



Goldmorr Master Technician Course

2023

With a patent pending issued for the Goldmorr System. Any unauthorized reproduction or distribution of its content, both in full or in part, is expressly prohibited and could result in prosecution of the offending party/parties.

No Moisture = No Growth



Enhancing your home!



Outline

3 Introduction

4	Understanding Mould	26	Sample Quote Submission
5	How Does Mould Spread	35	Sample Customer Quote
6	What is Humidity	43	Common Sights
7	Mould Spores	45	Correction
8	Containment	46	GM6000 Description
9	Industrial Hygienist	47	GM6000 Application
10	IICRC, CDC, US EPA	48	GM2000 Description
11	Ghosting or Mould Growth	49	GM2000 Application
13	Efflorescence Vs Mould	52	Protection
14	Air Scrubbing	54	Dehumidifier
15	Sample Lab Report	55	Post Remedial Sampling
19	Moisture issues leading to Mould	56	WHS
20	Treating Mould in water damaged walls	60	Equipment for Application
21	Air Exchange	61	Important things to remember
22	Apartments	62	GM Thermo
23	Inspection	63	Reporting
24	Inspection Tools	64	Sample 12 Month Warranty
25	Visual Assessment	70	Ausclimate
		71	Ausclimate Comparison Sheet

Introduction

Electrodry has been working with Goldmorr since 2008 and is the only company that has a national license to use the Goldmorr products.

Goldmorr is a division of 21st Global Pty Limited which is an Australian based company that is largely R&D based and develops decontamination products and systems for different industries.

Goldmorr products are currently being used in Australia, the United States of America, Asia, Canada, New Zealand and the United Kingdom.

In 2000 Goldmorr developed a mould remediation product, now known as GM2000, which was engineered to target airborne particulates, including mould spores. The product had a huge success in eliminating these airborne particulates and ultimately led to the development of the Goldmorr System

The Goldmorr system was first used in San Diego in 2002 with outstanding results.

The Goldmorr System course is designed for Technicians that have existing knowledge in the field of Water Damage and Restoration. This is the reason why Electrodry have continued such a long and prosperous relations based on its many years of experience in water damage restoration as even when you don't have the water damage experience you have hundreds of years of experience to call on

Notes:



Enhancing your home!



Understanding Mould

What is mould?

Mould is one type of fungus that decomposes dead organic material. The spores and fiber 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.

Mould is a naturally occurring organism, 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 sterile rooms. Without mould and fungus humans would not be able to exist

Mould has to depend on other organisms or on the forces of nature to carry them to a food source, or to bring food to them. Mould spores and mould fragments are in the air we breathe every day.

What makes mould grow?

Mould needs moisture to grow, **no moisture, no growth**. Mould also needs food, oxygen and ideally a warm temperature. Since mould decomposes dead organic material such as the paper on Gyprock, wood, dirt, natural fabric, leather etc. 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 moisture) it will. The key to reducing the growth of moulds in buildings is to minimize the moisture. Reduce the ways in which water and moisture accumulates in the building structure and mould will not continue to be a problem.

Remember that they do have their place in the ecosystem outside. Some of the most beautiful places on earth such as rainforests, exist largely because of fungal growth.

Notes:

How Does Mould Spread

Interesting points:

- Mould making up 25% of the earth's biomass
- Mould requiring the same basic conditions as humans to exist

How Does Mould Spread?

Mould grows by extension of tiny root hairs called hyphae. Mould also makes spores a bit like pollen from flowers. 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 they are affected primarily by air currents, including the natural circulation of air throughout a home. If you have visible growth occurring from a water intrusion event, do not dry it or the building materials out without pre - treatment. As the moisture of the mould or building material decreases, the release of spores increases exponentially. Ideally, in the case of water intrusion/flooding where extensive mould exists or is likely to form, treat with GM2000 both before and after drying to make the environment safer to work in.

Additionally, mould and mould spores can be carried on your clothing. Every time you open a door or window, mould spores will enter your dwelling as they exist in the outside air. For artificially heated and cooled dwellings, mould spores will enter through the fresh air intake and be circulated throughout your home. Simply walking from room to room will also spread mould spores via your shoes, clothing and air movement created by a person walking from room to room.

Other considerations are that occupants can often be moving furniture contaminated with mould spores into a dwelling, thus introducing active mould growth into what may have been a mould free zone.

Mulching of garden beds or decaying plant debris close to a home contributes to the spread of mould.

Homes that are built airtight become incubators for moulds, if high humidity or a moisture source is present. Please review the inspection chapter of this manual to ensure that you are aware of the many contributing factors to look out for during your inspection.

Notes:

What is humidity

Humidity is the concentration of water vapor present in the air. Water vapor is generally invisible to the human eye

What is the unit of measurement humidity?

The **specific humidity unit** is the most reliable unit of measurement of humidity. This measures the weight of water vapour per unit weight of air, and it is expressed as grams of water vapour per kilogram of air.

Humidity depends on the temperature and pressure of the air. The same amount of water vapor results in higher relative humidity in cool air than warm air. As the temperature of a parcel of air decreases it will eventually reach the saturation point without adding or losing water mass. The amount of water vapor contained within a parcel of air can vary significantly. For example, a parcel of air near saturation may contain 28 g of water per cubic meter of air at 30 °C, but only 8 g of water per cubic meter of air at 8 °C

The hotter the air the more moisture it can hold, hence using a heat lamp in a bathroom when showering to reduce the chance of mould

What is relative humidity

Relative humidity is the ratio of ***how much water vapour is in the air and how much water vapour the air could potentially hold*** at a given temperature. It varies with the temperature of the air: colder air can hold less vapour. So, changing the temperature of air can change the relative humidity, even when the absolute humidity remains constant.

Chilling air increases the relative humidity and can cause the water vapour to condense (if the relative humidity rises over 100%, the saturation point). Likewise, warming air decreases the relative humidity. Warming some air containing a fog may cause that fog to evaporate, as the air between the water droplets becomes more able to hold water vapour.

Relative humidity is normally expressed as a percentage; a higher percentage means that the air–water mixture is more humid. At 100% relative humidity, the air is saturated and is at its dew point. In the absence of a foreign body such as a metal surface on which droplets form.

Relative humidity is the most important aspect for Electrodry. Once the relative humidity is 55-60% or higher there is enough moisture in the environment for mould to grow.



Enhancing your home!



How big is the average mould spores?

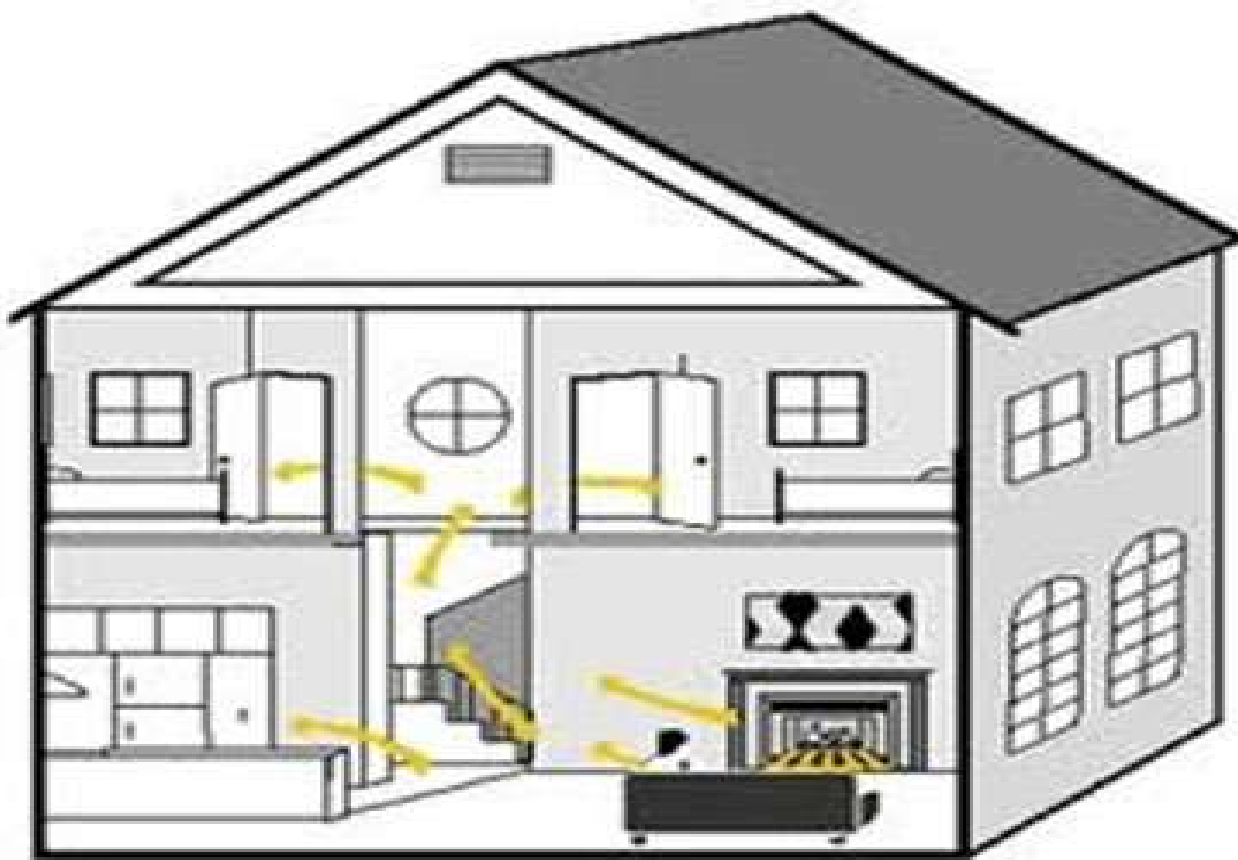
1 micron equals 1/1000 of a millimeter or 1/10,000 of a centimeter.

