

## Remediation Report

Date: April 24, 2009.

Premises: Miller Street, North Sydney.

Remediator: 21<sup>st</sup> Century Global Solutions Limited PO Box 432 Salamander Bay NSW 2317  
Phone: 02 4020 5006

Construction Type: Apartment within a residential Building. Building constructed of concrete with flat concrete roof.

Job Details: Inspection of the building and apartment showed active mould growth on the ceilings within the kitchen area, lounge room, main and second bedrooms.

*See attached photographs.*

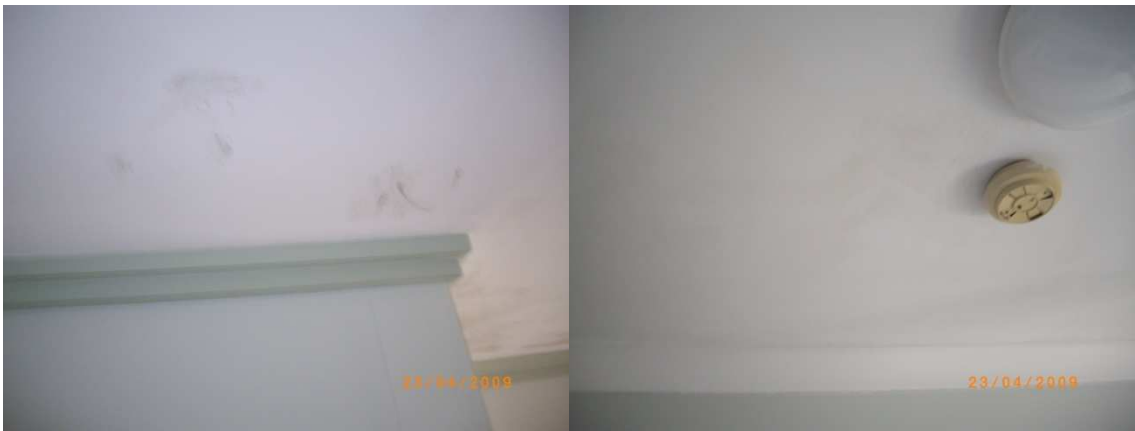
Inspection of the roof area of the building, in the company of the Strata Management Company representative, revealed a water tank on the roof of the building housed within a room located directly above apartment 43. The floor of this room is unsealed. An incident occurred approximately 3 years ago where the water tank had leaked and saturated the concrete floor below the tank which forms the roof of apartment 43. Without correct drying procedures being enacted, the concrete stays damp for a considerable amount of time.

The mould that was present in apartment 43 is considered consistent with such an incident as the visible mould was confined to the ceiling only. Had Air Quality testing been done at this time, it is our opinion that mould spores would have been present at elevated levels.

The areas of active mould growth were decontaminated and fogging was carried out to ensure the elimination of airborne mould spores. Carpet cleaning was also performed to further eliminate mould spores.

Recommendations: It is our recommendation that the floor of the room housing the water tank be correctly dried and sealed with adequate drainage or containment considered so as to prevent any further problems arising. We also recommend the installation of a fan in the kitchen area to circulate the air freely and a dehumidifier within the apartment to assist in eliminating moisture that may continue to leech through the concrete roof. Annual inspection of this unit is also recommended with any future active mould growth being remediated should this is required.

# Sample Report



*Miller Street, North Sydney. Enlargements of photos available upon request. Note that mould is restricted to the ceiling consistent with a our report.*

# Sample Report