

Microbial Testing - Willyama High School

Radium Street, Broken Hill, NSW 2880



School Infrastructure NSW Regional Office - North Western NSW

Report No.: 30158-R04

March 2024

www.enviroscience.com.au





Microbial Testing

WILLYAMA HIGH SCHOOL,

RADIUM STREET, BROKEN HILL, NSW 2880

School Infrastructure NSW Regional Office - North Western NSW

Report No.: 30158-R04

March 2024



Accredited Systems



Executive Summary

EnviroScience Solutions Pty Ltd was engaged by NSW Department of Education to examine Willyama High School, Broken Hill which was observed to have a significant mould infestation. This event was discovered by a staff member attempting to reopen the school after the holiday break. Multiple on-site inspections occurred to visually assess the extent, type, cause and remediation considerations.

Most fungal spores are commonly found in the environment. *Aspergillus* species, especially *A. Fumigatis* and some *Penicillium* species are known to be medical pathogens. These species are soil saprophytes but are easily dispersed via air streams due to the small size of their spores. Up to 70% of individuals are estimated to have some level of allergy to mould spores, causing headaches and coughing, however, serious health effects are uncommon (Edmonson et al, 2009).

If an individual is immunocompromised due to ChemoRx, organ transplant, HIV (affected T-cell mediated immunity) frail aged, etc, then an opportunistic mould infection can result. This can often be fatal. (National Guidelines for the Prevention of Nosocomial Invasive Aspergillosis During Construction/Renovation Activities, 2002).

The findings suggest the three (3) Storey Campus Building - Northern, Western and Eastern areas consisting of mainly classrooms, staffrooms and the library exhibited extensive visible mould, on floors, walls, ceilings, furniture, books, documents, Heating Ventilation and Air Conditioning (HVAC) system(s), electronics, and clothing, throughout the entire building, apart from the Administrative Southern section. The visual inspection and samples obtained for laboratory analysis indicate extensive, active mould growth and therefore potential elevated levels of fungal spores within the affected rooms, and is subsequently classified as a Condition, 3 (Ref IICRC-520:2015).

The definitions for the classification of Condition 1 is normal fungal ecology and no visible mould, Condition 2 is settled spores or fungal filaments, and Condition 3 is actual fungal growth.

The swabs and Bio-tape impressions show spores and active growth of the environmental moulds *Cladosporium*, *Alternaria*, and *Mucor* spp. However, there is evidence that *Aspergillus* and *Penicillium* spp, which are recognised human pathogens are also present in several locations tested, and invariably more widespread throughout.

EnviroScience Solutions was unable to determine the exact cause of the microbial growth. However, multiple contributing factors include:

1. Moisture created from within the building could have occurred from the carpets being cleaned and the air conditioning system was operational during the shutdown period. The above incident coupled with consideration to original design of the building and lack of natural ventilation, due to windows not being able to be opened, condensation, natural lighting, poor insulation and possibly the HVAC retrofit of the original mechanical evaporative air conditioning system which was supplemented with additional wall units.
2. Water ingress from outside from large box guttering and large storm events not coping with existing design with evidence of structural faults such as leaching to brickwork. Additionally there was a significant rain event in January where Broken Hill received four (4) times its mean rainfall in January over six (6) days, coupled with elevated high humidity this could have been a contributing factor.
3. Building general hygiene – overcrowding and inadequate storage facilities, not allowing for general routine cleaning and allowing organic debris to accumulate and thereby provide a potential growing medium.

Unless these potential issues are permanently fixed and resolved, even after remediation works the re occurrence of mould growth is likely.

It is recommended that a detailed scope of works be prepared. This will include destructive testing and inspection to determine if additional water/moisture problems are identified within wall and ceiling cavities, these works will need to be undertaken under controlled conditions.

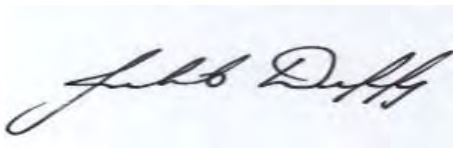
Consideration of designing a hybrid model instead of the sole reliance on mechanical HVAC should be deliberated. Increasing the amount of natural ventilation into the building should improve general indoor air quality by reducing the buildup of pollutants, odours, humidity, energy consumption and reduced noise from compressor and fans. From a sustainability perspective socially, it provides the indoor occupants a connection between indoor and outdoor spaces with increased natural light and views. In an educational setting this would be likely to improve focus, concentration spans and naturally academic performance. A hybrid HVAC style model also builds resilience and provides contingency during energy or system failures.

