



INFORMATION FOR PROPERTY MANAGERS AND OWNERS

OUR PROCEDURE

1. INSPECTION

Once we receive the quote request our client services team will call and schedule the initial inspection.

During the inspection, we assess the areas that have visible mould infestation, take moisture and humidity readings and check for any obvious building defects that may be allowing moisture ingress.

2. REPORTING

Following the inspection, we forward a detailed finding report with recommendations and a quote for the mould remediation and preventive options.

3. MOULD REMEDIATION

Step 1

Eliminate the visible mould, micro clean and sanitise the infested rooms. Our product penetrates the surface and will totally remove the mould stains without any damage to the plaster timber or brickwork. The process will restore the finish to the original state without the need to repaint.

Step 2 - Decontamination Fogging

What is Fogging?

It is the process by which the GM2000 is applied within the living environment.

Why fog the entire house instead of only the room that has the mould?

This is simply because mould spores spread. They are carried on your clothing as well as being present in the air. If the entire dwelling is not fogged, then the mould will return in other rooms under the right conditions.



MOULD INFESTED CONTENTS

The Mould Doctor can remove mould from, jackets, shoes, bags, and furniture. In most cases we can restore the items to the preinfested state without damage or discoloration.



AMAZING RESULTS!

THE FOGGING PROCESS

WHAT IS FOGGING?

When The Mould Doctor technician refers to fogging, it is the process by which the GM2000 is applied within your dwelling.

The product is misted by use of a spray device and so can gain far greater and more consistent coverage of an entire home; similar to the steam created when you have a hot shower.

WHY FOG THE ENTIRE HOUSE?

This is simply because mould spores spread. They are carried on your clothing as well as being present in the air. If the entire dwelling is not fogged, then the mould will return in other rooms under the right conditions.

WHAT DOES ALL THIS MEAN?

The bottom line here is that we can confidently use GM2000 knowing that you are extremely unlikely to have any reaction to it. It is not going to harm any of your furnishings either.

We have performed many treatments with occupants who suffer with such ailments as asthma and multiple sclerosis and others going through chemotherapy. All have reported improvements in their own wellbeing following mould removal and fogging, with a lot of clients opting for an annual fog regardless of the fact that mould may not be present.



MYCOTOXINS

There is a lot of talk about mycotoxins, which can be released by the mould spores when the actual spore itself is dead. We have all heard about them and they continue to be a problem with most methods and products used in Mould Remediation.

Mycotoxins are very real and can be very detrimental to the health of humans. Scientists do not yet know how many mycotoxins may exist, although currently there are approximately 250 that have been detected. Moulds that have been known to potentially produce these toxins are Acremonium, Alternaria, Aspergillus, Chaetomium, Cladosporium, Fusarium, Penicillium, and Stachybotrys. Even though these moulds may potentially produce mycotoxins, they will not do so unless specific environmental conditions exist.

Our product works differently to others used in the Mould Remediation industry. Because of the hyper-wetting agent in our product, it encourages the shell of the spore to open up. Our product then encases the harmful mycotoxins, before having a chance to become airborne, by attacking them straight away whilst they are vulnerable.

Other methods of remediation basically attack only the shells, leaving the contents of the shell (spores containing the harmful mycotoxins) to happily release the mycotoxins into the environment thereby causing the toxic problem.

The diagram to the left is that of fabric that has been treated with our product. The bacterial spore that is trying to attach itself to the fabric doesn't stand a chance. Once the bacterial spore makes contact with the treated fabric, it opens up and lets the 2000 in. Although it is not required, you may still incorporate HEPA vacuuming after the treatment of GM2000.

HOW DOES MOULD SPREAD?

Mould can grow by extension of tiny root hairs called hyphae. Mould also makes spores that are like very small seeds. When spores are released they can be carried by air or water to new locations.

As mould dries this release is accelerated in an effort to spread the seeds to new areas to grow. Spores are so small that primarily air currents affect them. If you have visible growth occurring from a water intrusion, do not dry it or the

building materials out uncleaned. As the moisture of the mould or building material decreases, the release of spores increases exponentially.



MOULD HYPHAE



MOULD SPORES

UNDERSTANDING MOULD

WHAT IS MOULD?

Mould is one type of fungus whose job it is to decompose dead organic material. Moulds sometimes can infect living plants and animals. The spores and fibre like structure of individual mould colonies are too small to see without a microscope. When enough mould grows together on a surface it will appear in different colours. The colour of mould is influenced by nutrient source and the age of the colony. It is impossible to determine what type of mould is growing by visual inspection only.

Moulds are naturally occurring organisms playing a major role in the earth's ecosystem. They are the most important part of nature's ability to recycle. These microscopic fungi exist everywhere except under water, parts of the Arctic and Antarctic, and in artificial environments like clean rooms.

WHAT MAKES MOULDS GROW?

Mould needs water to grow, no water and no growth. Mould also needs food, oxygen and ideally a warm temperature. Since mould decomposes dead organic material it can grow on wood, Mould can also digest some synthetic materials such as adhesives, pastes and paints. While mould cannot feed off of inorganic material such as concrete, glass and metal, it can however grow on dirt, debris or hairs that are on/in these surfaces. Moulds prefer wet or damp materials but can get their moisture from the air in the form of high humidity, typically above 60% relative humidity.

If mould has the opportunity to grow (add water) it will. The key to reducing the growth of moulds in buildings is to minimize the water. Reduce the ways in which water accumulates in the building structure and mould won't continue to be a problem.

HEALTH ISSUES

Mould isn't just an unsightly problem – it's a serious health risk. It can affect the respiratory system, causing sneezing, coughing, headache, fatigue and wheezing, as well as respiratory infections. In particular, young children, the elderly, people with asthma and allergies, or people with compromised immune systems are at risk of developing mould-related health complications.

DEADLY MOULD

With more than 30% of buildings affected by mould, it is now belatedly being recognised as a serious health risk, says Dr Peter Dingle PhD.

Moulds are perhaps the most opportunistic of the microorganisms, and are found virtually everywhere, indoors and outdoors. They thrive wherever there is the least bit of moisture and nutrition - in fact, they are tiny, enzyme producing and cellulose eating factories. There is a mould for every occasion and almost every material. They work continually on organic materials, breaking them down. Moulds are vital in the process of decomposition and recycling of organic material, and are essential and beneficial for life. Indoors, however, where their populations can concentrate, moulds become a problem.