The average strand of hair is 70 microns. Yet it is quite hard to see a single strand of hair, as it is so thin.

A 3cm strand of hair is 70 microns thick but is 30,000 microns long. Ie. $70 \times 30,000 = 2,100,000$ microns in size

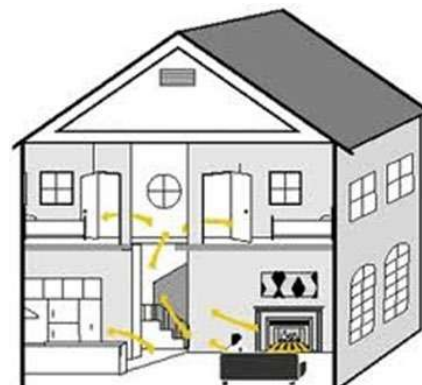
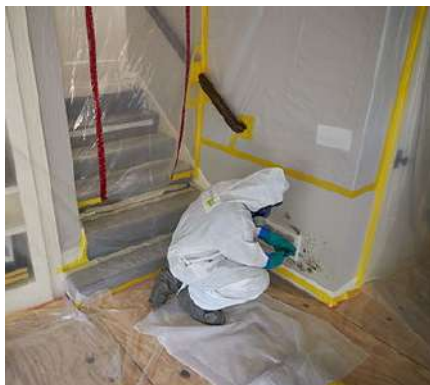
HOWEVER!!!!

The average mould spore is only 5 microns in size. This means that mould spores will float around in our homes for days and days



Containment

One of the unique and sometimes criticised aspects of the Goldmorr method is the lack of supposed containment. By now you will have seen how mould spreads and know that, once the spores break free and start moving around, they are transferred to other areas. We fog the entire dwelling. We close the doors and windows and the whole house becomes the containment.



Above, we see typical containment. Note the amount of space, just in the one room, that is not contained, or treated.

The other two photographs illustrate how air circulates around the home. This is common sense. If you take particular note of the last photograph, the windows and doors are shut and the heat from the fireplace is circulating throughout the home. With the windows and doors shut whilst remediating mould, you can see how you can get to the entire home.

Mould Remediation born from The Asbestos Industry

There are fundamental differences between Mould and Asbestos. The most basic difference is that Asbestos is man-made, and mould is natural. So why do we treat them the same?

When mould was found to be a problem in people's homes, a system needed to be developed to both remove the mould in a professional manner but also to make money.

Senior members of our industry went out to try to find a system that could do just this. What they found was the Asbestos abatement system. Part of this system was copied and renamed as the mould remediation system. This was the first major step of the mould remediations industry. This system is still largely unchanged.

Industrial/Occupational Hygienists

Our research has shown this to be a very confusing subject. On one hand you have Certified Industrial Hygienists who are highly skilled individuals with a broad knowledge of, amongst other expertise, all things microbial and fungal and be current members of the AIOH (Australian Institute of Occupational Hygienists).

On the other hand, apparently anyone can 'call' themselves an Industrial Hygienist without any formal qualification whatsoever!

In Australia, the job description of a hygienist is rather blurry. In America, their job is to undertake sampling only, **BUT**, in Australia, clients rely on hygienists to complete sampling and then give a suggested scope of works.

These hygienist reports generally consist of mould sampling, moisture readings and the scopes of works. Within the scope of works the hygienists generally refer to the IICRC s500 and s520 as discussed on the next page.

When the client identifies that a hygienist has completed a report, request a copy of the report and take it to your line manager.

Notes:



Enhancing your home!



IICRC, CDC and US EPA

Discussion:

Testing – Why, when there is visible mould, is testing being carried out?

The CDC and the EPA tell us this is unnecessary, and quite frankly, if you can see it, you have mould!

IICRC along with a host of experts and respected industry gurus tell us that common sense should prevail. That is what we are teaching here. We are not saying to change your whole system. We are not saying that you will never need to tear out anymore gyprock/drywall.

The US EPA says of its own mould course “The absence of a method or technique from this course does not indicate or imply that it is not effective.”

The CDC goes as far as to tell people, in “Specific Recommendations”, to “add mould inhibitors to paint”, highlighting the acceptance that there are products that will successfully keep mould away.

How many times have you ripped out perfectly good gyprock?

How many times have the residents of homes had to be temporarily relocated?

Instructors for the IICRC have taught remediators to tear out gyprock. The S500, and S520 say to remove the mould, not to remove the gyprock/drywall. It is environmentally disastrous (consider how much is going to landfill). Consider the homeowner, the cost of ripping it out, the cost of replacing it and the time it takes you to perform your job. Updates to the above-mentioned documents now include chemical remediation.

If building products are damaged, of course you need to remove and replace them. If you have mould and no damage to the building products, remove the mould, do not remove the building materials!

Notes:



Enhancing your home!



Ghosting or Mould Growth?

While interior mould growth on the ceiling is often obvious, there is another building defect that can look eerily similar. It's called ghosting or thermal ghosting. It occurs when soot and dust particles stick to the ceiling. Over time, these particles cause a permanent stain. The clue is in the pattern – ghosting often appears in perfectly straight lines.

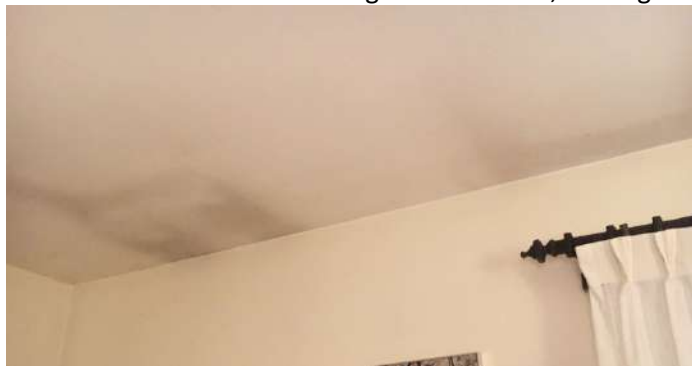
Why? The lines correspond to the framing in the attic above. Because the framing is a worse insulator than the surrounding fiberglass, a cold spot forms wherever the framing touches the ceiling. The colder temperature leads to condensation, which causes the soot and dust particles to stick.



Notice the perfectly straight lines.

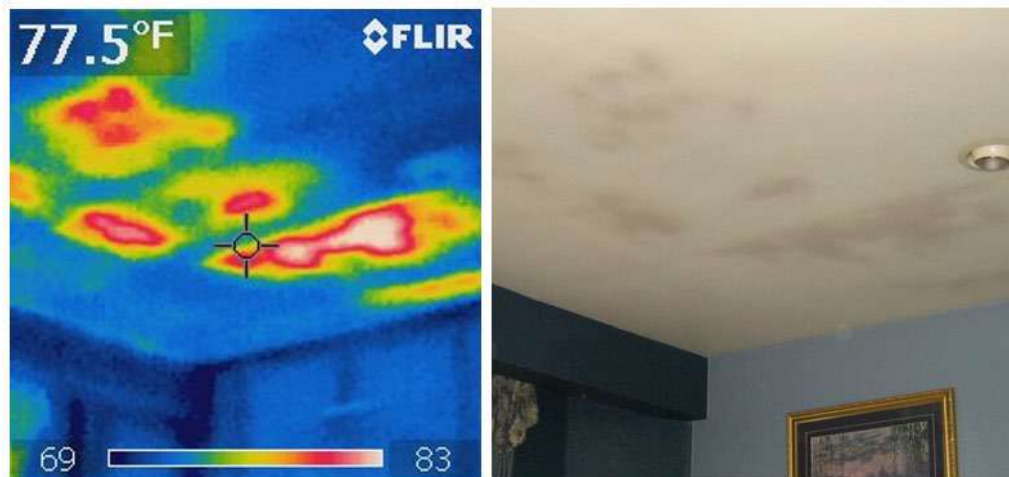
Ghosting from lack of ceiling insulation

While ghosting often mirrors the attic framing/rafters, it can also occur due to missing insulation. The photo below is an example of this scenario. Notice how the grey, discolored area matches the exact width of the attic rafters. Insulation is missing in this section, leading to a decrease in temperatures and



condensation.

Thermal imaging cameras are excellent at detecting the missing insulation that leads to ghosting. Notice how the colored spots in the thermal imaging on the left match the discolored ceiling on the right. The temperature differences are due to missing insulation (warmer in this case because the inspection was performed in the summer).



Lightbulbs

Ghosting can produce other unusual results. Often homeowners will report dark circular spots above vanity lights. This is due to the updraft of air currents created by the heat of the light bulb. As the air moves upward, it carries dust and soot particulates. As the air impacts the ceiling it quickly cools, leaving the dust particulates (and staining) behind.



How do you stop ghosting?

1. Stop using candles or combustible oils. In most cases, these are the two culprits.
2. Improve your attic insulation. Ensure the insulation covers the ceiling joists/rafter ties. In many older homes with batt style insulation, the tops of the joists are exposed.
3. Lower your interior RH. The issue is exacerbated by the excess humidity in the air. If you live in a climate with cool winters, ensure you are properly ventilating your home. Often this can be achieved by simply running a bathroom exhaust fan.

4.

Efflorescence Vs Mould

What is Efflorescence?