Additionally other hazards, namely asbestos and lead (pB) paint will need to be identified and incorporated into the scope of works. Of note some asbestos products and lead (pB) paint surfaces will not be able to be remediated and will need to be removed due to their porous/hazardous nature and that they may be damaged during the physical abrasiveness of remediation works.

When considering and designing the scope of works the building envelope will need to be segregated into separate areas for the purpose of remediation; Structural, HVAC and Contents. The porosity of materials needs to be considered. Materials that easily absorb or adsorb moisture and, if organic, that can easily support fungal growth, will need to be discarded, as they cannot be effectively remediated under the *IICRC-520:2015 Condition 3 guidelines*.

Porous materials generally cannot be successfully remediated under the *IICRC-520:2015 Condition 3 guidelines* this would apply to the current vermiculite sprayed ceiling fire retardant, carpets, paper products, furnishings, HVAC insulation in ductwork, plasterboard, ceiling tiles, insulation, particle/chipboard, fibre cement sheet, medium density fibreboard and electronics, need to be identified and considered from an economic and sustainability perspective when considering the scope of works for remediation.

Reported By:

A handwritten signature in black ink that reads 'Juliet Duffy'.

Juliet Duffy MSM *Syd Uni*

Director MAICD

Occupational Hygienist MAIOH



TABLE OF CONTENTS

1	INTRODUCTION	10
2	Background	11
3	Scope of Works.....	12
4	Site Visits.....	13
5	Field Work and Calculations	18
6	Results	19
6.1	Three (3) Storey Campus Building - Northern, Western and Eastern areas	19
6.2	Administration Campus Building - Southern areas.....	21
7	Discussion	25
7.1	Methodology.....	25
7.2	Ground Floor - Three (3) Storey Campus Building - Northern, Western and Eastern areas.....	26
7.3	Level 1 - Three (3) Storey Campus Building - Northern, Western and Eastern areas.....	27
7.4	Level 2 Three (3) Storey Campus Building - Northern, Western and Eastern areas.....	28
7.5	Administration Campus Building - Southern areas	28
8	Conclusions and Recommendations	29
9	Limitations	32

APPENDICES

Appendix A: Site Map showing remediation areas

Appendix B Site Images 16/01/24 Visit

Appendix C Site Images – February 2024 Visit

Appendix D Visual Inspection February 2024

Appendix E IICRC R520: 2015 Reference Guide for Professional Mold Remediation Chapter 13 Contents Remediation

GLOSSARY

Abbreviation	Description
agar	A gelatinous product made from seaweed used as a base for bacterial cultures
AIOH	Australian Institute of Occupational Hygiene
ASHRAE	American Society of Heating Refrigerating and Air-Conditioning Engineers
Bulk Sample	Sample obtained for laboratory analysis, by scraping a hard surface or removal of a piece of product, or vacuuming carpet or porous materials such as carpets or textiles
CFU	Colony forming unit – any part of a fungus that can start growing when it is on nutrient agar media.
CFU/cm ²	Colony forming units per square centimetre
CFU/m ³	Colony forming units per cubic metre
Contamination	Considered detrimental to human health and/or the environment
Fungi	Any microorganisms belonging to the Kingdom Fungi including mould and Yeast sp. Fungi are commonly referred to as mould (mold in the USA), though mould only refers to mycelial growing fungi.
Genera	Part of the taxonomic description of a group of fungi and the most common form of identification. Well known examples include Penicillium, Aspergillus, Cladosporium.
HEPA	High Efficiency Particulate Filtration that has a 99% efficiency of particles larger than 0.3 microns (0.3 µg).
HVAC	Heating ventilation and air conditioning
Hygienist	Individual certified by the AIOH
Hyphae	A part of filamentous growing fungi that can elongate and find new moisture and nutrients and to transport them over distance. Often described as a root like structure in appearance, but not in function.
IAQ	Indoor Air Quality
IICRC	Institute of Inspection Cleaning and Remediation Certification