Fungi are the most frequent cause of biodegradation of building materials. This "biocorrosion" happens to building materials, such wood, chipboard and plaster, as organic and inorganic acids are released from the fungi. This is not surprising as fungi are capable of breaking down rock in nature. Ideal conditions for fungi growth are damp, humid conditions. In recent years, the opportunity for growth of fungi and hence mycotoxin release has increased with increased flooding and thermal modernisation of residential buildings. Allergies and mycotoxicosis can be caused by extended periods of mould exposure.

Mould growths can often be seen in the form of discolouration, ranging from white to orange and from green to black, and present many textures, including slimy, powdery and hairy.

Moulds have diverse effects on our health due primarily to their production of spores and toxins, some of which are Volatile Organic Compounds (VOCs). Symptoms caused by moulds range from allergies to liver cancer. Mould can also cause conditions such as Sick Building Syndrome (SBS) and skin infections. It is inadvisable for anyone to live or work in a mouldy indoor environment.

The Daily Telegraph

'Our mouldy house was killing us'

FIONA BAKER NATIONAL FEATURES FEBRUARY 18, 2012 7:00PM

Robyn Bell and Mathew Willmore had severe health problems caused by their mouldy home in Brisbane. Picture: Hughes Simon. Source: Supplied

WET weather is causing a spread of mould that is damaging to our health.

The list of infections, symptoms and conditions Robyn Bell, her partner Mathew Willmore and even their two cats suffered during the three years they lived in a mould-infested Brisbane home reads like the index of a medical journal.

Sinus, skin and respiratory infections, yeast infections, headaches, aching joints, asthma, fatigue, loss of libido, depression and anxiety were some of the problems they suffered. Their cats suffered fungal infections and constant vomiting.

"That house was killing us," Bell says. "It just took a long time for us to connect the dots about why we were so sick all the time."

She and Willmore have since moved out - 'almost immediately we felt better' - but without most of their belongings, which they have locked up in containers because they were unable to control the mould.

"Mould has tainted everything in our lives," she says. "Along with our health, many of our belongings, our keepsakes that were sacred to us, have been or will need to be destroyed."

"Mould is toxic, dangerous and consumes everything around it. Unless you treat the source and kill it, it will take hold of your life."

AIR PURIFIER



Features

LCD	Digital LCD Display User-friendly digital LCD display lets you monitor options and settings easily.	Room Coverage 60 sqm Suitable for apartments or large rooms up to 60 sqm. Perfect for the living room, dining area or bedroom.
Timer up to 8 hours	Timer options for 1, 2, 4, 6, and 8 hours.	Negative Ioniser Emits negative ions that help to revitalise and clean the air.
Infrared Remote Control	Comes with a handy infrared remote control so you can adjust the settings conveniently each time.	4 Adjustable Fan Speeds Switch between Fast, Medium, Slow or Auto fan mode.
Auto Switch Off	A safety feature that switches the unit off automatically if the cover panel is opened.	Dust Sensor A dust sensor monitors the air quality in your environment and adjusts the fan speed accordingly when in Auto mode.
Colour Changing LED Indicator	Features an LED indicator that changes colour based on the level of air pollution detected.	HEPA Filter Cleaning / Replacement Reminder Notifies you when the filter needs cleaning or replacing.

Specifications

Model No.	ION390-B	Power Consumption	55 W
Coverage Area	60 sqm	Dimensions	291.5mm (D) x 208mm (W) x 664 mm (H)
Negative Ion Output	Yes	Product Weight	5 kg
Air Flow	190 m³/hr	Warranty	1 Year
Input Voltage	AC 240V / 60 Hz		

THE FACTS ABOUT MOULD



MOULD

Whether it's on bathroom ceilings, in dank bedroom corners or in brand new apartments – mould is a tricky issue to deal with. Setting landlords and tenants into 'finger-pointing' blame cycles, managing mould issues in leased properties is often a source of discord and confusion.

IT DOESN'T NEED TO BE

The article on the following page by Nicole Bijlmsa, building biologist and IICRC accredited mould remediation technician, is just the thing to help you better understand exactly how serious mould infestation can be in a living environment. Ideal to pass along to property management colleagues or landlords who don't recognise the risks of having mould in their investment property, it's a quick, interesting read.

MOULD: THE NEXT ASBESTOS

"You can't always see or even smell it, however it affects almost 1 in 3 Australian homes and can have devastating consequences on the lives of those who can't produce antibodies against it. I'm talking about MOULD which many are referring to as the next asbestos. So given that fungi are nature's greatest decomposers and have been around well before us, why is mould such a problem now?

Energy efficient homes are like plastic bags (air and water tight) with compromised passive ventilation. Consequently,

there has been a considerable increase in the number of complaints to the Building Commission about condensation issues. Additionally, we have gone from using natural building materials like hard wood timbers that naturally contain resins that are resistant to fungal attack to pre-digested particle board that has become the perfect fast food for mould. The two factors come together to create a toxic time bomb.

THE CAUSE OF MOULD IS MOISTURE

Fungi needs food and moisture to thrive. As microbes are everywhere on this planet from the Arctic to Antarctica - and most building materials and furnishings in our homes are the perfect fast food for mould - the key to addressing any mould problem is to identify the source of the moisture.

Once moisture sits on a surface for more than 48 hours, bacteria and fungi begin to have a field day.

THINK TWICE

The next time your landlord wants to use bleach on mould in their investment properties, or simply 'paint over' the problem. Neither of these methods addresses the serious health concerns that mould in living spaces presents – leaving tenants AND landlords potentially at risk.

For more information on solving mould conundrums in your property portfolio, contact the The Mould Doctor today.