Efflorescence is a deposit of mineral salts on surfaces of concrete and masonry walls and/or floors. It is whitish in appearance, and is sometimes referred to as “whiskers”.



Causes of Efflorescence

Efflorescence occurs when water soluble salts travel to the concrete surface. The mineral salts might be a result of the cement hydration reaction or can come from many other sources like sulphate rich sand. Porous concretes, masonry and mortars will be more susceptible to the migration of salts to the surface. Also, if there is a high concentration of mineral salts in the concrete there will be a higher chance of efflorescence. When the salt rich water migrates to the surface the water evaporates leaving behind a salt deposit causing the white staining of the surface.



How to tell if you have mould or efflorescence?

Using a small amount of RTU GM6000, apply with a microfibre cloth directly to the contamination. If the contamination is mould, it will vanish or at least change colour. If it doesn't change then you have efflorescence.

Mechanical Air Scrubbing vs Non-Mechanical Air Scrubbing

Mechanical air scrubbing:

Process

Mechanical air scrubbing users two primary machines, being an air scrubber and an air mover. The air scrubber scrubs the air of contaminants by pulling air through a series of filters ending in a HEPA filter which will remove 99.97% of all particulate greater than 0.3 of a micron.

Cost

To use mechanical air scrubber in an average 150SQM home we would need to use 5 air scrubbers and 10 air movers for at least 5 days.

The math

5 air scrubbers * 5 days * \$110 per day =	\$2,750
10 air mover * 5 days * \$45 per day =	\$2,250
Total	= \$5,000

NB. The customer would have to be out of the home for these 5 days so we have additional costs.

Non-Mechanical Air Scrubbing:

Fogging GM 2000t into the air will clean the air of contaminants, even dust particles.

It is statically charged, drags everything into the droplet, and takes it to the floor. Simply follow through with HEPA vacuuming after 3 hours

Which is best?

Over the coming page you can see pretreatment testing where the air borne mould spore count is approximately 60 000 per cubic meter. This is followed by a second air sampling test resulting in 12 spores per cubic meter. It is very rare to be able to achieve these results with mechanical air scrubbing alone. These test results are in the following pages

Additionally, the cost of non-mechanical air scrubbing usually is 10-20% of the cost of mechanical air scrubbing

Non mechanical air scrubbing is faster cheaper and more effective!



Enhancing your home!



ADELAIDE AEROBIOLOGY LABORATORY
 WINTERBOURNE HOUSE, 47 ORSMOND STREET, HINDMARSH
 Postal address:- PO Box 401, HINDMARSH SA 5007
 TEL: (08) 8340 1566 FAX: (08) 8346 9533
 email: sisyphus2@ozemail.com.au

DATE RECEIVED IN LAB. Thursday am, 27 January 2011 LAB. NO. 11/10

11/10 1&2&3&4&5 - Rotor rod specimens

NAME:

CAMPBELLTOWN SA 5074

CL- Steamatic

ROTOR ROD RESULTS FOR: Mrs Calabro Premises

LOCATION 1: Kitchen-Dining Under Floor

11/10/1 Yellow Box3/Wire1

Aspergillus level = 45,500 spores/cubic metre of air

Cladosporium level = 13,000 spores/cubic metre of air

immense numbers of airborne
Aspergillus spores trapped under
 floor at this location.

LOCATION 2: Kitchen-Dining Above Floor

11/10/2 Yellow Box3/Wire2

Aspergillus level = 5,200 spores/cubic metre of air

Cladosporium level = 4,550 spores/cubic metre of air

LOCATION 3: Hallway Above Floor

11/10/3 Yellow Box3/Wire3

Aspergillus level = 1,833 spores/cubic metre of air

Cladosporium level = 1,140 spores/cubic metre of air

LOCATION 4: Lounge Above Floor

11/10/4 Yellow Box3/Wire4

Aspergillus level = 3,380 spores/cubic metre of air

Cladosporium level = 1,300 spores/cubic metre of air

LOCATION 5: OUTSIDE~Under Carport. (Use this as "control" slide in this exercise.)

11/10/5 Yellow Box3/Wire5

Aspergillus level = 1,140 spores/cubic metre of air

Cladosporium level = 533 spores/cubic metre of air

7 February 2011
 Kathryn Thomson

2002

DR A E GALE

09/02 2011 11:27 FAX 83469533



Enhancing your home!





Anthony Burchell
Operations Manager
E-Dry

RE: Report on Microbiological Analysis of Air Samples

JOB # & NAME: - - - - - S.A.

Sampling By: Alistair Macmillan (Cert I & II Mould Sampling)
on Date: 10/03/2011

FINDINGS & RECOMMENDATIONS

Airborne Mould Sampling Results

We are pleased to inform you that the results for the mould testing at 22 Gorge Road, Campbelltown, S.A is completely acceptable and well below any levels of concern at the time of sampling.

Recommendations: Nil

The attached results from the laboratory will provide you the information that you require demonstrating these excellent results and proving clearance is approved.

Yours sincerley,

A handwritten signature in black ink, appearing to read 'A. MacMillan', followed by a horizontal line.

Alistair MacMillan
Director
IAQ Technologies Pty Ltd



IAQ Technologies 5/84-86 Voltri St Mentone VIC 3192
www.iaqtech.com.au | iaqtech@iaqtech.com.au | 03 9584 2700 | 03 9584 8013



Enhancing your home!



Results

The results in Table 1 show that all of locations tested had Undetectable to Very Low results for airborne mould.

Table 1 Airborne Mould Concentration

location	CFU/Monitor	Rating
Damaged Room	1	BDL (Below Detectable Limit)
Lounge / Dining	12	Very Low
Outside	32	Moderate
Control	0	BDL (Below Detectable Limit)

BDL	BDL to Very Low	Very Low	Very Low to Low	Low	Low to Moderate	Moderate	High	Very High	Extremely High	Uncountable
<1	6	12	18	24	30	59	149	297	594	>594

STANDARD METHODS

Airborne Mould – Biotest Hycon Air Sampler RCS @ 80 litres/min for 2 minutes with Agar TC test strips.

Laboratory Report Follows



Food/Pharmaceutical Division

CERTIFICATE OF ANALYSIS

Work Order	: FM1101700	Page	: 1 of 3
Client	: IQG TECHNOLOGIES PTY LTD	Laboratory	: Food/Pharmaceutical Division Melbourne
Contact	: Mr Alastair Macdonald	Contact	: Anjad Akhbari
Address	: UNIT 6, 94 - 96 VOLTRI STREET MENTONE VIC 3194	Address	: 4 Winstall Rd Springvale VIC Australia 3171
E-mail	: alastair@iqgtech.com.au	E-mail	: Anjad.Akhbari@qstglobal.com
Telephone	: +61 03 5584 7200	Telephone	: +61-3-8549 9500
Facsimile	: +61 03 5584 8033	Facsimile	: +61-3-8549 9997
Project	: Micro testing on Alastips - Sister Batch	Quick number	: (
Order number	: ---	Date Sample Received	: 11-MAR-2011
No. of samples received	: 4	Issue Date	: 17-MAR-2011
No. of samples analysed	: 4		

This report supersedes any previous report(s) with this reference. Results apply to the sample(s) as submitted. All pages of this report have been checked and approved for release.

This Certificate of Analysis contains the following information:

- General Comments
- Analytical Results



NATA Accredited Laboratory
025/14019

This document is issued in
accordance with NATA
accreditation requirements.

Accredited for compliance with
ISO/IEC 17025.

Signatories

This document has been electronically signed by the authorized signatories indicated below. Electronic signing has been carried out in compliance with procedures specified in 21 CFR Part 11.

Signature	Position	Accreditation Category
Jennifer Matthews	Team Leader - Microbiology	Microbiology



Food/Pharmaceutical Division Melbourne
Part of the ALS Laboratory Group

4 Winstall Rd Springvale VIC Australia 3171
Tel: +61-3-8549 9500 Fax: +61-3-8549 9997 www.als.com.au
A/Corporated Business Limited Company

Page	: 2 of 3
Work Order	: FM1101700
Client	: IQG TECHNOLOGIES PTY LTD
Project	: Micro testing on Alastips - Sister Batch


General Comments

The analytical procedures used by the Food and Pharmaceutical Division have been developed from established internationally recognised procedures such as those published by the BP, USP, FCC and AOAC. In-house developed procedures are employed in the absence of documented standards or by client request.

When sampling time information is not provided by the client, sampling dates are shown without a time component. In these instances, the time component has been assumed by the laboratory for processing purposes.

- Analysis was performed on 11/03/11 on samples as received
- Where cfr = cooling testing only

Page	: 3 of 3
Work Order	: FM1101700
Client	: IQG TECHNOLOGIES PTY LTD
Project	: Micro testing on Alastips - Sister Batch


Analytical Results

Substrate: AB STRIPS

Laboratory sample ID	Client sample ID	Client sampling date / time	Method	Observed	Reference	Pass/Fail	Remarks
			Compound				
FM1101700-001	DAMAGED 60081	11-MAR-2011 12:00	MEM22 - Environmental Monitoring Media (23°C/5 days)				1
FM1101700-002	LEGIONELLA (WATER)	11-MAR-2011 15:00					12
FM1101700-003	OUTSIDE	11-MAR-2011 15:00					32
FM1101700-004	CONTROL	11-MAR-2011 15:00					8



Enhancing your home!