Abbreviation	Description
Mould	Common description of visible fungal colonies with mycelial growth form.
Mycotoxin	A secondary metabolite produced by fungi as a normal part of respiration.
PM ₁₀	Particulate matter 10 microns or smaller
PM _{2.5}	Particulate matter 2.5 microns or smaller
PPE	Personal protective equipment
ppm	Parts per million
RH	Relative Humidity
SOW	Scope of Works
Spp	Several species belonging to that genus.
Spec A	Spec. A single fungal species was differentiated but not identified.
Species	The specific taxonomic description of a fungus
Spore	A general term referring to all fungal reproductive structures
Substrate	Basis for the nutrients for the fungal growth
Surface Swab	Sterile cotton swab moistened in sterile water which is rubbed on surfaces to pick up fungal spores
Taxa	Systematic categorisation of genera and species
TSP	Total suspended particulates
VOC	Volatile Organic Compound
Yeast	Fungi that produce distinct cells and that reproduce by budding or dividing cells

1 INTRODUCTION

EnviroScience Solutions Pty Ltd (ES) was engaged by Mr Joseph Warman, of NSW Department of Education (DET) Level 2, 188 Macquarie Street, Dubbo, NSW 2830 to examine multiple rooms at Willyama High School, Broken Hill which were found to have a visible and significant mould infestation which was observed by a staff member upon reopening the school after the holiday break.

Multiple site inspections over January and February were undertaken to;

- Assess the level of mould damage and health risks, including safe egress and required personal protective equipment to safely access the campus to undertake the assessments.
- Visual inspections and oratory documentation in an attempt to find the cause of the mould damage.
- Define a preliminary high-level scope of works for the remediation of said mould.

This report presents the results of the samples of Air, Swab and Bio-tape impression taken, based on the laboratory analysis by EnviroScience.

2 Background

Spores formed by fungal moulds are small, usually single-celled reproductive bodies which are highly resistant to desiccation and heat and are capable of growing into a new organism without uniting with another organism – i.e. asexual reproduction. There are varied environmental conditions, such as temperature, aridity, etc, for differing species of mould which govern spore development and dispersal.

The most common mode of dispersion of spores is, due to their buoyancy, by air circulation both indoors and outside. As a result, they are the most abundant micro-organisms in the air.

Moulds are in the main saprophytic and as such colonise dead organic matter as a source of nutrients. As they do not produce chlorophyll, they do not require a source of light for growth. Some have low moisture requirements and therefore can survive and flourish in a variety of environments. Thus, there are few indoor environments that will not support at least some mould growth and a number that are likely to be densely colonised (such as damp basements).

Most fungal spores are commonly found in the environment. *Aspergillus* species, especially *A. Fumigatis* and some *Penicillium* species are known to be medical pathogens. These species are soil saprophytes but are easily dispersed via air streams due to the small size of their spores.

Up to 70% of individuals are estimated to have some level of allergy to mould spores, causing headaches and coughing, however, serious health effects are uncommon (Edmonson et al, 2009).

If an individual is immunocompromised due to ChemoRx, organ transplant, HIV (affected T-cell mediated immunity) frail aged, etc, then an opportunistic mould infection can result. This can often be fatal. (National Guidelines for the Prevention of Nosocomial Invasive Aspergillosis During Construction/Renovation Activities, 2002).

The most significant fungal species in indoor air is probably *A. fumigates* the causative agent of acute broncho-pulmonary Aspergillosis.

3 Scope of Works

The report was limited to the areas identified by the client as to the locations requiring monitoring, namely the three (3) storey block of offices, classrooms, library, administration and internal sporting areas.

The objective of the air monitoring assessment (AMA), and where necessary take samples (Swab and Bio-tape impressions) at this site was to:

- Ascertain the taxa and concentrations of fungi present both indoors and outdoors.
- Compare the results to the recommendations of the *International Mycology Association and Guidelines for the investigation, assessment and remediation of mould in workplaces, March 2001* (Canada, Workplace safety and Health Division – Dept. of Labour and Immigration).
- The scope of works involved the following:
- Walk through inspection of the premises,
 - Air sampling for Fungal spores
 - Scientific analysis of selected samples,
 - Preparation of report for client.

4 Site Visits

The Willyama High School multi-storey campus building was visited by EnviroScience staff on the 16th and 25th January and then on the 20th to the 24th of February 2024, which included visual assessment and sampling to assess the extent of contamination and to identify potential factors which may have increased the likelihood of active microbial growth to occur and spread throughout the multi-storey building.

The table below provides a high-level overview of the various mould assessment conditions and recommended remediation options.



