

# Healthy Homes Mould and Bacteria Inspection Report

Healthy Homes Mould and Bacteria Inspection Report

Complete

Score	65.89%	Failed items	0	Actions	0
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Mould Inspection

## Site Photos



Photo 1



Photo 2

site Location/address

Hardwick Smith Lounge

## Disclaimer

At the time of printing, Healthy Home inspections (M&M Testing Services) believes the information contained within this report to be true and correct. This report will be withdrawn or amended should Healthy Home Inspections (M&M Testing Services) consider that any variation to the original information provided renders the basis of this report invalid. Healthy Home inspections (M&M Testing Services) have taken due care and diligence in collecting and reading samples, but cannot be held responsible if levels vary from area to area within the property being tested. Healthy Home Inspections Adhere to the Following Standards IICRC S500 and IICRC S520

## GENERAL INFORMATION

**Owner/Client**

Hutt City Council

**Date**

19 Jul 2021

## BUILDING DATA (Exterior)

87.5%

**Approximate Age**

30 years old

**General Appearance**

Good

**Number Of Stories**

1

**Roofing Material**

Tile

**Exterior Cladding**

Other

Brick

**Basement**

No

**Foundation Material**

Concrete Slab

**Rain Guttering and downpipes and drains condition**

Fair



Photo 3



Photo 4

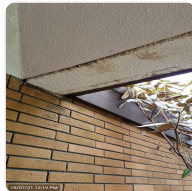


Photo 5

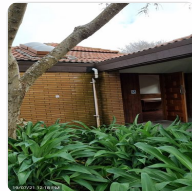


Photo 6

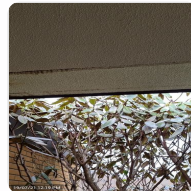


Photo 7



Photo 8

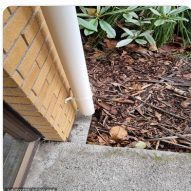


Photo 9



Photo 10



Photo 11

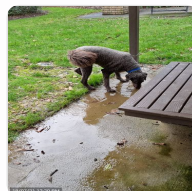


Photo 12



Photo 13

**Standing Water, Water Staining, Water Damage, Wood Rot/Structural Damage or Visible Mold on Exterior of Building**

Yes

Location and Description

1 Down Pipe not connected.  
Cladding is leaking on the outside Via the roof and also into the interior Walls  
1Down pipe at front leaking  
1Down pipe at rear discharging onto ground, should be connected to drain system

BUILDING DATA (Interior) 53.85%

Wall And Ceiling Materials	Gib Wood Paneling
Floor Covering	Carpet Tile Other
HVAC System Installed	Yes
HVAC Filters In Place And In Working Condition	Yes
Leaks, Water Staining or Condensation Present On Or Around HVAC Unit, Ducts.	No
Standing Water, Water Staining or Visible Mold Present Inside Building	Yes

Location and Description

Restrooms



Photo 14      Photo 15      Photo 16      Photo 17      Photo 18

INTERIOR ENVIRONMENTAL CONDITIONS 66.79%

Media

Infrared Media as required

Location

Room 66.79%

Room 1 66.41%

	Other Area
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Toilet near Entrance



Photo 19



Photo 20



Photo 21



Photo 22



Photo 23



Photo 24



Photo 25



Photo 26



Photo 27



Photo 28

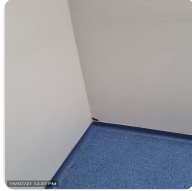


Photo 29



Photo 30



Photo 31

## Description

Mouldy wall

## Temperature

15

From 1 to 30

## R Humidity %

71

From 1 to 100

## Comments

Whole of back wall is wet. Issue with water penetrating rear wall.

## Room 2

67.94%

Other Area

## Description

Centre of lounge



Photo 32

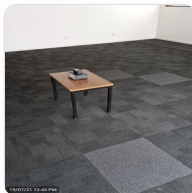


Photo 33



Photo 34



Photo 35



Photo 36



Photo 37



Photo 38



Photo 39

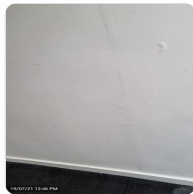


Photo 40

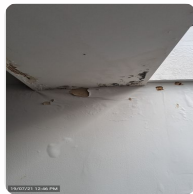


Photo 41



Photo 42

### Temperature

15

From 1 to 30

### R Humidity %

73

From 1 to 100

### Comments

Mould on Curtains. Left hand rear wall very is wet.