3 main types of moisture issues that lead to a mould issue

Non water related events (no direct water source)

- Air exchange
- Excessive humidity
- Garden beds abutting the building
- Garden beds abutting the building
- Irrigation splashing or dripping against exterior walls of the building
- How much sunlight does the building get?
- What direction does it face?
- Are there large trees that keep it in shade for longer periods?
- Are they running a vaporiser for small children or asthmatics?
- If mould is in the kitchen area, is the exhaust fan working over the cooker?
- Inadequate ventilation

Wet areas

- Bathrooms
- Kitchen
- Laundries
- Indoor pools

Water related events (direct water source)

- Flooding
- Hot water service incidents
- Dishwasher leakage
- Washing machine leakage
- Burst or leaking pipes
- Leaking or overflowing AC units
- Roof Leaks

Treating mould in walls with water damage

Mould resulting from water damaged events need to be treated differently to mould issues that don't have a direct water source.

Air exchange will rarely have mould inside the walls whereas if water has passed through the walls of a building there is a high likelihood that there will be mould inside the walls.

Use a non-penetrating moisture meter to find if a section of the wall is containing water

If the wall has been wet but has been dried or dried naturally, an inspection of the wall is required. This starts with the use of a penetrating moisture meter (wetcheck or multi-moisture meter). This will put small holes in the wall, so ensure you seek the customers authority and document this into the quote. This may find moisture within the wall that was not detected by the non-penetrating moisture meter.

If there are still no signs of moisture with the penetrating moisture meter, access into the wall is required. If possible, find a power point location and remove the plug, giving you access to the internal cavity. Using your particle counter complete a sample. This will further assist in identifying if there is mould in the wall.

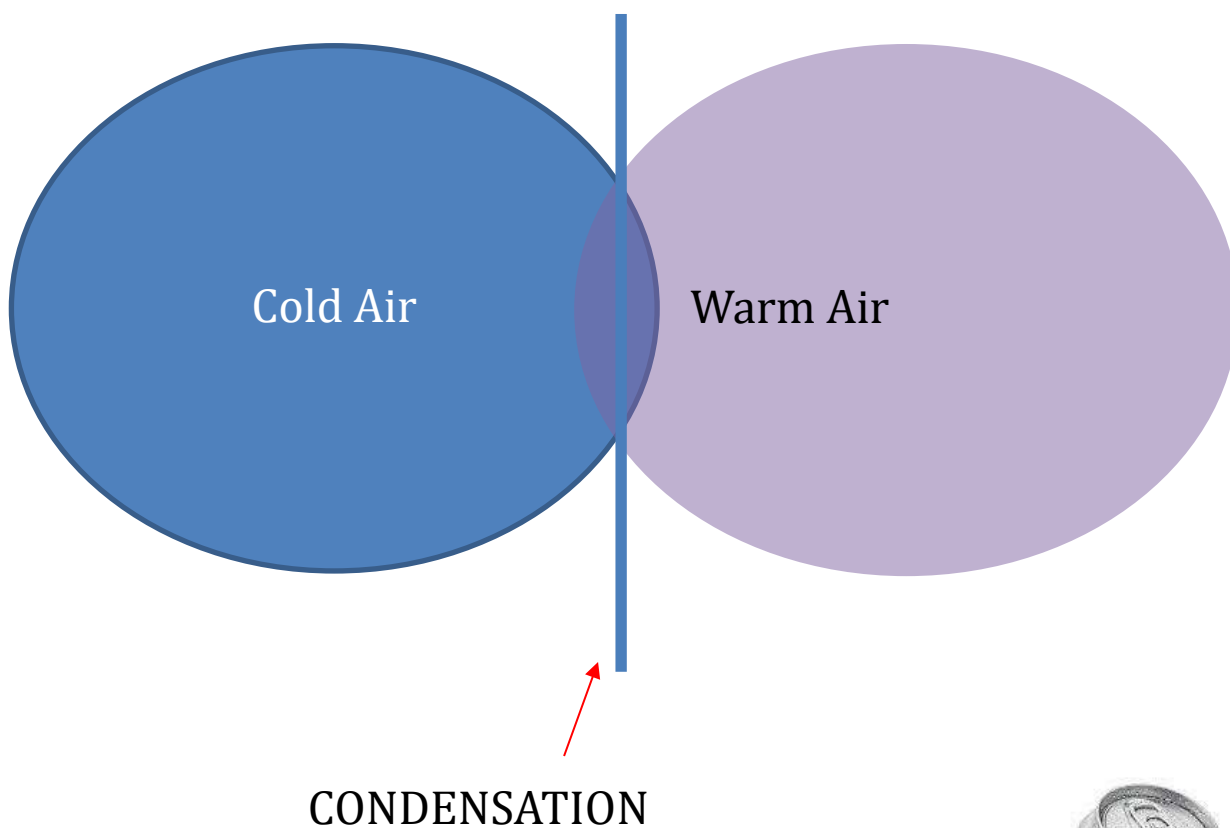
If there are signs of mould from the above. Advise that parts of the wall will need to be removed to complete the inspection. This is not do be done by Electrodry



Air Exchange

In our experience, the most common of all is the least obvious!

Air exchange issues are simply explained by cold air, in the summer months air conditioning units are running cooler than the air outside and in winter months the air inside is warmer than the outside air. When cold air meets warm air you have an air exchange issue. This results in moisture, causing condensation, hence an air exchange issue.



Remember the cold can of drink on the table in the 35 degree day!!!



Pay particular attention to areas around aluminum vents of AC units and areas surrounding windows. Here are some common instances where you will find an air exchange issue.

Apartments

In a timeshare apartment situation, the occupants will clean up the apartment before leaving, and then they will all have showers. They then lock up the apartment and it may be a week or more before anyone else occupies it. Because the apartment has no natural ventilation between these occupations, the steam and the water from the bathroom alone can be enough to cause condensation and mould.

City apartment living brings its own problems as well. We find in Australia that many occupants of these apartments have them locked up all day after having the heating on overnight. The air inside is warm and the air outside is cold. While they are away working all day, moisture is building up on the inside of their windows and creating the perfect environment for mould. Upon inspection, this becomes obvious as it radiates out from the windows across walls and the ceiling and can often be found on the back of furnishing that are placed against walls. Most city apartments are surrounded by other city apartments and during the winter months receive very little by way of sunlight. One of the hazards of high-density city apartment construction!



Ask your client!

Nobody knows more about the mould problem in their dwelling, be it home or office, than the occupants themselves. In most cases, they will know where it starts, be it around the windows, in the laundry, near the sink. In most cases they will know where the roof leaks are also. They will know if the wind is blowing from the west, that they get a leak around the window. It may start around the stove in the kitchen because the exhaust fan has not been working for the last 12 months.

Sometimes the client “removes the evidence”. They will wipe away all the visible mould. Like the homeowner that cleans before the cleaner comes in to clean. Ask a woman about her shoes and handbags, and ask a man about his leather belts.

Talk to the client!



Enhancing your home!



Inspection



Inspection Tools



Moisture Meter

The one at left is an Extech MO290. You may have your own, but this kit comes with many different probes which may be useful from time to time.

Helps to determine the actual content of moisture on walls, in carpets etc as well as measuring temperature and humidity.



Infrared Camera

These cameras have come a long way since they retailed in the thousands of dollars. You can now purchase them for as little as a couple of hundred.

They are useful for showing leaks which may be concealed in walls as a result of leaking pipes, roof leaks etc.

These are not provided to all technicians. But are available in most areas



Particle Counters

These items are very useful in determining the quality of the air within a dwelling, as well as getting you close to where the source of the mould is. The particles will increase as you get closer to the source. They can also assist in determining whether mould is present in the walls. For example, if you get a high particulate reading when you are sampling directly from a power outlet, you may wish to investigate further whether there is a leak behind the wall.

Visual Assessment.

Use all of your senses (sight, sounds, smell, touch) when conducting an inspection.

- Sight - what can you see
- Sound - listen to the customer
- Touch - what does the environment feel like
- Smell - can you smell mouldy odours, stuffy odours etc.

Additional questions you may wish to ask outside of the quote questions:

1. How old is the building;?
2. What's the history concerning water damage/intrusion/mould remediation.
3. Did you or any contractor/maintenance personnel do anything that may have mitigated moisture (Did you move the body!)
4. Have there been changes to the structure from its original design.
5. Did occupant complaints occur regularly, recently, seasonally?
6. Are any of the occupants under doctors' supervision for allergies, asthma or other respiratory conditions (We don't get into health issues but it could help determine a source of contamination).

Notes:



Enhancing your home!



Quote - Mould

49490

0001

6032

Fill out all of the information about the mould. Mandatory fields are marked with *.

For Multiple Quotes, please use 1 Form Only. Follow the Hierarchy of Services: 1.Timber 2.Mould
3.Tiles 4.General. (e.g. Timber + General quotes = use the Timber Quotes Form).

Customer Name *

Bob and Arlene Jackson

Address *

1339 Kindred Road

Suburb *

Kindred

Customer Phone *

0410543600

Postcode *

7310

Is a Real Estate (or another third party) approving and paying for this job? *

No



Enhancing your home!



Name of Business Making Payment

Contact Name at Business Making Payment

Contact Phone at Business Making Payment

		Photo
Relative Humidity Reading (attach photos) * (Please enter number only)	56	1 photo attached.

Have you suggested a dehumidifier?

YES

Additional Photos (Outside of the house from the front)

	Notes
1 photo attached.	