Definitions and high-level remediation of Condition 1, 2 and 3*			
Remediation	Definitions	Porosity of materials	Remediation
Condition 1	Normal fungal ecology	Porous	No action required
		Semi-porous	No action required
		Non-porous	No action required
Condition 2	Settled spores or fungal fragments	Porous	Restore – Launder or surface cleaning using HEPA vacuuming, damp wiping
		Semi-porous	Restore - Surface cleaning using HEPA vacuuming, damp wiping
		Non-porous	Restore - Surface cleaning using HEPA vacuuming, damp wiping
Condition 3	Actual fungal growth	Porous	Dispose
		Semi-porous	Restore - Abrasive methods, wire brushing, sanding, media blasting.
		Non-porous	Restore - Surface cleaning using HEPA vacuuming, damp wiping

*Adapted from IICRC R520:2015 Reference Guide for Professional Mold Remediation

It should be noted that there is only a vague history of latent moisture issues, to support the germination and growth of fungal elements for this occurrence.

The following table summarises the visual observations and supporting laboratory analysis made by various EnviroScience staff.

Table 1: Site Inspections Willyama High School			
Date	Area	Visual Observations	Fieldwork
16 th Jan 2024	Three (3) Storey Campus Building - Northern, Western and Eastern areas. Consisting of Classrooms and Library	Exhibited extensive visible mould, on floor walls, ceilings, furniture, books, documents, and clothing, throughout entire building, (Note: The Administration- Southern Area, was not inspected).	Swabs and Bio-tape impressions were taken and transported to EnviroScience Solutions Head Office and Laboratory at 2/3 Douglas Mawson Road, Dubbo NSW 2830. Initial Swabs and BioTapes indicate a IICRC-520:2015. IICRC- 520:2015 Condition 3 guidelines confirming the presence of active microbial growth.
25 th Jan 2024	Three (3) Storey Campus Building - Northern, Western, Eastern and Southern	Extensive visible mould in Northern, Western and Eastern Sections, separate/isolated air	Air samples were taken and transported to EnviroScience Solutions Head Office

Table 1: Site Inspections Willyama High School			
Date	Area	Visual Observations	Fieldwork
	areas. Consisting of Classrooms, Library and Administration	conditioning system to Southern area (namely Administration). Gaps in Asbestos Register where mould was sighted, additional sampling under controlled conditions required for further documentation of scope.	and Laboratory at 2/3 Douglas Mawson Road, Dubbo NSW 2830. Initial air counts in the Administration Block only indicate a Condition 1, Ref IICRC-520:2015.
20 th to 24 th Feb 2024	Three (3) Storey Campus Building - Northern, Western, Eastern and Southern areas. Consisting of Classrooms, Library and Administration	Extensive visible mould in Northern, Western and Eastern Sections, separate/isolated air conditioning system to Southern area (namely Administration).	Air samples were taken and transported to EnviroScience Solutions Head Office and Laboratory at 2/3 Douglas Mawson Road, Dubbo NSW 2830. Recommend that the entire southern section be remediated under IICRC-520:2015 Condition 2 guidelines as a precautionary measure.



All site inspections visually confirmed the presence of mould throughout the three-storey campus block in the North, West and Eastern sections of the building consisting of the various classrooms and the library. A walk through of the building, revealed several rooms (see floor plans and images), which exhibited extensive visible mould, on floors, walls, ceilings, services including the Heating, ventilation, and air conditioning (HVAC) system(s), furniture, books, electronic devices, documents and clothing.

5 Field Work and Calculations

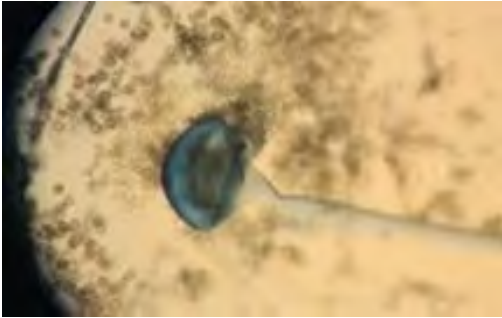
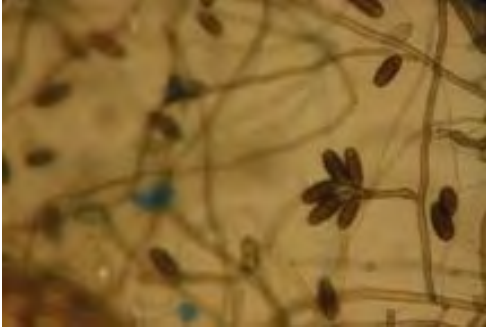
Air monitoring undertaken used a SKC Quick Take 30 constant flow diaphragm pump with a Sieve Impactor attachment. Samples were collected onto Malt Extract Agar (MEA) whereby 100 litres of air were passed over each plate for 5 minutes i.e. 20L/min.