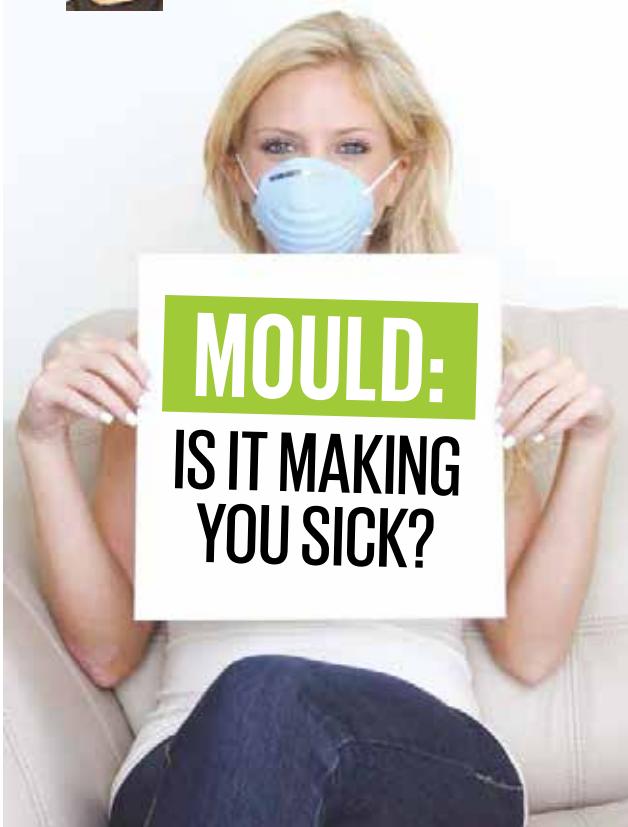
THE FACTS ABOUT MOULD

B+S
10



HEALTHY HOME HINTS

WITH NICOLE BIJLSMA



You may not see it or even smell it, however, its effects can have devastating health consequences

When I interviewed a couple in my office, the husband's body language suggested his wife – who had been diagnosed with chronic fatigue syndrome – was neurotic as she never stopped complaining about her aches and pains. However, the air samples from their home told a different story. The mould count was four times higher in the master bedroom (where she had the worst symptoms) than outdoor levels and the type of fungi were pathogenic.

I've spent the past five years lecturing and studying mould, and have come to

respect what can only be described as the most resilient species on Earth – fungi. There are more than 1.5 million species of fungi on this planet thanks to their capacity to adapt to almost any environment.

Up to 50 per cent of indoor environments in Australia are affected by dampness, which is the prime condition for mould growth. New homes with poor natural ventilation see many mould-related issues. The use of cheap timbers such as MDF and particle board creates the perfect "fast food" for mould. In contrast, many hard timbers contain mould-resistant resins.

GET TO THE SOURCE

The key to treating mould is to locate the moisture source, such as:

- Plumbing, gutter or roof issues
- Inadequate ventilation, insulation, waterproofing or drainage
- Building on a flood zone or hill
- Humidifiers that are left on
- Housekeeping – long showers or drying wet clothes inside
- Climate (humidity above 70 per cent is ideal for mould growth)



THE EYE TEST FOR MOULD ILLNESS

A deficiency in visual contrast sensitivity (VCS) can be an indication of a mould-related illness. A test for VCS can be performed by an optometrist or at vcstest.com

THE SILENT HEALTH HAZARD

It's well known that the adverse health effects of mould are lung problems such as asthma, bronchitis, cold and flu-like symptoms, hay fever and, less commonly, pneumonia and eczema. Emerging evidence suggests it's the chemical stew of microbes found in water-damaged buildings that's doing the damage.

In healthy individuals, these microbes are identified by the body's immune system, then broken down and removed by the liver and excreted via the bowels. However, studies have identified that 24 per cent of the population can't produce antibodies to fungi. Every time



these people walk into a water-damaged building, an inflammatory response occurs that doesn't switch off.

Symptoms begin with fatigue and headaches, and over time, result in brain fog (mood swings, poor concentration, memory loss), aches in the joints, sleep disturbances and an inability to thermoregulate. These symptoms are often misdiagnosed as chronic fatigue syndrome.

PREVENTATIVE MEASURES

Water-damaged materials like plaster walls, carpets, furnishings and underlays that have been exposed to moisture for more than 48 hours and can't be laundered may need to be discarded, otherwise they can become



a continual source of mould. If you live in a hot humid area like far north Queensland, an air conditioner (which is a dehumidifier) may need to remain on to keep the relative humidity below 70 per cent. In cooler humid climates like Sydney and the NSW central coast, a dehumidifier is recommended, along with adequate insulation and the replacement of single-paneled windows with energy-efficient glass.

FORGET THE BLEACH

Don't use chemicals like bleach to kill mould. Why? Many fungi will use them as a food source. And even if it kills the mould, dead mould spores are still hazardous as they contain mycotoxins.



CONDENSATION IN APARTMENTS

The following design advice has been prepared by Wood & Grieve Engineers for Far East Consortium to provide an overview of the issue of condensation occurring within an apartment residence.

WHAT IS CONDENSATION?

For water to condense, the air within an apartment has reached a level of humidity where the dew point is above the temperature of a surface on which condensation is occurring.

WHAT CAUSES CONDENSATION?

Condensation with buildings can be caused under a number of factors. These include:

- Environmental conditions including external ambient temperature, humidity and solar / radiant loads. These weather conditions (typically occurring in Melbourne between the months of May and August) can cause the façade glazing and framing system to cool. During warmer months, external conditions required for generating condensation are much less frequent. The orientation of a façade may also affect these factors.

Operations within the apartment causing the humidity level to become elevated. These operations include:

- High numbers of people within the apartments (respiration and/or perspiration)
- High amount of steam escaping from bathrooms (due to exhaust fans not being operated)
- Washing clothes using hot water without an exhaust fan
- Traditional dryers being used within apartments or clothes drying generally
- Cooking equipment
- Heavy personal exercise within the apartment
- Plants, pets and fish tanks can increase humidity levels
- Poor maintenance of plant and equipment
- Poor apartment ventilation - apartments are provided with ventilation (as required by the Building Code of Australia). Residents should use these devices
- Any combination of the above factors.

Moisture generated within the apartment will remain in the space unless a window is opened, the air conditioning system is used in cooling mode or any of the exhaust air systems (range hood or bathroom exhaust fans) are used.