Checklist

	Please select	Notes	Photos
Have you suggested having the air con cleaned?	Yes		0 photos attached.
Do you see what looks to be visible mould growth?	Yes		0 photos attached.
Have you checked behind the furniture?	Yes		0 photos attached.
Has the customer had any other inspections?	No		0 photos attached.
Are there any Garden beds abutting the building?	No		0 photos attached.
Irrigation, splashing or dripping against exterior walls of the building?	No		0 photos attached.
Water run off building?	No		0 photos attached.
How much sunlight does the building get?		Adequate	0 photos attached.
What direction does it face?	Unsure		0 photos attached.



Enhancing your home!



Are there large trees that keep it in shade for longer periods?	No		0 photos attached.
Are they running a vaporiser for small children or asthmatics?	No		0 photos attached.
If mould is in the kitchen area, is the exhaust fan working over the cooker?			0 photos attached.
Poor ventilation? Bathrooms - Is there n exhaust fan & heat lamp?	Yes	Heat lamps not working. Unable to open windows	0 photos attached.
Have you asked about HEPA vacuuming and extra services			0 photos attached.
Does the client use Gas heating?	No		0 photos attached.

Cause of moisture/mould? *

		Notes
Water damage (leaking pipe, water coming through the wall/roof, flooding)		
Air exchange (condensation on windows)		
Excessive moisture in bathroom	X	
Moisture/water under the house (possibly from water system/water running down the hill)		
Other	X	Customer has heat lamps but not working. Windows are permanently shut. Advised these things will have to be rectified to help avoid future mould growth

Photos of water Damage (minimum of 3) *

	Notes
0 photos attached.	
0 photos attached.	
0 photos attached.	



Enhancing your home!



If the cause of mould is a leak, has it been fixed?

Square Metres of Entire House *
200

Mould Affected Area(s)

Area / Room *	Room Length *	Room Width *	Ceiling Height *	Mould on Ceiling	Mould on Wall 1	Mould on Wall 2	Mould on Wall 3	Mould on Wall 4	Mould on Floor	Photo 1 *	Photo 2 *	Photo 3	Photo 4	Particle Counter Reading	Additional Notes
Bathroom	4	3	2.5	X	X	X	X	X		1 photo attached.	1 photo attached.	0 photos attached.	0 photos attached.	0 photos attached.	
Bedroom 2	2	2.5	2.5	X	X	X	X	X		1 photo attached.	1 photo attached.	0 photos attached.	0 photos attached.	0 photos attached.	
Toilet	2	1	2.5	X						1 photo attached.	1 photo attached.	0 photos attached.	0 photos attached.	0 photos attached.	
Laundry	4	3	2.5	X	X	X	X	X		1 photo attached.	1 photo attached.	0 photos attached.	0 photos attached.	0 photos attached.	

Photos Attached

0 photos attached.

Information to Note on the Quote:

Laundry, bathrooms and toilet mould is visible due to excessive moisture.

Micro Cleaning Price *

800



Enhancing your home!



Micro Misting Price *

450

Alternative / Other Services	Price and Notes
Aircon Cleaning	Customer would like to book in air con clean on same day

Has the Assessment Fee Been Paid? *

No - Fee Waived - Pre-approved by Call Centre

Other Fees (e.g Saturday Surcharge, After Hours Fee, Moving of Furniture, Access Fee)**Total Quoted Price (Including Other Fees)**

1250

Number of Hours/Days Needed To Complete the Job *

4 hours

Have the below recommendations been advised?*	
Installation of a dehumidifier	X

If a dehumidifier cannot be obtained, that air-conditioning should be run on dry-mode for up to 4 hours per day to keep Relative humidity below 60 degrees	
Installation of heat lamp and effective exhaust fan in the bathroom	X
Have sub floor ventilation installed	
Increase ventilation through the house for example whirly birds	
Remove objects such as trees, fences, verandas, from blocking the sun reaching the house or part of the house (Specify below which objects need to be removed) *	
Remove/alter sprinkler system away from the house as it is increasing moisture in the house	
Move plants, shrubs and gardens further away from the house (Specify which plants/gardens need to be addressed, i.e. Garden on the south side) *	

Other & Notes**Did You Advise The Customer About Micro-Misting and the 12 Month Guarantee?**

Yes

Have you advised that the people, pets, plants and food need to vacate and be sealed for the treatment and 3 hours afterwards?

Yes

Have you advised that Micro Misting can set off fire alarms and it is the customers responsibility to deactivate or notify relevant parties?

Yes

If NO, state the reason why:

Have you advised that if a Micro Mist is not completed, that there will most likely be a strong chlorine smell for several days?

Have you advised that If the source of moisture is not corrected before treatment, water/moisture may collect on the treated walls, leaving them visibly wet. This is not a failure in the job due to an uncorrected moisture issue. This can be cleaned down with micro fibre towels that can be washed in a washing machine?

Does The Customer Want To Go Ahead With The Job?*

Yes, but not booked in

Booked Date Booked Time

If No, Why?

Other reasons why customer doesn't want to go ahead with the job

Have You Advised The Customer About The Deposit Required If / When They Book The Job? Deposit Guide: \$300-\$500 = \$100 deposit / \$501-\$1000 = \$200 deposit / \$1000 above = 25% deposit / Floor Sanding = 25% deposit.

Yes

If The Job Has Already Been Booked In, Have You Taken a Deposit?

Deposit Amount

Deposit Payment Method

Photos Attached

0 photos attached.

Email this quote to the Call Centre and the following management team (please choose) *

tasmgmt@edry.com.au

Quote Submitted By

Raymond Kennedy

Date

21/09/2022



Enhancing your home!



Fields marked with * are mandatory

Quote Number

49490



20220921_042922.jpg



20220921_043033.jpg



20220921_0434430.jpg



20220921_0434490.jpg



Enhancing your home!





20220921_0435370.jpg



20220921_0435460.jpg



20220921_0436350.jpg



20220921_043650.jpg



20220921_043736.jpg



20220921_0437530.jpg



Enhancing your home!



Sample Customer Quotation

13 27 13

www.electrodry.com.au



Mould Inspection and Report

Site Address: 119 Calder Road Wynyard 7325

Date of Inspection: 03/02/2023

Thank you for the opportunity to inspect the affected premises and submit the following report, recommendations quotation for the treatment, and removal of mould.

Cause of Mould:

Air exchange

Excessive moisture in bathroom

Relative Humidity Reading: 51%

Job Scope (Areas to be treated): 2 bedrooms, kitchen, lounge, hallway, bathroom, laundry, study, toilet

Additional Notes: Mould present in all areas besides 2 bedrooms. Ceiling and windows. Wall in dining room and lounge room. Mostly caused by air exchange over winter. Have advised to install dehumidifiers and improve air flow. Michaels room (back room) will be closed off during mould remediation. Carpets to be cleaned the following morning.

Here are the photos taken during inspection:

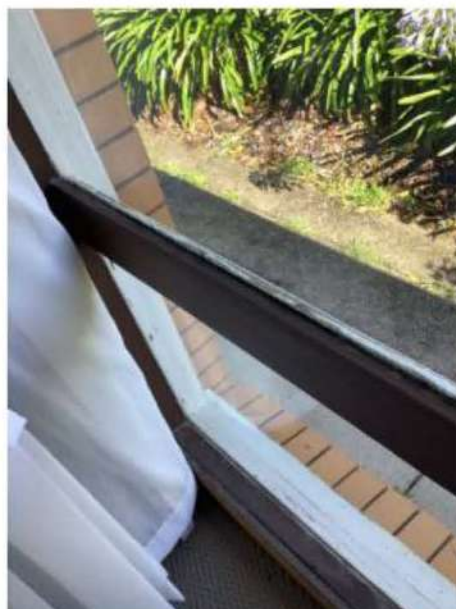


Enhancing your home!



13 27 13

www.electrodry.com.au



13 27 13

www.electrodry.com.au



13 27 13
www.electrodry.com.au



13 27 13

www.electrodry.com.au



13 27 13**www.electrodry.com.au**

Mould Treatment and Prevention Recommendations

In the affected rooms, mould should be removed using the Electrodry anti-microbial micro-cleaning system. This process will effectively remove visible and hidden mould in the affected rooms.

Anti-microbial micro-misting is recommended to remove air-borne mould spores and prevent mould re-colonisation.

Following the mould removal process, relative humidity in the premise should be kept below 60%, condensation on walls and ceiling need to be minimized (or avoided where possible), and sources of water ingress or rising damp removed.

In your premises we recommend the following additional steps to help prevent mould recolonisation:

- Installation of a dehumidifier to reduce relative humidity. The following link provides a guide to choosing the appropriate size dehumidifier - <https://zipurl.eu/XTOAH>
- If a dehumidifier cannot be obtained, that air-conditioning should be run on dry-mode for up to 4 hours per day to keep humidity Relative humidity below 60 degrees
- Increase ventilation through the house for example whirly birds.

Please also refer to our general recommendations for the prevention of mould on the final page of this report.

13 27 13

www.electrodry.com.au



Mould Treatment Quotation

The Electrodry Mould Treatment process utilizes the Goldmor system to effectively remove visible and hidden mould as the treatment solutions trace the mould to the moisture source.

Our service includes:

Mould Micro Cleaning to remove visible mould and staining, with repainting not required in 95% of case. The Micro-cleaning process includes the use of specialised surfactants to carry the mould treatment solutions. These surfactants will follow hidden mould that has penetrated building materials such as gyprock and wood to effectively treat the problem and help prevent mould re-colonisation.

Mould Micro-Misting: This consists of an anti-microbial mist that is sprayed throughout the affected build and removes 95 – 100% of air-borne mould spores. This process returns indoor air-quality to safe levels and helps prevent mould re-colonisation.