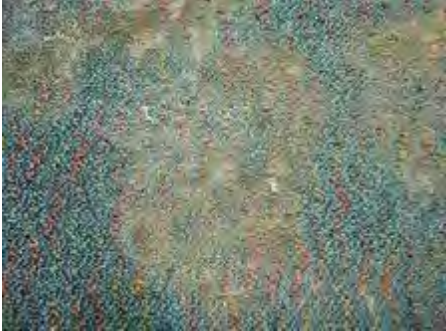
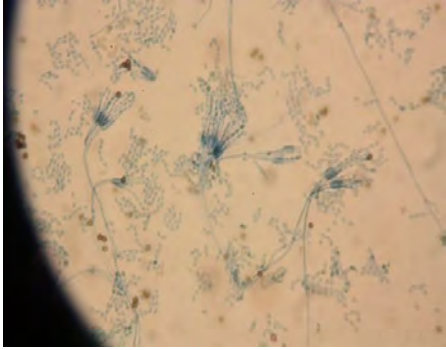

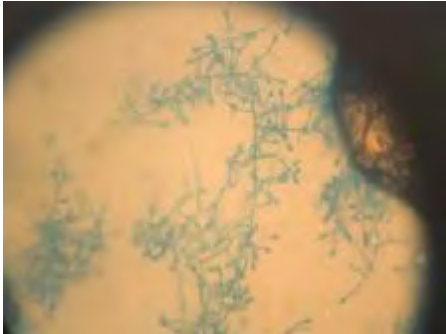


The agar plates were transported in an esky to the EnviroScience Solutions laboratory where they were incubated at 30°C for 5 - 7 days.

Fungal colonies on swabs and Bio-tape spores were identified to a genus level using a slide preparation stained with Lactophenol Cotton Blue: Ref David Ellis, "Description of Medical Fungi", School of Molecular Science, University of Adelaide (2007). "Identifying Fungi – A clinical Laboratory Handbook" St-Germaine & Summerbell (2011).


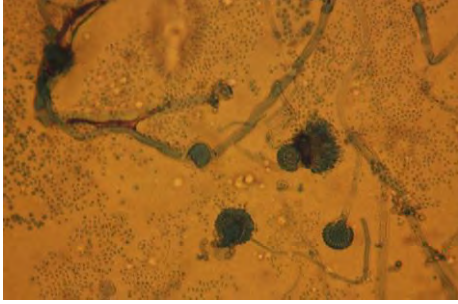
6 Results

6.1 Three (3) Storey Campus Building - Northern, Western and Eastern areas

LOCATION of Surface Swabs 16 th Jan 2024	ORGANISM grown
<p>R01-30158-S01</p> <p>Room AR-ON-11, floor</p> 	<p>Growth of Cladosporium, Alternaria, Rhyzopus spp</p>  <p>Rhyzopus spp 400x magnification</p>
<p>R01-30158-S02</p> <p>Room AR-IE -26, Floor</p>  	<p>Growth of Alternaria, Bipolaris and Mucor spp, and environmental bacilli</p>  <p>Bipolaris spp 400x magnification</p>  <p>Mucor spp 400x magnification</p>

LOCATION of Bio-Tapes – 16 th Jan 2024	ORGANISM at 400x Magnification
<p>R01-30158-S03 Room AR-OW-18, floor</p> 	<p>Spores of Cladosporium and Penicillium spp detected.</p>  <p>Penicillium spp 400x magnification</p>
<p>R01-30158-S04 AR-ON-11, Drum kit, skin</p> 	<p>Occasional spores of Cladosporium spp detected.</p>  <p>Cladosporium spp 400x magnification</p>
<p>R01-30158-S05 AR-ON-08, fabric chair.</p> 	<p>Spores of Aspergillus and Alternaria spp detected.</p>  <p>Alternaria spp 400x magnification</p>



LOCATION of Bio-Tapes – 16 th Jan 2024	ORGANISM at 400x Magnification
	 <p data-bbox="783 779 1201 808">Aspergillus spp 400x magnification</p>

The tables above, coupled with the visual inspection, indicates the fungal spore counts in the affected rooms of the Willyama High School, Broken Hill, would be above the outside control and the WHO Guidelines for fungal spores in room air.