MINIMISING HUMIDITY IN APARTMENTS

The following practices can be used by the residents to minimise humidity within the apartments

- Ensure that exhaust systems are utilised for bathrooms and cooktops operations. Allow these to run for a period after use of the bathrooms or cooktop to assist in further exhausting moisture.
- Using lids on cooking equipment and using the kettle near the range hood when boiling water.
- Ventilating apartments can be effective to reduce apartment moisture levels. Opening a balcony door or external window can assist.
- The A/C units are effective in de-humidifying the apartment. Run the A/C on cooling mode to de-humidify the apartment. In extreme cases, utilise de-humidification equipment. These systems are commercially available (and are commonly used in humid environments such as Hong Kong or Singapore) and can operate in conjunction with the heating systems within the apartment.

A WINDOW LEAK VS CONDENSATION?

Often due to the timing of events, condensation and water egress back into the building can be confused by residents. There are instruments available to confirm that the conditions exist to cause condensation, and investigation can be easily undertaken.

WHO IS RESPONSIBLE FOR THE CONDENSATION?

The Victorian Building Commission has issued a Guide to Standards & Tolerances 2007, which acknowledges that "Condensate is a common problem in buildings, particularly in bathrooms and laundries, and can occur on windows".
 "Where the requirements of the building code have been complied with, the responsibility for controlling condensation by maintaining adequate ventilation through the installation and use of exhaust fans or other means is the responsibility of the owner".

MOULD MYTHS

THERE'S NO QUICK FIX

"I've got a quick fix for mould," says your normally-amenable landlord. "Just get the tenants to wash the mould away with a bleach solution. She'll be right as rain." Wrong.

Many landlords may initially use 'Doctor Google' rather than The Mould Doctor. Google may tell you that bleach is the miracle mould cure-all when in fact, bleach makes a landlord's mould problem worse.

BLEACH FEEDS MOULD

Chemicals like bleach are actually a smorgasbord for some fungi: whilst initially you may think bleach solves your mould problem, it actually feeds it. Bleach is effective in sanitising surfaces, and when used on mould it can indeed remove the discolouration associated with an infestation.

It will not, however, remove the microflora which will allow mould to return in exactly the same spot. Any mould that is killed by bleach then leaves behind hazardous mycotoxins - dead mould spores that still present a health hazard.

BLEACH LINKED TO HEALTH PROBLEMS

The Herald Sun has reported on the relationship between the use of bleach and health problems - linking the use of bleach in domestic environments to higher rates of flu, tonsillitis, bronchitis and pneumonia in children.

Research speculates that airborne irritants released whilst cleaning with mould may damage the lining of lung cells, sparking inflammation and making it easy for infections to take hold.

Advertising increasingly promotes the use of antimicrobial products including bleach in the home environment - which makes communicating to landlords unaware of bleach's health risks doubly challenging.

MOULD PROOF PAINT – ALL YOU NEED TO KNOW

Everyone knows that prevention is often better than cure, so it's no wonder that landlords and property managers are often looking to mould proof paint as a way to prevent mould infestation.

The good news is that there is a wide range of mould proof paints available that discourage the growth of mould. These contain a level of mildewcide that will keep the paint free of mould and mildew for some time – usually for the life of the paint.

The bad news is that just using these paints alone is not enough. In order for the paint to work, the mould needs to be attacked at its source before painting. We are often called to properties within three months of a client's paint job to treat mould that has returned.

The fact is there is no paint that penetrates a surface and kills mould spores. If there was such a paint it would need to be registered as a pesticide. If you paint without proper mould remediation, spores can be embedded into the film of the paint and cause visible infestation in the future.

Prevention is better than cure, but only when handled correctly by the experts. Our technology actually kills the mould spores, greatly reducing the risk of mould returning. The Mould Doctor's technology removes the mould stains, therefore repainting is not required which saves additional costs for the landlord.



DEHUMIDIFIERS



ionmax

choice
RECOMMENDED
June 2016

**Moisture Control Dehumidifier
ION632**

The ionmax Ion632 Dehumidifier controls the humidity in your environment efficiently while staying environmentally friendly. It features a CFC-free desiccant rotor, air filter, and various safety functions. Sturdy and durable, the ionmax Ion632 is perfect for daily use in removing mould and dampness, drying clothes, and improving the air quality in your home and office. Being able to remove 10 litres of moisture per day (20°C RH60%) while staying energy efficient, the Ion632 dehumidifier is ideal for daily industrial use.

FEATURES

	Extraction Rate 10 Litres/Day		Timer up to 8 hours		Quiet Operation
	Tank Capacity		Laundry Mode		Light and Portable
	Air Filter		Stable Performance in Both Low and High Temperatures		

SPECIFICATIONS

Voltage	240V	Net Weight	8.4 kgs
Power Consumption	400 - 720W	Net Dimensions (W x D x H)	416mm x 186mm x 520 mm
Working Temperature	1°C - 40°C	Gross Dimensions (W x D x H)	491mm x 260mm x 623 mm
Moisture Removal	10 litres a day (at 20°C RH60%)		
Tank Capacity	3.5 litres		

BATHROOM AND LAUNDRY VENTILATION

ELEGANCE MHY

Wall / ceiling fan with
built in humidity sensor

Elegance fans can be wall or ceiling mounted and are highly efficient in exhausting air from small and medium size rooms in domestic and commercial applications. Designed and made in Italy this fan is quiet to run and has a streamlined, minimal and discreet design with its slimline flat cover.

The MHY uses the latest in microchip technology, which automatically increases or decreases the fan speed according to the relative humidity level.



