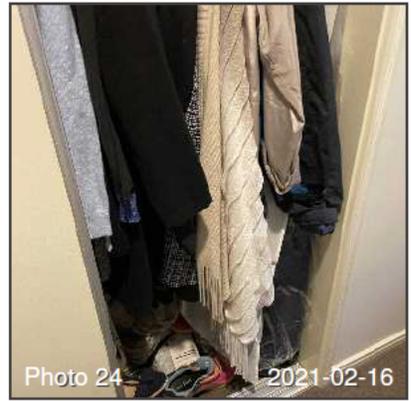
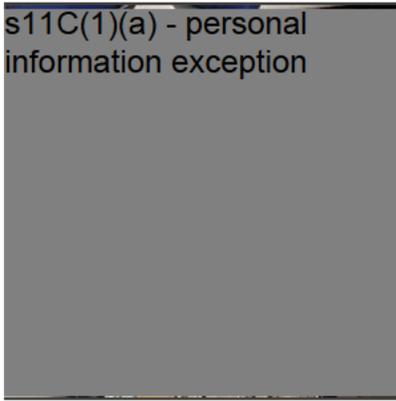


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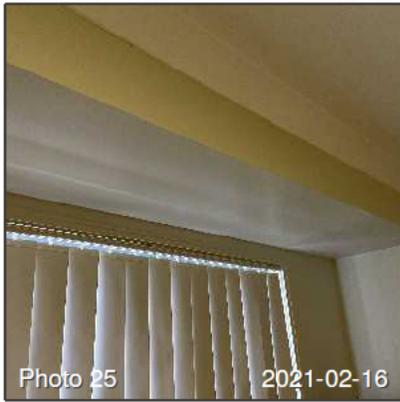


Photo 25 2021-02-16

Bedroom 3

OVERVIEW PHOTOS: Bedroom 3

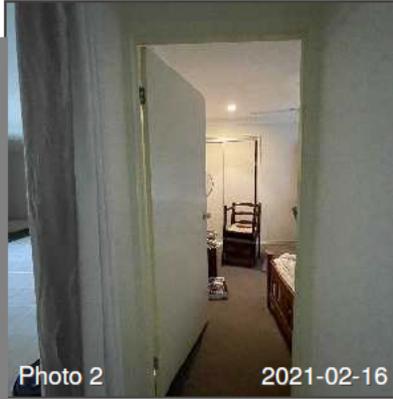
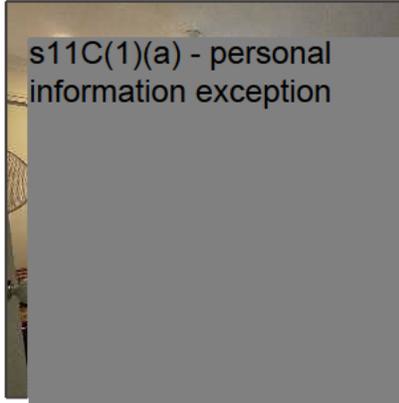


Photo 2

2021-02-16



Photo 3

2021-02-16

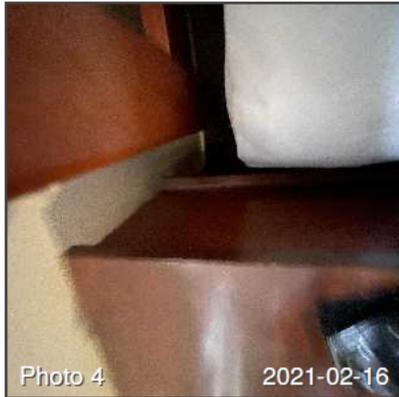


Photo 4

2021-02-16

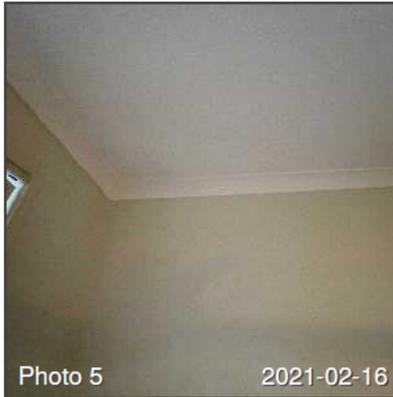


Photo 5

2021-02-16



Photo 6

2021-02-16

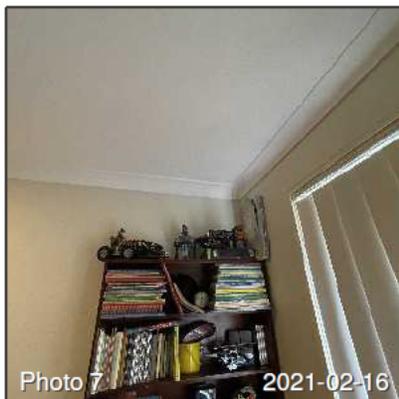


Photo 7

2021-02-16



Photo 8

2021-02-16



Photo 9

2021-02-16



Photo 10

2021-02-16

s11C(1)(a) - personal information exception



Photo 12

2021-02-16



Photo 13

2021-02-16



Photo 14

2021-02-16



Photo 15

2021-02-16

Laundry

OVERVIEW PHOTOS: Laundry



Photo 1

2021-02-16

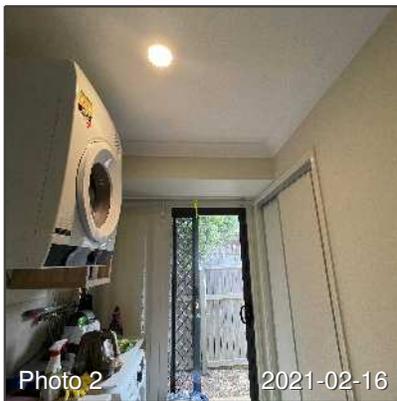


Photo 2

2021-02-16



Photo 3

2021-02-16



Photo 4

2021-02-16

Main Bathroom & Toilet

OVERVIEW PHOTOS: Main Bathroom & Toilet



Photo 1

2021-02-16



Photo 2

2021-02-16



Photo 3

2021-02-16

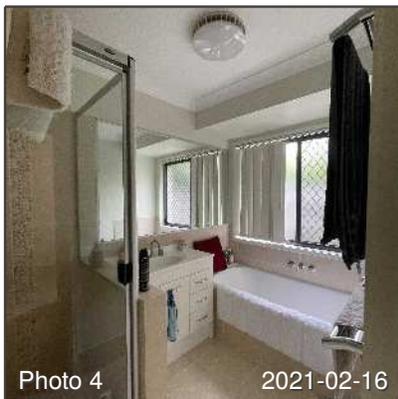


Photo 4

2021-02-16



Photo 5

2021-02-16



Photo 6

2021-02-16



Photo 7

2021-02-16



Photo 8

2021-02-16



Photo 9

2021-02-16

Entrance

OVERVIEW PHOTOS: Entrance



Photo 1

2021-02-16



Photo 2

2021-02-16

Kitchen

OVERVIEW PHOTOS: Kitchen



Photo 1

2021-02-16



Photo 2

2021-02-16



Photo 3

2021-02-16



Photo 4 2021-02-16



Photo 5 2021-02-16



Photo 6 2021-02-16



Photo 7 2021-02-16



Photo 8 2021-02-16



Photo 9 2021-02-16



Photo 10 2021-02-16



Photo 11 2021-02-16



Photo 12 2021-02-16



Photo 13 2021-02-16

Hallway

OVERVIEW PHOTOS: Hallway