The visual inspection and the above tables indicate extensive, active mould growth and therefore potential elevated levels of fungal spores within the affected rooms, is a Condition, 3 (Ref IICRC-520:2015).

The swabs and Bio-tape impressions show spores and active growth of the environmental moulds Cladosporium, Alternaria, and Mucor spp. However, there is evidence that Aspergillus and Penicillium spp, which are recognised human pathogens are also present in several locations tested, and invariably more widespread throughout.

6.2 Administration Campus Building - Southern areas

No visible mould was sighted within the administration building (Southern Building), and some windows were open within this building, additionally it was observed that the HVAC system operated separately to the main classrooms and library sections of the multistorey building.



Air Results – 25 th January 2024			
LOCATION	TOTAL VIABLE SPORE COUNT – CFU*/m ³	FUNGAL COLONIES – CFU/m ³	BACTERIAL COLONIES – CFU*/m ³
R02-30158-S01 Outside Control - Playground	180	120 Alternaria spp 50 Cladosporium spp 60 Mucor spp 60 Bipolaris spp 10 Penicillium spp	N/A
R02-30158-S02 Level 2, School Foyer, Main Building, NA to results	80	60 Alternaria spp 10 Penicillium spp 40 Rhyzopus spp	20
R02-30158-S03 Admin Building, Office Foyer	60	60 Alternaria spp 30 Cladosporium spp	20

The results in the above table indicate the counts in the Administration Block are a Condition 1, Ref IICRC-520:2015, and as such it is suitable for occupation by staff.

International guidelines suggest fungal concentrations of <500CFU/m³ is a reasonable threshold for indoor environments and more than 50CFU/m³ of a single species (other than Cladosporium or Alternaria spp) may be reason for concern. When assessing fungal contamination of indoor air, both concentration (CFU/m³) and diversity play a role in identifying potential problems and evaluating the biological quality of the air. Low diversity and high concentration may indicate a potential indoor source of contamination. High diversity and moderate/high concentration may not strictly be an indicator of a specific indoor issue depending on its relationship to outdoor results.

The outside air sampled in the playground showed a spore count of 180, however, this is to be expected in the environment in which these fungi are ubiquitous as plant saprophytes.

Air Results – Week 20 th February 2024			
LOCATION	TOTAL VIABLE SPORE COUNT – CFU*/m ³	FUNGAL COLONIES – CFU/m ³	BACTERIAL COLONIES – CFU*/m ³
R03-30158-01AR1503 - Entry	60	Environmental fungi	33
R03-30158-S02 AR1501 - Deputy	110	Environmental fungi	20
R03-30158-S03 AR1506 - Clinic	170	60 Alternaria spp 30 Cladosporium spp 70 Mucor spp 10 penicillium spp	20
R03-30158-S04 AR1S13 - Clerical	40	Environmental fungi	20
R03-30158-S05 AR1S14 - Clerical	30	Environmental fungi	30
R03-30158-S06 AR1507 - Printing	30	Environmental fungi	50
R03-30158-S07 AR1508 - Clerical	20	Environmental fungi	10
R03-30158-S08 AR1509 - Principal	30	Environmental fungi	30
R03-30158-S09 AR0522 – Practical	180	40 Cladosporium spp 50 Alternaria spp 40 Mucor Spp 50 Bipolaris spp	60
R03-30158-S10 Outside Control - Rear	130	60 Alternaria spp 40 Cladosporium spp 20 Rhyzopus spp 10 Penicillium spp	N/A

The results in the above table indicate that Rooms AR1506 and AR0522 are above the outside control, but below the WHO guidelines. In this current setting, the rooms would be best left closed to staff.

International guidelines suggest fungal concentrations of $<500\text{CFU}/\text{m}^3$ is a reasonable threshold for indoor environments and more than $50\text{CFU}/\text{m}^3$ of a single species (other than *Cladosporium* spp or *Alternaria* spp) may be reason for concern. When assessing fungal contamination of indoor air, both concentration (CFU/m^3) and diversity play a role in identifying potential problems and evaluating the biological quality of the air. Low diversity and high concentration may indicate a potential indoor source of contamination. High diversity and moderate/high concentration may not strictly be an indicator of a specific indoor issue depending on its relationship to outdoor results.