MANUFACTURER:



WARRANTY:

2 years

INSTALLATION:

- Wall or ceiling mounted, use in conjunction with an external grille, and may be used with rigid or flexible ducting (not included)
- Works with short ducting lengths (up to 3m)
- Suitable for domestic or commercial single room applications including:
 - Bathrooms and powder rooms
 - Laundries
 - Portable buildings and classrooms
 - Small offices and meeting rooms
 - Utility rooms
- Installation by an industry professional (electrician or air-conditioning installer) is recommended

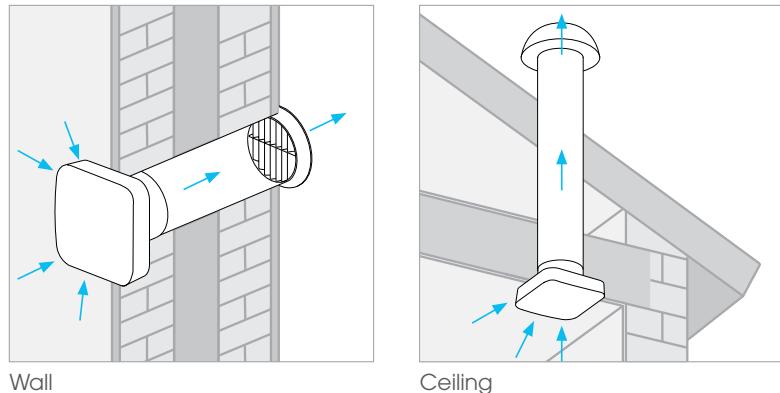
BENEFITS:

- Built in Humidity Sensor – adjustable from 40%-90% relative humidity
- Innovative European slim line design with flat cover and lateral intake
- Easy to install
- Supplied with back-draught shutters to prevent air from moving back into the room
- Quiet operation – innovative impellers permit limited noise level
- Maintenance free – self lubricating sleeve bearing motor for long life & noiseless operation
- Made of high quality antistatic tecnopolymer material
- Comes in 3 sizes moving 90 – 315m³ of air per hour

ELEGANCE MHY

Wall / ceiling fan with built in humidity sensor

APPLICATIONS:



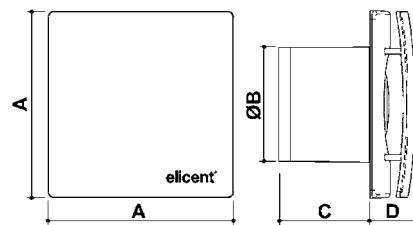
SPECIFICATIONS:

Model	Item Code	Volume m ³ /h (maximum)	Volume L/s (maximum)	Pressure (maximum)	Wattage	Noise dB(A)*	Protection
Elegance 100	2EL0003	90	25	42	14	31.4	IPX4
Elegance 120	2EL2503	165	46	55	15	36.7	IPX4
Elegance 150	2EL5003	315	87	71	25	43.9	IPX4

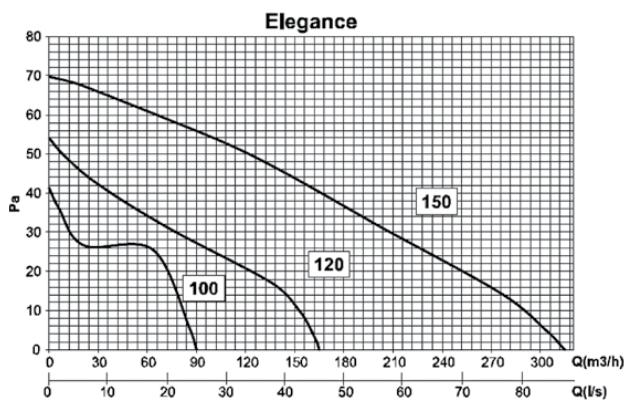
* Measured at 3 metres

DIMENSIONS:

Model	A	ØB	C	D	Kg
Elegance 100	160	98	80	38	0.9
Elegance 120	180	119	91	44	1.1
Elegance 150	200	149	105	56	1.3



PERFORMANCE:



Sub Floor Ventilation



- Living in a house that feels damp?
- Musty odours?
- Mould infestation in living areas?
- Signs of termites or rotted timber?
- The Mould Doctor can help by installing a Sub Floor Ventilation system

Research has proven that people get sick from damp floors and rising dampness in their homes. This has a major effect on the health of Australian home owners.

The cure for rising damp is damp air removal. It can affect the respiratory system, causing sneezing, coughing, headache, fatigue and wheezing, as well as respiratory infections.

In particular young children, the elderly, people with asthma and allergies or people with compromised immune systems are at risk of developing mould-related health complications.

SUBFLOOR VENTILATION SYSTEM

Excessive subfloor moisture can cause several problems. The most common problems are rising damp, wood rot, pest or termite infestations and unpleasant odours. If untreated, this could lead to growing mould, mildew and serious health issues.

Mould isn't just an unsightly problem – it's a serious health risk. We can help you prevent all this, simply by installing a subfloor ventilation system to remove ground moisture from underneath raised floors, creating a drier and warmer subfloor area. Our system is an affordable, economic and long-lasting solution.

We ensure that your subfloor ventilation system, installed by our highly trained technicians, is running perfectly so it will effectively reduce excess subfloor moisture and fix your damp problems.

The system is designed to exhaust damp trapped from the air from the subfloor and introduce fresh air in through existing or new passive vents. It works from drawing in fresh air from outside one side of your home and circulating that while on the other side is a damp air removal system. This cross-flow ventilation from one side to the other, creates air change through your house renewing the fresh air up to 15 times an hour during day light hours. Any rising damp will be picked up and removed, preventing rising damp from entering your home.

The outcome is that excessive moisture will no longer make its way inside your home. The subfloor ventilation system eliminates musty smells, pest infestations, rotting timbers and most importantly health problems as a result of dampness in your home. The Mould Doctor will create a healthy home and living environment for you and your family.

THE BLAUBERG SYSTEM

The Mould Doctor carefully selected the Blauberg International line as our subfloor ventilation system.

Manufactured in Germany using the latest technology ensures superior performance, reliability and low operating costs.