If you include the micro-misting in your mould treatment service, we guarantee the results for at least 12 months. *

Quotation:

Description	Price
Mould Micro Cleaning	\$2400
Mould Micro Misting	\$450
Total	\$2850

*All prices include GST.

* This quote is valid for 30 days only.

* Deposit required to secure the appointment

Carpet cleaning in the Lounge, study, 5 bedrooms, hallway is \$359
2 split internal aircon - \$338

Our 12 Month Mould Removal Warranty

We warrant that mould will not return to the same areas of your home for at least 12 months following the Electrodry Mould Treatment process. The warranty is not valid in designated wet areas such as the laundry and bathroom. If mould does return, we shall return free of charge to treat the areas of concern.

To warrant our mould removal treatment, we must treat the air-borne mould spores to prevent re-colonisation, hence we can only provide this warranty for services that include micro-cleaning and micro-misting. A further requirement is that the relative humidity must be kept under 60%, any water leaks or ingresses repairs and no new leaks/ingresses occur.

13 27 13www.electrodry.com.au

For full terms and conditions please visit <https://www.electrodry.com.au/about-us/terms-conditions>.

General Mould Prevention Recommendations

In addition to the recommendations contained in this report, we recommend considering the following general advice to help prevent future mould outbreaks:

- Increase ventilation and open windows during the day and at night where safe and appropriate.
- Maximise natural light where possible.
- Use desiccant dehumidifiers such as Damp-Rid in cupboards and wardrobes where minimal air-circulation occurs

If a small mould outbreak occurs:

- 1) Increase ventilation and natural light in the affected area.
- 2) Remove soft furnishings from the affected area and wash or place in the sun for an extended period to help kill the mould.
- 3) Mix a solution of 2 tablespoons of tea tree oil and 1 litre of water and spray onto the affected area. Let the solution sit for 60 minutes. Re-spray and then wipe off. Tea tree oil is considered to be one of the best natural mould treatment solutions.
- 4) If tea tree is not available, use a solution of white vinegar to water (1:1 ratio). Spray on the affected area and allow it to dwell for 60 minutes. Respray and wipe off. The acid in the vinegar will effectively kill a majority of mould species.

Large mould outbreaks are classified as having an affected area of more than 2sqm or having high levels of concentrated mould growth and should be treated by a professional mould treatment technician.

Important Information About This Report

This report is based on a visual inspection and is intended only as a general guide to help the customer make his/her evaluation of the overall mould condition of the property. The report expresses the opinion of our technicians based on their visual impression of the moulds that existed at the time and date of inspection. All components and conditions which by nature of their location are concealed or difficult to inspect are excluded in the report.

If you have any questions about our service, please call us at **1300 427 144** and we will be very happy to assist you.

Common Sights



Notes:



Enhancing your home!





Enhancing your home!



Common Sights – Overgrown Vegetation



Vegetation can block the sunlight and provide the perfect environment for mould growth.



Notes:



Correction

In this section, we will look at the Goldmorr products and methods.



GM6000 is an additive to pool chlorine, sodium hypochlorite, or bleach, which is readily available locally to technicians. It can also be used with Hydrogen Peroxide when the VOC's of bleach are an issue.

Therefore, it is best mixed at the time of use. We only provide the additive which will assist the product to perform better. The viscosity of these products is usually quite jelly like and sits on the surface. The addition of the GM6000 additive will thin the bleach out and enable it to penetrate and work.

GM6000 can only be used on hard surfaces and will not affect most paintwork. One notable paint type that it does affect are the supposedly eco-friendly paints. Try a small amount in an inconspicuous spot if unsure.

Also, if paint is older than 5 years (usually 10 years or more) GM6000 can cause oxidation. Oxidation can cause discoloration or bubbling of the paint. This occurs due to the atmospheric conditions leading up to the treatment have also been causing oxidation. The worse the moisture issue the greater the atmospheric oxidation.

It is the stain remover. Customers do not want to see visible mould on their walls and, if using an IH, the IH will not pass your job if there is visible mould. Always use the Mould Guarantee report in Four Forms.

You can spray or wipe the product directly onto the surface and it will penetrate porous surfaces destroying everything.

You can spray it behind walls, onto timber beams, brick, footpaths, driveways, synthetic grass etc.

Do not use on fabrics, soft furnishings, curtains, etc.

If unsure about the use of GM6000 for application on a surface, use GM2000 instead, particularly on fabric or soft surfaces.

ALWAYS COVER SOFT FURNISHINGS AND CARPETS WITH FABRIC TOPPED, PVC BOTTOM, DROP SHEETS!

Always use this product first, as fogging GM2000 will reduce any VOC's. We find that if we have all windows open while using it, it reduces the VOCs.



Enhancing your home!



Microcleaning

Microcleaning is the best way to apply and clean surfaces like walls, doors and ceilings where there are soft furnishings including carpet.

1. Cover all soft furnishings with a plastic backed calico or fabric topped drop cloth. We do not use plastic drop sheets, as the product will pool and when the plastic drop sheet is removed there is the risk of it finding its way on to the carpet.
2. Use a microfiber type cloths.
3. Dampen the cloth or mop with GM6000 and simply micro clean till it has all vanished.

Microcleaning is the process of eliminating the visible mould, pure old fashioned elbow grease!

Please note that all cloths, and microfibre mop heads that have been in contact with GM6000, should be sealed in a plastic bag when returning them to your truck as they contain VOC's which may mix with the air in the cabin of your vehicle.

NOTE: When applying GM6000 in tropical regions i.e.: where the constant humidity is above 60%, you will be required to follow the application of GM6000 with drying off the surface with either a clean dry microfibre cloth, or by using mechanical drying techniques such as air movers or dehumidifiers.

The following are guidelines on application. Always remember that GM6000 will bleach colour out of surfaces that it comes into contact with. Always take steps to ensure that you:

- Do not accidentally walk through GM6000 and then onto carpet
- Do not spill GM6000 onto unprotected surfaces
- Do not over wet cleaning cloths or mops with GM6000 as they will drip
- When cleaning walls, start at the bottom to prevent drip marks down your walls
- Always pack up your drop cloths and equipment after using GM6000 and before fogging
- Store your used cloths and mop heads in ziplock bags for transportation



Enhancing your home!





Is the most unique product

- It eliminates mould but GM2000 does not harm anything or any surface.
- It does not bleach.
- It has hyper wetting agents, is statically charged and moisture seeking.
- Fogging it into the air will clean the air of contaminants, even dust particles.
- It is statically charged, drags everything into the droplet, and takes it to the floor.

This is more effective than air scrubbers working for 7 days in a room. Fogging takes roughly 20 minutes for an entire house.

Creating a fog through the application process, the product is suspended in the air, slowly making its way to the ground. It scrubs the air as it goes and brings the particulate matter to the floor. Simply follow up with HEPA vacuuming.

This is the opportunity for you to be authentic with the client and offer to return and HEPA vacuum the floors or the client can do this. However, if we are coming back to vacuum the floors, should we suggest cleaning the carpet, the lounges, and mattresses?

Testing

- Tested against spores wet and dry
- Tested against toxins
- Skin tested
- Bio degradability

GM2000 is also an effective odour eliminator/neutralizer. It will aid in the elimination of VOC's associated with the GM6000 and other biologically related odours. One of the exceptions to this is animal urine. Animal urine odours differ depending on many factors including diet related considerations.



Enhancing your home!



Application of GM 2000

Application of GM2000 could not be simpler.

1. Remove all of your cloths and equipment from the premises.
2. Fill your choice of fogger with GM2000.
3. Starting at the back of the house, start fogging until you work your way to the front door.
4. Lock the door when you leave.

Micro misting can set off fire alarms!!

It is your responsibility to advise the customer in writing that this can occur but it is the clients responsibility to take action to disable the system or notify all relevant parties

Frequently Asked Questions

(answered by all who use this system, and fast becoming a Goldmorr motto)

Q: How much GM2000 do I use?

A: If in doubt, Fog the shit out of it!!

Application rates.

20 ml per square meter

100 SQM house requires 2 litres

200 SQM house requires 4 litres

Make sure you measure the house and using the above application rate fill your fogger with the correct amount of GM2000. Then fog the house until your fogger runs out.



Enhancing your home!



As a general rule, we use GM2000 for our content cleaning as you are mainly dealing with soft furnishings. Obviously, you can use GM6000 on hard surfaces only.

We recommend that clothing affected by mould in a drawer or cupboard be washed in regular washing detergent and hung on the clothesline outside in the sunlight. Sunlight will kill mould.



This leather jacket has been cleaned using GM2000

GM2000 will eliminate the mould and spores without bleaching. It may not remove staining which may be present. This may then require traditional cleaning methods.

Clothes can be treated with GM2000 and then put through a washing machine or sent to the dry cleaners.

Fabric lounges can be treated with GM2000 (50-100 ml per average seat) and then cleaned with Electrodry upholstery cleaning process

Small amounts of mould can be treated on a mattress but due to the open voids in a mattress, Electrodry will not provide and warranty on mattress treatment.

While carpet can be treated in the same way as above you MUST determine if the issue is in the base of the carpet before treatment. If there is mould in the base of the carpet, the carpet is most likely permanently damaged due to the moisture which cannot be corrected. In this we do not treat the carpet at all. It must be removed.



Enhancing your home!



As we have now learnt, once mould is visually growing, it will be releasing mould spores into the air and contaminating the rest of the house. If there is a split system air conditioning system in the house there will most likely be mould in it. This needs to be cleaned.