### Room 3

65.65%

Kitchen

### Description

Kitchen mould and disintegrating gib Outside wall is very wet



Photo 43

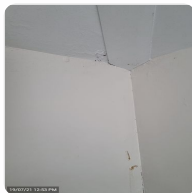


Photo 44



Photo 45



Photo 46



Photo 47

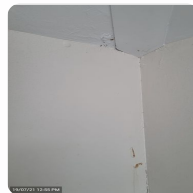


Photo 48

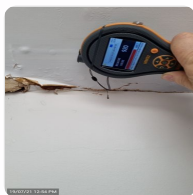


Photo 49



Photo 50



Photo 51



Photo 52



Photo 53

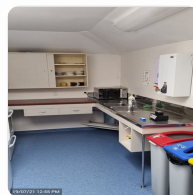


Photo 54

### Temperature

15

From 1 to 30

### R Humidity %

70

From 1 to 100

### Comments

## Room 4

67.18%

Other Area

Small lounge with chairs in it

### Description

Mould and rot on both sides of walls

### Temperature

16

From 1 to 30

### R Humidity %

71

From 1 to 100

### Comments

Wall is wet, Affecting Foyer Area as well

Outside Comparison

62.11%

Outside Comparison 62.11%

Media



Photo 55

Where outside

On top of car

Temperature

16.74

From 1 to 30

R Humidity%

64

From 1 to 100

Comments

## Preamble and History

We were asked by the Hutt city Council to test The Hardwick-Smith Lounge for Mould.

I undertook 5 Air samples using our Buck Bioslide Machine set at 15 Litres of Air Per Minute.

1 sample was Taken Outside as a comparison.

1 in the Kitchen

1 in the Centre of the Hall

1 in the Toilet Area and

1 in the small lounge where the Chairs are stored.(near the Front door)

We found considerable moisture issues throughout the building, with Gib disintegrating and obvious Mold Contamination with discoloration and odour

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## Remediation Suggestions

There is a serious Issue with Toxic Mould here in this building.

There is also the strong possibility that there is Gram-Negative Bacteria in the Carpet, it is my recommendation that the Carpet tiles and Carpet are also removed from all rooms.

It would be my recommendation that the building be "closed" until remediation has taken place. ( Strip out of Mouldy Material and rotten Timber and Gib)

Please find Biodet Services report.

Any work undertaken for remediation is to be to the IICRC S500 & S520 Standard

It is also my suggestion that the remediators are familiar with dealing with toxic mould. Full PPE and RPE should be used and personnel should be suitably qualified. (I am happy to ensure this takes place if requested)

I have used Barry Timms from Chemdry on many occasions and have found his work is excellent. His phone number is 02149155

Further Air testing needs to be undertaken before rebuilding takes place to prevent any Viable spores colonizing again, if the right conditions are present.

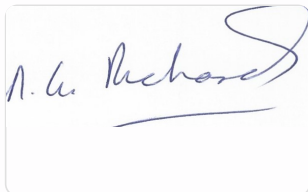
I WOULD INITIALLY SUGGEST AN AIR SCRUBBER AND A COMMERCIAL DEHUMIDIFIER BE INSTALLED TO DRY THE AIR AND REMOVE TOXIC MOULD SPORES FROM THE ENVIROMENT.

I AM HAPPY TO SUPPLY.

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## Signature

Noel Richards

A handwritten signature in dark ink, appearing to read 'N. G. Richards', enclosed within a thin black rectangular border.