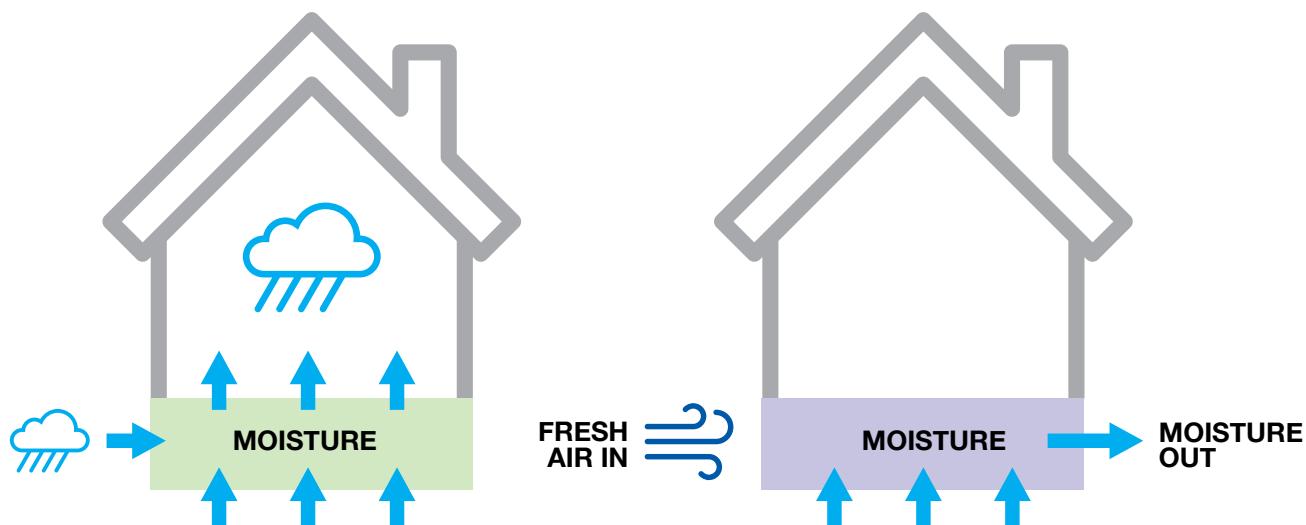
This subfloor ventilation system will design effectiveness, result in cost and energy efficiency, reliability and low maintenance requirements, compliance with Australian standards, unobtrusive operation and aesthetics.

The Mould Doctor uses the exclusive silent ventilation Blauberg ISO fans, Centro M, metal cased air pumps and smart fan models.

- A five-year warranty on all Blauberg products
- Steel and fire-resistant casing with resistant coating for reduction of vibration and longevity
- Insulated ducting is used for improved acoustic performance and special imported high moisture resistant (PVC fume control duct) PFC duct is used to improve durability and longevity in damp subfloor environments
- To make sure the pumps only run during daylight hours, timers will be installed next to the subfloor access for easy service and maintenance



Our system is an affordable, economic and long-lasting solution



WHEN TO TEST FOR MOULD?

WHEN SHOULD MOULD TESTING BE CONSIDERED?

1. When visible mould is not present, but the smell of mould is present. Here a mould inspection and mould test can reveal whether there is indeed elevated mould, and where it is located.
2. There have been plumbing leaks or water issues and there is a suspicion that elevated mould may exist in the air, sub floor, ceiling or behind walls.
3. Post Mould Removal Clearance Testing to ensure that the mould issues have been resolved and mould counts have returned to levels found in normal environments of the same type.
4. If a doctor cannot pinpoint the cause of a health symptom related to mould allergies.
5. For pre purchase real estate transactions.
6. Landlord/Tenant disputes as to whether there is a mould problem.
7. If you can already see mould, remediation is required and testing is usually unnecessary.

The testing process is as follows:

- Environmental Assessment
- Visual Inspection
- Surface Sampling
- Air Quality Analysis
- Laboratory testing



If you can already see mould, remediation is required and testing is usually unnecessary.

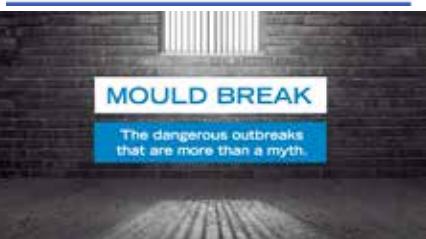
STAY INFORMED

MOULD A PROBLEM?
WE CAN HELP.
CALL 1300 944 595

THE MOULD DOCTOR
■ Inspect ■ Correct ■ Protect

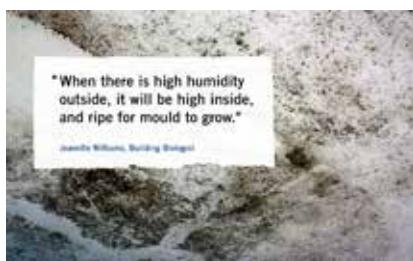
MOULD BREAK

The dangerous outbreaks
that are more than a myth.



The repercussions don't stop when the rain does.

According to the Sydney Morning Herald's [recent article](#), "Sydney's rain and humidity triggers outbreak of dangerous mould". Conditions in the New South Wales capital last month saw the wettest March in 42 years. And for Stacy Smith (pseudonym) and her family, the mould outbreak at their beachside home has not only affected their finances, but more tragically - their health. Within just two months of moving in, the Smiths had experienced water running down the walls, soaking the already-damp building materials behind the plasterwork, contributing to the 'perfect' conditions for mould growth.



Request a FREE inspection

As a Building Biologist with [EcoLibra](#), Jeanette Williams was well-placed to investigate the Smith's Sydney property. Using a hygrometer, Williams measured the humidity in the Smith children's bedroom. The reading was 78 per cent - almost double the level deemed acceptable by the [Australian Asthma Council](#). But it wasn't just humidity levels that were causing Stacy to express grave concerns for her family's health. Mould had caused the carpet to rot in one of the bedrooms, causing 'dangerously high levels of mycotoxins.'



Be warned: mould spores - even when dead - can make some people sick. As Julie Power reports in the [article](#), 'around a quarter of the population does not have the immune response to create antibodies to biotoxins created by water damage in a home.'

The best way to ensure your tenants or family do not become ill? Tackle the problem [immediately](#). The Mould Doctor recommend you read this important article, sharing it with those unaware of mould's risks.

[Read the full article](#)

THE MOULD DOCTOR
■ Inspect ■ Correct ■ Protect

Phone: 1300 944 595
Email: info@themoulddoctor.com.au
www.themoulddoctor.com.au

MOULD A PROBLEM?
WE CAN HELP.
CALL 1300 944 595

THE MOULD DOCTOR
■ Inspect ■ Correct ■ Protect



Get your free quote today

Is Mould Making You Sick?

You can't always see it, you can't necessarily smell it: with a busy modern life to lead, it's easy to put mould remediation way down the bottom of your to-do list.