If the split system is not cleaned there is a much higher likelihood of mould returning





Protection

Protection

We have covered Inspection and Correction, in this section we will look at Protection. We have already covered the basics of this in our Inspection process. Controlling air exchange, or dew point, is one of the keys to protection. If this is under control by way of dehumidification, then the homeowner will be employing the best protection against the return of mould as they possibly can. We have learned that eliminating the moisture that has contributed to the problem in the first place is paramount.

When mould in a bathroom/wet area?

If the cause of mould in the bathroom is simply from excessive moisture from the shower etc, the best solution to suggest to the client is to install an effective exhaust fan combined with a heat lamp.

The exhaust fan and heat lamp should be left on for 10 minutes after a shower. It is also helpful to suggest that the exhaust fan be wired into the light ensuring that when the light is used that the exhaust fan is also on



NO MOISTURE NO GROWTH



Enhancing your home!



Dehumidifiers

Dehumidifiers are a homeowner's best friend when there has been a mould event due to air-exchange. When we issue our quotes and make a recommendation regarding installation of a dehumidifier, we must ensure that they are aware that if the dehumidifier is NOT installed correctly and used correctly, then the guarantee that we make is null and void.

We are showing the below dehumidifier as an example only. We like the fact that this particular dehumidifier has provision for a hose attachment. What this means is that the unit can be drained to the outside, to a garden bed for example, so that it does not need to be emptied by the homeowner. This is important particularly for elderly clients who cannot lift the bucket to empty it.



DeLonghi Dehumidifier CF08E

Model Number:	CF08E
Brand:	DeLonghi
Warranty:	2 Years
Colour:	White
Tank Capacity:	6L
Moisture Removal:	20l/24h
Working Temperature:	2---38°C

The homeowner generally enjoys the experience of being in control of maintaining a mould free home. Part of this process is choosing a suitable dehumidifier. There are dehumidifiers that match almost every decor.

Notes:

Post Remediation Sampling

Post remediation sampling should not be done until 24 hours (or later) after the completion of your job. The reason for this is that products will be biodegraded after 24 hours. Whilst the bulk of biological and fungal airborne particulates will be removed after 3 hours (the dwell time), there may be moisture particles in the air because of the home being closed up during the dwell time. After 24 hours, these will have naturally evaporated. Normal use by the occupants of the home is also encourage, although not necessary, to gain a true reading of the state of the air.

It is possible to do this earlier if you place dehumidifiers in the home and switch them on after the 3-hour dwell time and run them until such time as the humidity within the home returns to a level below a recommended 50%.

What kind of testing do we recommend?

We recommend the Particle Counts. The reason for this is that we are treating the whole home so that the air is restored to what could be termed as "normal, breathable air". Normal air is made up of many different types of normal particles. There are ISO (International Standards Organisation), US Fed209E, WHO (World Health Organisation) etc etc standards, whereas there are NO mould standards. Your customer can actually watch you take the sample, or even hold the meter and take the sample themselves. Total Indoor Air Quality will give a much more accurate state of what a client is breathing.

IAQ Analytics will put this in a report for you, which is signed off on by a microbiologist.

This is a much better testing method than an air---o---cell sample. Air---O---Cell samples are basically a particle count whereby the air passes over a small slide inside the cartridge and collects particles. If there is heavy debris, including dust, the slide may not capture a true measurement of the particles. A small amount of the slide is viewed under a microscope and manually identified and counted, not always very accurately on either the identification or the number. It is then multiplied out by a standard number which is supposed to represent a cubic meter, also not very scientific.

For example, if you are taking in the same amount of air, 45 litres over 5 minutes is the norm, if you were in a laundry which is say 3 cubic meters, the multiplying number should not be the same as if you did the same sample in a ballroom. In the laundry you may have potentially run through 50% of the total air, in the ballroom you would have only run through 5%. It would make sense to me that you would then have to multiply the laundry by 2 and the ballroom by 20. It is haphazard at best and is not likely to be defensible.

Note: The example here is not intended to be accurate in the numbers and multipliers, merely an example in round figures.



Work, Health & Safety

Work, Health & Safety

All of you have completed OH&S courses in the past as a requirement of your State Laws. When using chemicals of any description, it is wise to wear personal protective equipment (PPE). You are required to wear PPE when using our products, for your own protection. More than anything, it is important to remember, you are dealing with mould here. You do not want to be breathing in mould spores and causing possible health problems for yourselves. You are also using sodium hypochlorite which needs to be used with caution.



Full Face Mask

Always wear a well fitted full face mask (never half face). Well fitted means that you should be clean shaven to form a good seal.

NOTE: Some states require a Fit Test and Medical Evaluation to be performed to be medically qualified for unrestricted use of respiratory protective equipment in accordance with OSHA requirements. Please check your state regulations.

Protective (chemical suit) coveralls

Always wear a disposable, chemical protective suit to prevent your skin coming in contact with sodium hypochlorite.



Gloves

Always wear suitable gloves. Ideally, the gloves at left or similar should be worn. They need to be the correct size and should be disposed of as they wear or show signs of damage. Always tape them to prevent GM6000 from running into the gloves and coming into contact with your skin.

Gumboots

When your coveralls do not have booties, always wear Gumboots to ensure that spilt GM 6000 does not enter your shoes



Safety Signs

“Cleaning in progress” signs, or “do not enter” signs positioned correctly to warn people and keep them out of the area in which you are working, are also recommended. A sticker on the front door when you leave with the time of safe re-entry clearly stated, is also recommended.

Working in the heat



When working in the heat it is important to keep your fluids up by taking regular breaks and drinking water.

Additionally, ice vests can be very helpful to keep you cool. Ensure that if you purchase the cheaper version from Asian countries, they can often have ice inserts around the kidney area. Please **do not use** the ice inserts around your kidneys as ice in that area can cause health issues. The more reputable brands do not have them. They need to be worn under your chemical suit so you may need the suit to be a size bigger to accommodate the vest. Do not purchase neoprene vests that require dunking in water as they rely on airflow to cool them down.

Electrolyte packets are available to help with hydration.

Notes:

Work, Health & Safety Continuation

Drop Sheets

We cannot stress enough that you should be using fabric topped, PVC bottom, drop sheets when working with GM6000. If you use PVC only, product will likely run off the drop sheet and onto the carpet, bed, or furnishings that are being protected. If you use only a calico drop sheet, the GM6000 will soak through. Below is an example of a drop sheet readily available from stores like Bunnings, Home Depot, general hardware stores, in the painting section.



NOTE:

This canvas drop sheet is clearly marked prior to the word “canvas” as having plastic backing.

SDS Sheets

Always ensure that you have the www.edrysafety.com.au website embedded into your iPad to access the Safety Data Sheets. Carry your iPad with you in the van at all times.

Transport of microfibre cloths, mopheads, and/or drop sheets with GM6000 spills

It is important to seal all of these items in plastic bags for transportation following use. In the case of a van type work vehicle, VOC's from the bleach can cause fumes within the van cabin if these items are not sealed.

Transportation and storage of bleach/sodium hypochlorite

Please follow the manufacturer's instructions. Always ensure that the lids are tight during transport to ensure you are safe from spillage. Do not leave sealed in a hot vehicle. If your vehicle is going to be stationary for a period, you may need to loosen the cap. Store in a cool dry place.

Notes:

Equipment for Product Application

Microfibre cloths and mops

These are readily available. Ensure that they are colour fast. Mops should have flat heads for the most consistent and effective use of product. They are used for microcleaning of surfaces with both GM6000 and GM2000.

*Do not use cloths or mops with GM6000 and then with GM2000. One or the other, always!



Sauce type bottle

These bottles are readily available. They allow you to apply product directly on to your cleaning cloth or mop and without overspray that may be caused by the use of a pump up sprayer.

*Always ensure that the bottle remains upright and sealed. During transportation, keep upright and seal in a ziplock bag. Ensure that you are conscious of the fact that if a small spillage occurs in the bag, the base of the bottle will have product on it. In the case of GM6000, placing this onto a surface, will cause bleaching.



Fogger

This is our preferred fogger, a Tri-Jet. It is for the application of GM2000 during the fogging process.

Always flush your fogger with water at the end of usage

Notes:

Important Points to Remember

- Always ensure that the home or office is unoccupied at the time you are performing the remediation process, and remains unoccupied for 3 hours post remediation.
- If it is an individual space i.e.: an office within a larger building, that has ducted air conditioning, cover and tape the vents so that you are containing the area.
- GM6000 does have associated VOC's. These VOC's are neutralized by the GM2000.
- Always ensure that you take care when using GM6000, as it will bleach. Cover anything and everything that could be affected.
- When using drop sheets to cover furnishings or flooring, make sure you choose a drop sheet that will not allow the product to soak through or to run off. I.e.: Liquid will soak through an unlined calico drop sheet. Liquid will run off a plastic drop sheet. We recommend a drop sheet that is calico topped and plastic backed.
- Do not walk through GM6000 on to unprotected soft flooring.
- GM2000 is a non---bleaching product.
- **If painters are going into a home/office following remediation, the walls must be dry and the painter should be using a pre---painting product i.e.: primer, prior to painting. Mention this in your reports and to your client personally. This should be obvious, but sometimes the obvious is overlooked.**

Notes:



Enhancing your home!



GM Thermo

GM Thermo is an alternative product for the following:

- Confined Spaces – attics, sub---floor
- Air handling units and ducting
- Smoke damage jobs
- Additive for oil-based products such as unsmoke

GM Thermo is also very useful for larger jobs such as Cinemas, Hotels where an entire block is to be done, and Theatres.

There are precautions that you need to be aware of, as you are using smoke: The precautionary notes regarding the fire department are because smoke will come out of the eaves thus giving the impression that a home is on fire.

