

INDEPENDENT MOULD ASSESSMENT

LEAK AND FLOOD
DAMAGE CAN
CREATE DAMP
ENVIRONMENTS
THAT MAY LEAD TO
MOULD GROWTH
WITHIN THE HOME
OR THE
WORKPLACE

The level to which leak/flood damage and mould remediation works are undertaken can have significant impacts on the occupant's health and/or the owner or insurer's financial obligation.

Greencap are experienced, industry-recognised experts in mould and moisture assessments and post-remediation verification. Greencap provides unbiased, scientific and independent advice, during mould remediation projects, end-to-end from the initial identification through to risk assessment/management advice, project management of removal works and air monitoring/clearances following remediation.

Engaging Greencap at project outset can greatly assist with not only protecting the health and well-being of the insured, occupants and contractors but also mitigating losses (time, money and reputation). This can serve to prevent litigation and reduce settlement amounts on claims.

Whilst assessment requirements are dependent on the nature of the leak/flood damage event (and the client's preferred level of assessment) Greencap offers clients a wide range of solutions, from a simple visual inspection to a detailed assessment.

With no recognised national guidance covering mould and moisture impacts in buildings in Australia, Greencap has adopted internationally accepted standards produced by The Institute of Inspection, Cleaning and Restoration Certification (IICRC) for *Water Damage Restoration & Applied Microbial Remediation* to guide all investigations and recommendations.

Greencap's typical detailed assessments involve:

- 1) An **initial assessment** of the extent and nature of moisture and microbial impacts
- 2) Development of an **independent scope of remedial works** (if required)
- 3) Guidance during the remediation process in the form of **interim assessment** to evaluate impacts which were hidden during the initial assessment and update scope of remedial works (if required)
- 4) A **post-remediation verification assessment** at the completion of remedial works, to validate the works carried out and the area has been returned to normal mould ecology

The various stages are detailed over page and may include additional options such as **ongoing assessments** during the works on complex projects and/or ongoing technical advice during the process.



Pre-Remediation Assessment

Non-intrusive Pre-Remediation Assessment:

Scope of Work:

- Indoor Environmental Professional (IEP) to arrange site inspection with insured/property owner/occupant
- IEP conducts:
 - Visual assessment at the of point of water ingress (if known)
 - Visual assessment of water impact and/or mould growth
 - Moisture level assessment/mapping of accessible building structure/components and internal air quality within the known affected area
- Surface and airborne mould sampling undertaken as required to establish extent and nature of impact
- As no mould exposure standards exist, results are compared to background and/or historical concentrations as well as Greencap guidelines based on collected scientific literature
- Preparation of report summarising the inspection findings, results (moisture and mould), and development of independent scope of remedial works (if required)

Independent Intrusive Pre-Remediation Visual Assessment:

Scope of Work:

- As above with intrusive works as required – this may include assessment in wall cavities, crawl spaces, ceiling/roof voids, HVAC systems and material sampling

Post-Remediation Assessment

Visual Post Remediation Assessment (VPRA):

Scope of Work:

- IEP to arrange site inspection with insured/property owner/occupant and remediation contractor
- IEP conducts:
 - Visual assessment of remedial works undertaken with the remediation contractor
 - Moisture level assessment of accessible building structure/components within the remediation area
- No air and surface samples will be collected to validate the effectiveness of remedial works conducted and assessing the internal air conditions, prior to re-occupation of the remediation area
- Preparation of report summarising findings and success of remediation works - noting that the assessment was based on visual observations and moisture measurements only
- Recommendations regarding additional remedial works (if required)

Visual & Material Post Remediation Assessment (VMPPRA):

- As per the VPRA assessment, however the IEP also collects surface samples from representative building materials and/or contents to assess the effectiveness of remedial works conducted
- The report will also highlight building materials which have been returned back to normal mould ecology and materials which have not

Post Remediation Verification (PRV) Assessment:

- As per the VPRA assessment, however the IEP also collects air samples from representative areas and external/background samples for comparison purposes
- The report will also highlight areas where the internal air conditions have returned back to normal mould ecology and areas which have not

For further information
on these services go to:
[greencap.com.au/
services/hygiene](https://greencap.com.au/services/hygiene)

or email:
[mould@
greencap.com.au](mailto:mould@greencap.com.au)

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greencap.com.au

ABN 76 006 318 010

Adelaide 📞 08 8299 9955 | Brisbane 📞 07 3514 9222 | Canberra 📞 02 6280 9727 | Darwin 📞 08 7906 1300 | Geelong 📞 03 9896 8748
Melbourne 📞 03 9896 8600 | Perth 📞 08 9214 6100 | Sydney 📞 02 9889 1800 | Wollongong 📞 02 4298 2600