Whether addressing a mould issue you've noticed in the kitchen or bathroom, or dealing with an invisible mould infestation which may be impacting upon your health - mould remediation can feel like an overwhelming, scary issue.

Here's why you should prioritise health and address mould immediately:

- 24% of the population cannot create antibodies to mould. Every time they are in a water-damaged building, an **inflammatory response begins** which can cause symptoms associated with Chronic Fatigue Syndrome.
- Adverse reactions to mould infestation are **very serious**: they include lung problems such as asthma, bronchitis, cold and flu-like symptoms, hayfever and pneumonia.
- Mould-riddled environments can lead to a state of permanent fatigue, resulting in dangerous microsleeps during the day and insomnia at night. This leads to mood swings, poor concentration and memory loss.
- Individuals sensitive to mould may develop Visual Contrast Sensitivity. VCS makes differentiating light and dark difficult and can affect driving.
- 50% of indoor environments in Australia are affected by dampness, which is the prime condition for mould growth.

Is your home or investment affected by mould?



Get your free quote today

Make wellness your focus this winter - engage The Mould Doctor to address mould issues in your home or investment property.

Don't let a busy schedule get in the way of your health and wellbeing. Let **The Mould Doctor**'s professional mould remediation technicians provide you with a free property inspection, report and quote.

Call 1300 944 595 or email info@themoulddoctor.com.au for more details.

THE MOULD DOCTOR
■ Inspect ■ Correct ■ Protect

Phone: 1300 944 595
Email: info@themoulddoctor.com.au
www.themoulddoctor.com.au

MOULD A PROBLEM? MAKE AN APPOINTMENT WITH THE MOULD DOCTOR

Phone: 1300 944 595 | www.themoulddoctor.com.au

FAQ

WHAT IS THE COST FOR AN INSPECTION AND REPORT?

We provide a FREE detailed inspection report for any premises or area that has a problem with mould, including any contents. The inspection is conducted by our highly trained technicians who will assess the property and determine the cause of the mould.

WHAT IS CAUSING THE MOULD?

The mould infestation generally occurs from condensation, lack of ventilation or moisture ingress from building or plumbing defects.

WHAT IS THE MOULD DOCTOR REMEDIATION PROCESS?

1. We remove the visible mould infestation from hard surfaces. Our treatment will remove the staining from gyprock, concrete, timbers, stonework, roofing, and brickwork. The product is formulated to get to the hyphae, or root system, of the visible mould. Once the visible mould has been eliminated, painting of the surfaces is usually not required unless moisture has caused peeling or flaking paint issues.
2. The second stage is the elimination of invisible mould spores. Our product is unique in that it is NOT an encapsulant, it is non-irritant, biodegradable, non-toxic, non-corrosive and non-bleaching. This product has been thoroughly tested and is designed as a non-mechanical air scrubber to eliminate mould spores and other contaminants from the indoor environment. Additional benefits are that it is not scented, so there can be no question of it masking odours. Its non-bleaching feature means that it is safe to use on any surface.

WHY DO YOU FOG THE ENTIRE PROPERTY?

Mould spores, by nature, will grow where there is excess moisture. The mould that we see on our walls and ceilings, is present because the right conditions exist. Whilst you see this growth, mould produces inviable spores which spread throughout the living environment.

HOW LONG DO WE NEED TO BE AWAY FROM OUR HOME?

Following the remediation and fogging we require that you do not return for a period of only two hours.

This is the time required for our product to have a consistent coverage of the entire living environment.

WILL BLEACH KILL MOULD?

When utilising bleach for cleaning mould in a bathroom, the organic matter in the form of soap scum changes the pH of the bleach to a range that is ineffective for killing mould. The corrosive nature of bleach is harmful to grout and tiles as it erodes and corrodes the surfaces, making them more porous, and vulnerable to further penetration of fungal growth. Bleach does not penetrate or soak into porous surfaces and the active ingredient sodium hypochlorite stays above the surface whilst water is absorbed into the porous surface.

For this reason, bleach is ineffective in killing penetrated mould growth of non-porous materials like gyprock and timber. The colouring in fungi, is removed making it appear invisible however proper mould remediation requires the removal of all mould infested material from the surface and that that has been penetrated.

DO YOU PROVIDE BATHROOM VENTILATION SYSTEMS?

We install the latest European technology. The Elegance E-Style ventilation system is installed with an adjustable humidity sensor control. The humidity sensor is designed for use in a laundry or bathroom where humidity is high from the use of showers and appliances. These units are low energy and no one is required to turn on or off.

DO YOU HAVE A DRYING SERVICE?

We provide flood restoration and drying services if required.

FAQ

WHAT ARE THE SIGNS OF CONDENSATION?

During the winter months, many properties suffer from damp and mould growth due to condensation. Air can hold moisture - the warmer the air, the more moisture it can hold. If moist air is cooled by contact with cold surfaces, such as walls, windows or mirrors, the moisture condenses into water droplets (condensation).

Mould often occurs because of condensation. It starts as pinpoint black spots, usually on the side surfaces, in corners and in poorly ventilated spaces, such as behind cupboards and in wardrobes and grows quickly if moisture levels are high.

When relative humidity (a temperature-dependent measure of water vapor in air) becomes elevated indoors, building materials and furnishings absorb the moisture. Those damp materials can then provide a perfect place for mould to grow. If there are no cold-condensing surfaces and the relative humidity is maintained below 60% indoors, there will not be enough water in those materials for mould to grow. However, if the RH stays above 70%, mould will certainly grow.

HOW DO I REDUCE CONDENSATION?

By introducing low level heating, the temperature of internal surfaces will rise. This will reduce cooling of any moisture-laden air and, consequently, the amount of condensation. Ideally, low level background heating should be continuous, as any short bursts of heat may not result in a suitable rise in surface temperatures.

Adequate ventilation is essential to allow moisture-laden air to escape from the home before condensation occurs. Mechanical extract ventilation systems and dehumidifiers are proven to be very effective in reducing condensation.

DOES THE MOULD DOCTOR PROVIDE A WARRANTY?