19 Jul 2021 18:30 NZST

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0508 800 102

[www.healthyhomeinspections.co.nz](http://www.healthyhomeinspections.co.nz)

[www.methmouldtesting.co.nz](http://www.methmouldtesting.co.nz)

[info@healthyhomeinspections.co.nz](mailto:info@healthyhomeinspections.co.nz)

NZQA Unit Standards: 25458 & 25511, CPCCDE3015A & CPCCDE3014A BOH IP402

NZQA 30892, 30893, 30894, IICRC AMRT, WRT. Certified Residential Mould Inspectors

Certified Home performance Advisor 2020

"Creating Healthy Homes and Workplaces"

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## Appendix



Photo 1



Photo 2



Photo 3



Photo 4





Photo 5



Photo 6



Photo 7



Photo 8





Photo 9



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Photo 11



Photo 12





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Photo 14



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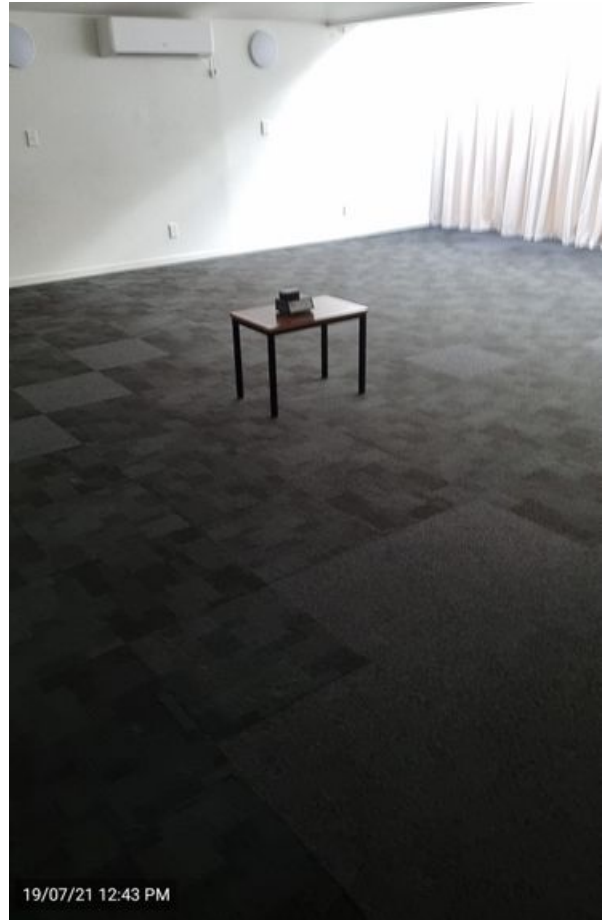


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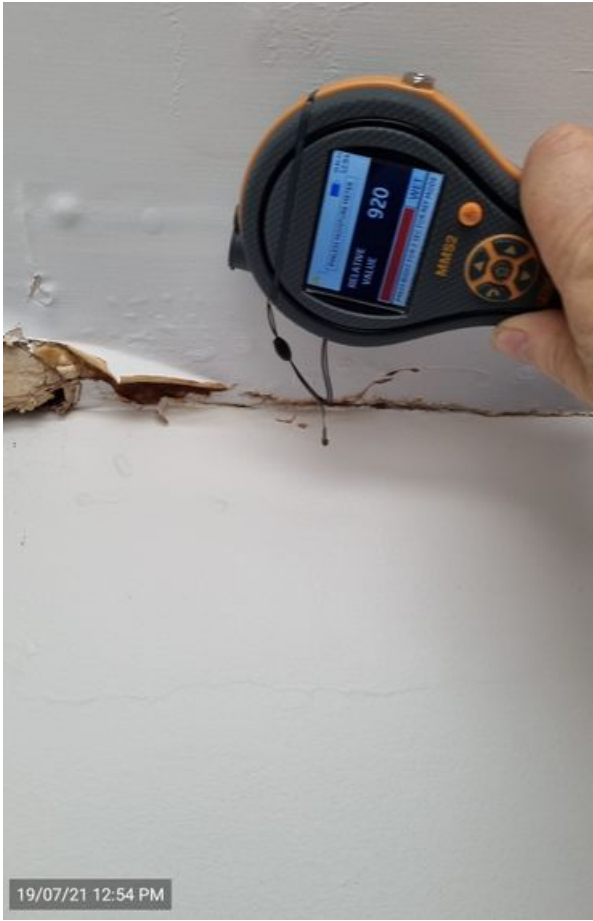


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