The outside air sampled in the playground showed a spore count of 130, however, this is to be expected in the environment in which these fungi are ubiquitous as plant saprophytes.

It is recommended that the entire southern section be remediated under IICRC-520:2015 Condition 2 guidelines as a precautionary classification for remediation works.

7 Discussion

7.1 Methodology

Australians spend approximately 90% of their time indoors and each building has its own set of circumstances. Air quality may be determined by the site of the building, its design, renovations, whether air handling systems have been maintained, occupant densities and activities conducted within the building.

Many common Indoor Air Quality (IAQ) problems are associated with improperly designed and/or operated and maintained heating, ventilating and air conditioning systems HVAC, overcrowding, moisture incursion and dampness, and poor design due to the lack of natural ventilation.

Natural ventilation refers to the process of using natural airflows to cool and ventilate indoor spaces... it replaces stale air with fresh air. By harnessing the power of wind and temperature differences, this technique reduces the reliance on mechanical cooling systems, leading to numerous benefits for the environment, economic savings and social benefits for the building occupants. Increasing the amount of natural ventilation into buildings should improve general indoor air quality by reducing the buildup of pollutants, odours, humidity, energy consumption and the amount of noise from compressors and fans. Socially it provides the indoor occupants a connection between indoor and outdoor spaces with increased natural light and views. The building occupants will see increases in productivity, focus, mood, and performance. In an educational setting this would be likely to improve focus and concentration spans and naturally academic performance. Natural ventilation also builds contingency and resilience during energy or system failures.

Australian IAQ guidelines pertain to the comfort of occupants and not exposure standards, they are designed to ensure that all members of the public are protected ensuring general Work Health and Safety obligations are met. Air quality guidelines in this report have been sourced from a number of organisations and are referenced below.

IIRC S520 Standard and reference Guide for Professional Mould Remediation

Australian State of the Environment Report IAQ Ambient air Quality (2016)

Handbook: Indoor Air Quality Australian Building Codes Board (2021)

The mould impacted areas extend throughout all the three levels, encompassing the northern, western and eastern areas of the building.

The southern section (Admin / Sport) operates under a separate evaporative air- conditioning system and is structurally separate from the North, East and Western Sections.

However, in both areas of the building poor building design was observed:

- Lack of natural ventilation, with all windows being small thereby not allowing natural lighting and could not be opened to allow for natural ventilation. Internal classrooms had floor vents which could not be cleaned adequately.
- Water egress issues noted with the large box guttering on the roof and leaking in various internal and external walls.
- Additionally, storage facilities were limited which meant areas could not be routinely and adequately cleaned.
- It was also noted that a retrofit of the original evaporative air conditioning system was supplemented with additional wall units, and this *may be* contributing to the poor air circulation and exchanges throughout the building and general air quality of the indoor air.

7.2 Ground Floor - Three (3) Storey Campus Building - Northern, Western and Eastern areas

The most heavily impacted areas within the ground floor were the Music faculty and Art Faculty. Microbial growth was also present to both the Design and Technology Faculty and Food-tech Faculty. although, to a lesser extent. The Art faculty is situated on the north - western aspect of the building and the Music Faculty is situated on the Northern side of the building. The Bio-Tape samples taken from this area (R01-30158-S01) returned as IICRC IICRC-520:2015 Condition 3 guidelines confirming the presence of active microbial growth. Suspected visual microbial growth was generally noted on majority of building materials (porous and non-porous) and majority of contents (porous and non- porous) throughout both areas.

Visual microbial growth was noted throughout both the Design and Technology and Food-tech faculties. However, to a lesser extent than the Art and Music Faculties. The Food-tech faculty appears to have been regularly cleaned to a satisfactory standard. Despite this, traces of sporadic visual microbial growth were noted throughout. Visual microbial growth throughout the design and technology classrooms were minor with visual microbial growth noted to specific areas including

inside chip board cupboards and on porous clothing. This is likely a result of the increased ventilation in this area which would have been designed to control saw dust and metal work fumes. Despite this, the staff study (AR0E14) in this area was heavily impacted by visual mould growth. Visual mould was noted to the carpet floors, clothing and other porous and non-porous contents throughout staff rooms.

Leaching to brickwork was noted to be present to ground floor walls however, there were no clear signs of a specific water ingress event that could be directly linked to the microbial growth identified. As such, the active microbial growth present throughout this area is likely associated with the limited sunlight, limited ventilation and humidity which was noticeably worse in this area in comparison to other areas of the building.