Yes the warranty is for 1 year proving the identified cause is fixed. If the cause cannot be fixed we can offer an annual service agreement.



We provide a FREE detailed inspection report for any premises or area that has a problem with mould

INTRODUCING METHAMPHETAMINE SURFACE TESTING DEVICES



Methamphetamine use is on the rise in Australia and the health consequences of contamination in the home are very serious.

Properties contaminated from former meth labs are popping up all across Australia. The chemical residues left behind are toxic and can lead to serious long-lasting health effects and in extreme cases, can be lethal.

Unlike other substances, such as tobacco or cannabis, there is no telltale evidence of use which makes contamination hard to detect as a homebuyer or landlord.

Some key warning signs that may indicate that a house has been used as a clandestine drug lab are:

- › Strong odours coming from property (solvents, acetone, ammonia)
- › Renters who pay in cash
- › Windows covered in foil or plastic

Once a meth lab has been detected within a property, there are several steps that need to be undertaken before the site can be deemed to be safe and signed off for re-occupancy.

Pathtech can assist with the initial screening process for the detection of methamphetamine residue with the use of the Securetec DrugWipe 1A – a simple to use, accurate and effective Surface Testing Device, with results in as little as 8 minutes.

DrugWipe 1A

For the detection of Amphetamines /
Methamphetamines/XTC



For more information on Methamphetamine Surface Testing, please contact
The Mould Doctor today on 1300 944 595 or info@themoulddoctor.com.au

BOAT MOULD REMEDIATION



It's not all fishing off the deck and drinking champagne on the bay. Owning a boat requires regular maintenance and elbow grease. Boats are notorious for breeding mould. The Mould Doctor is here to help boat owners with our unique boat mould remediation services.

ALL BOATS SWEAT

It's an unfortunate fact: every boat - no matter how well maintained – will eventually experience a mould infestation. Often ignored, boat mould not only smells unpleasant – it can effect on your health and degrade the finish of your vessel. Boat 'sweat' is condensation: the result of warm air coming into contact with cold surfaces which will eventually cause a mould infestation.

MOULD LOVES BOATS

Noticed a creeping dark blotch on your maps or charts? Spreading marks of an unsavoury nature under cabin cushions or on the bulkhead?

The time to take action is now: do not ignore mould in your boat as it will continue to thrive if left untreated. Boats offer a perfect environment for mould to thrive. Mould lives on the vegetable fibres found in cordage, clothing, paper, leather and adhesives of animal or vegetable origin. Mould loves the linseed oil found in oil-based paints which are common on and in many boats.

MILDEW MATTERS

Dampness is essential to mildew creation – so take care with the stowing of your wet gear. Anchor lines and jackets need to be air dried. Make sure not to leave wet gear on soft furnishings inside the cabin of your boat. This is a recipe for returning weeks later to find a mould infestation throughout your vessel.

SEASONS OF MOULD

Mould thrives during the damp seasons of autumn, winter and spring, encouraged by weather when the sun is still warm, but the air is cool.

Airborne mould spores attach to condensation caused by these environmental conditions, before manifesting into visible mould.

WE CAN HELP

Our trained technicians know how to support boat owners in the removal, management and prevention of mould.

The Mould Doctor offers a non-hazardous mould removal service which is safe for the boat owner, their guests and the environment.

MOULD PREVENTIVE PLANS

Option 1 Annual Service Agreement

Option 2 Six Monthly Service Agreement

Packages start from \$395 + gst

To learn more about The Mould Doctor's mould remediation services for boats call 1300 944 595

Mould prevention

ANNUAL MAINTENANCE SERVICE

A yearly health check for your house or apartment



- ✓ Service includes an annual fogging of the property plus removal and treatment for any reoccurrence of mould
- ✓ Peace of mind for tenants and owners
- ✓ For only \$595* + GST per year the property is guaranteed to remain mould free



To arrange this service email info@themoulddoctor.com.au with the property address in the subject line and our Clients Services team will take care of the details

**MOULD A PROBLEM?
MAKE AN APPOINTMENT WITH THE MOULD DOCTOR
1300 944 595 | WWW.THEMOULDDOCTOR.COM.AU**

 **THE MOULD DOCTOR®**
■ Inspect ■ Correct ■ Protect

CLIENT FEEDBACK

"The Mould Doctor is always prompt in both quoting and work procedures. Quotes are fully explained and with good information for the landlord. Works are completed in a timely fashion, the tenants are consulted with time frames, and I have never had an issue with the quality of work put through to me.

The Mould Doctor is my only option when dealing with mould infestation and moisture issues".

Rob Gillies
Property Investor Services - Brunswick



"I have been dealing with The Mould Doctor for over three years.

I have found them to be very professional and responsible and I would have no hesitation on recommending them to any of our owners. They provide me with a full report including, photos and recommendations to forward to my owners.

Calls are promptly returned and we get assistance in guiding our owners regarding problems of mould in their investment properties".

Lore Santoro
Property Investment Manager - Clayton



"I would like to say that the Mould doctor has given myself a lot of insight on how mould actually works and for the industry I work in this has been very helpful in my confidence to discuss certain aspects to both landlords and Tenants."

Sherie Vis
Biggin & Scott – St Kilda



"The Mould Doctor has provided mould remediation in a number of properties we manage. They understand that our tenants health is a priority and always respond within 24 hours.

Positive feedback from tenants and owners provides us with great comfort in engaging The Mould Doctor for future issues with mould".

Brant Williams
Advantage Property - Elwood



"I would like to thank you for attending our recent property management training day. The information you provided to the team was very informative and will be a great assistance to us and our clients. We appreciate the great work and support from The Mould Doctor team."

Sophie Lyon
Philip Webb Rentals



"Your office is extremely efficient and we are always well-informed with what is happening and when the job will be completed. The results are great"

Renee Eberle
McGrath Estate Agents - St Kilda



"I attended the info session and I was very impressed. Our tenants will be happy and owners well informed after The Mould Doctor's investigations."

Ben Saaksjarvi
LITTLE Real Estate





MOULD A PROBLEM? MAKE AN APPOINTMENT WITH THE MOULD DOCTOR

Phone: 1300 944 595 | Email: info@themoulddoctor.com.au | www.themoulddoctor.com.au