- Notify your local fire department – Failure to do so can result in significant fines.
- Deactivate and make plans to reactivate, smoke detectors.
- Ensure that there are no pilot lights in the premises. If so, ensure that the flame is extinguished.
- Ensure that you work in pairs as smoke can fill the building (the whole idea of using Thermo) and can inhibit your vision.
- Ensure that you have eliminated any hazards such as tripping hazards.
- It can be a good idea to tie a rope to the exterior door so that if you have a very dense smoke, you can find your way out of the building.
- **ALWAYS GET THE CORRECT EQUIPMENT TRAINING**



The above photograph is a large Thermo Fogger in action. You can see how much smoke it produces and therefore how much product it can pump out. IE: To use this in a 3-bedroom home would fill it with smoke in a matter of a few minutes.



Enhancing your home!





Reporting

12 Month Limited Guarantee

Customer Name: Bree Rudel

This 12-month limited guarantee provides that, if all recommendation are followed, we will return to retreat your property at no charge to you. As well as the recommendations included in the quote, we also provide guidelines to aid in prevention of mould returning through no fault of the processes that we have employed. Homeowners/occupiers should understand that climatic conditions and unforeseen weather events are excluded for this guarantee. Unforeseen pipe leakages, damaged roof tiles, dishwasher leakages, washing machine leakages and anything that is out of our control is also excluded. If recommendations were made to you regarding the installation of a dehumidifier, it should be used and serviced according to the manufacturer's instruction. Guidelines are available from State and Federal Government bodies that relate to the prevention of mould in your home. We are including some guidelines here from the Insurance Information Institute and the Environmental Protection Agency to ensure that the mould does not return. Suggestions include reducing humidity in your home and keeping it between 30%-60% by using air conditioners or dehumidifiers. Put exhaust fans in kitchens and bathrooms (in rental properties it may be wise to make sure that they are activated by using the light switch so that they are always on while the bathroom is in use). Do not install carpets in damp areas such as basements or bathrooms. Do not let water accumulate under houseplants. Inspect hoses, pipes and fittings regularly. Consider replacing hoses to major appliances like washing machines and heaters, kitchen and bathroom sinks and toilets. Keep gutters clean of leaves and other debris. Maintain your roof to prevent water from seeping into your home. Properly dry any household items as soon as possible. Remove standing water around your home as quickly as possible. Standing water is a breeding ground for microorganisms, including mould, which can become airborne. As soon as moisture appears on the inside of windows or walls it should be removed immediately by wiping with an absorbent cloth. This is usually caused by air exchange with the colder air outside meeting the warmer air inside and causing condensation. If this is not removed, it will cause mould growth. Never paint over mould, the paint will be likely to peel. Always ensure that walls are completely dry before painting. Ensure that the ground surrounding your home slopes away from the home so that water does not enter or collect around the foundations. Keep air-conditioning systems and drip pans clean and the drain lines unobstructed and flowing properly. When possible, use natural ventilation such as opening windows and doors to create natural airflow. When using clothes dryers, ensure that there is adequate ventilation so that condensation does not occur within your laundry i.e. opening a window or door. If you are occupying a rental property, ensure that all plumbing or structural leaks are reported immediately.

FOR FURTHER INFORMATION ON THE PREVENTION OF MOULD IN YOUR HOME, VISIT YOUR STATE HEALTH DEPARTMENT WEBSITE OR THE ENVIRONMENTAL PROTECTION AUTHORITY WEBSITE.

Please note that bathrooms, laundries and kitchens are not covered by this guarantee as, with the presence of water, they are a breeding ground for mould.

This guarantee should be signed by the technician who performed the work and is guaranteed and valid for 12 months from the date stated.

Signed:



Date: 28/09/2022

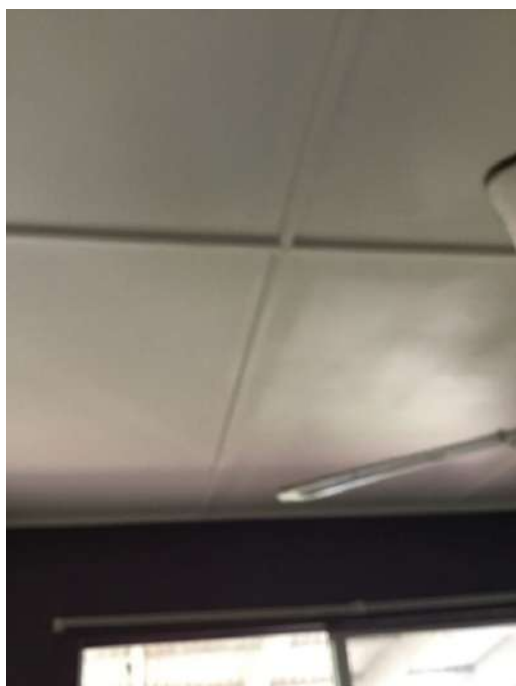


Enhancing your home!









20220928_015559.jpg



20220928_015619.jpg



Enhancing your home!





20220928_015628.jpg



20220928_015639.jpg



20220928_015650.jpg



20220928_015701.jpg



Ausclimate

So who is 'Ausclimate?'

Ausclimate fills a void in the Australian market by providing first class, reliable dehumidifiers & air-purifiers at the most realistic and competitive price.

We are a family-owned Australian company of humble beginnings.

Co-founder Allan Bryan worked many years in the water damage restoration industry and was amazed by the number homes with moisture related problems such as poor air quality, musty rooms and mould issues. In many cases, these problems could have been easily solved with quality portable dehumidifiers.

Ausclimate are unique to the Australian market, providing the essential combination of high-quality products, realistic and affordable prices, along with one-on-one expert advice and after-sales service. We have joined forces with NWT, world leaders in the manufacture of the most technically advanced dehumidifiers for over 30 years. Over 10 million units & counting! We have also partnered with Winix; the world-renowned air-purifier brand with over 40 years of air cleaning experience. You can count on Ausclimate to provide you with reliable, quality products at the best prices with the best personalised service in the market.

Ausclimate is your solution for a cleaner, dryer & healthier indoor climate.

**"We strive to provide you with the best product at the best price,
with the best service at every step."
– Allan Bryan**

ausclimate-NWT dehumidifier comparison chart



model	compact 12L	compact+ 14L	medium 20L	medium+ 25L	large 35L	all-seasons 35L	SUPREME all-seasons 50L	cool-seasons premium 10L desiccant
noise level	37 dBA (max.)	dry 37 dBA low 40 dBA high 41 dBA	39 dBA (max.)	40 dBA (max.)	48 dBA (max.)	48 dBA (max.)	55 dBA (max.)	low 38 dBA high 49 dBA
weight	9.7 KG	10.4 KG	13.4 KG	12.6 KG	13.5 KG	13.8 KG	20.5 KG	6.8 KG
castor wheels	✓	✗	✓	✓	✓	✓	✓	✗
handle	✓ (carry handle)	✓ (carry handle)	✓ (hand grip)	✓ (carry handle)	✓ (hand grip)	✓ (hand grip)	✓ (hand grip)	✓ (carry handle)
dimensions (w x d x h)	315mm x 194mm x 467mm	314mm x 194mm x 467mm	360mm x 270mm x 580mm	328mm x 219mm x 516mm	340mm x 250mm x 540mm	340mm x 250mm x 540mm	390mm x 280mm x 600mm	317mm x 213mm x 499mm
power	195 w	300 w	355 w	390 w	520 w	520 w + 1250 w	900 w	420 w + 730 w
clothes drying function	✓ (laundry capability)	✓ (dedicated laundry-mode)	✓ (laundry capability)	✓ (laundry capability)	✓ (laundry capability)	✓ (laundry capability)	✓ (laundry capability)	✓ (dedicated laundry-mode)
refrigerant	R-410a (CFC FREE)	R290 (4MP min. room-size)	R-410a (CFC FREE)	R290 (4MP min. room-size)	R-410a (CFC FREE)	R-410a (CFC FREE)	R-410a (CFC FREE)	N/A (desiccant technology)
delay start protection	✗	✗	✗	✗	✗	✗	✓	✗
auto swing louvers	✗	✓	✗	✗	✗	✗	✗	✓
visible water level	✓	✓	✓	✓	✓	✓	✓	✓
national asthma council sensitive choice approval	✓	✗ (new release product)	✓	✗ (new release product)	✓	✓	✓	✓

* Optimum Temperature Range

General guide only. Performance estimate based on moisture extraction rate. As example, Compressor Dehumidifiers more effectively remove moisture in temperatures above 20°C.

Specifications and designs are subject to change without notice for further improvements. This brochure should be read in conjunction with the Ausclimate website.

*** Auto Defrost

The auto defrost feature enables the dehumidifier to function in cool indoor climates by thawing the ice that may form on the dehumidifier's cold coils – fan aids the thawing process in electronic models.

*The Hot Gas Defrost unique system rapidly speeds up the thawing process by warming the dehumidifier's cold coils, allowing it to function more effectively in cool indoor climates.

*The Ceramic Heater unique heating system speeds up the dehumidifying process by warming the rooms & therefore allowing the dehumidifier to function more effectively in cool indoor climates.



designed & manufactured just for Australia & New Zealand



Any questions? Still not sure? Then talk to an Ausclimate expert today, we can help to find the right solution for you.

contact us:

1800 122 100 (free call) | info@ausclimate.com.au



national asthma council
sensitive choice approved

ausclimate.com.au
ausclimate pty ltd. | abn: 68 153 116 342