It is recommended that the entire Northern, Western and Eastern, multistorey building be remediated under IICRC-520:2015 guidelines.

7.3 Level 1 - Three (3) Storey Campus Building - Northern, Western and Eastern areas

In comparison to the ground floor, the microbial growth noted throughout level 1 was less significant but still significantly infested with mould growth. Level 1 areas that were more noticeably affected include but are not limited to the staff areas, carpeted rooms and thoroughfares. The swab sample taken from level 1 (R01-30158-S03) returned as IICRC IICRC-520:2015 Condition 3 guidelines confirming the presence of active mould growth throughout this area. It is likely that the mould growth identified throughout level one originated from the Music and Art Faculties located on the ground floor and were dispersed via the evaporative cooling system. Following the dispersion of microbial spores throughout level 1 it is likely that areas of level with elevated humidity were able to harbor active mould which would likely explain the sporadic fashion in which the visual mould was identified throughout level 1.

It is recommended that the entire Northern, Western and Eastern, multistorey building be remediated under IICRC-520:2015 Condition 3 guidelines.

7.4 Level 2 Three (3) Storey Campus Building - Northern, Western and Eastern areas

Visual mould growth was identified throughout level 2, however to a much lesser extent than both level 1 and ground floor. Visual mould growth identified throughout level 2 was still visually observed. Due to the enclosed nature of the building and evaporative air conditioning system it is likely that microbial spores dispersed from ground floor and level 1 have contaminated most, if not all areas of level 2.

It is recommended that the entire Northern, Western and Eastern, multistorey building be remediated under IICRC-520:2015 Condition 3 guidelines.

7.5 Administration Campus Building - Southern areas

No signs of visual mould growth were identified throughout all areas of the southern section of the building. Despite this, total airborne mould concentrations noted on the internal samples taken from the 'AR1506- Clinic' and 'AR0522- Practical' were slightly elevated when compared to the outside control sample. However, because the mould genus types detected both internal samples mentioned above were generally comparable to the mould genus types detected on the external control sample it is difficult to conclude that the elevated levels were caused by an internal source.

EnviroScience Solutions recommends that the entire southern section be remediated under IICRC-520:2015 Condition 2 guidelines as a precautionary measure.

8 Conclusions and Recommendations

EnviroScience Solutions was unable to determine the exact cause of the microbial growth. However, following a detailed inspection of every room of the building EnviroScience Solutions believes that there were several key factors likely to be contributors.

These contributing factors include:

Moisture created from within the building – Oratory information provided by Department of Education staff expressed to EnviroScience Solutions staff when they attended the school for the initial inspection on the 16th of January 2024, indicated that the carpets had been cleaned and that the air conditioning system was operational during the shutdown period. With the increase in moisture from the wet carpets and the mechanical HVAC operational, coupled with the lack of natural ventilation due to the windows not being able to be opened, this may have provided an ideal environment to support the mould infestation. The overall building design with the lack of fresh air with no windows being able to open is likely to provide the right conditions for mould growth. The current indoor air quality is likely to add to increased condensation. Lack of sunlight, poor insulation and possibly the HVAC retrofit of the original evaporative air conditioning system which was supplemented with additional wall units could be contributing factors as well.

Water Ingress from outside – large box guttering and large storm events not coping with existing design with evidence of structural faults such as leaching to brickwork. Of note there was a considerable rainfall event in January with data obtained from the Australian Government Bureau of Meteorology website (<http://www.bom.gov.au/>), at the Broken Hill Airport Automatic Weather Station site. The mean rainfall since 1947 to 2024 in January was 29.3mm and relative humidity ranged between 25% and 41%. Between the 4th and 9th January 2024, 118mm of rain was recorded at the Broken Hill site, approximately four (4) times the mean rainfall, in a single event over the six (6) days. The relative humidity over this rain event averaged 68% which is well above the mean for January historically. Existing infrastructure with increased climatic events of this magnitude may not be able to cope with these types of events.

Building general hygiene – overcrowding and inadequate storage facilities, not allowing for general routine cleaning and allowing organic debris to accumulate and thereby provide a potential growing medium.

Unless these potential issues are permanently fixed and resolved, even after remediation works the reoccurrence of mould growth is likely.

EnviroScience Solutions recommends that all levels and rooms of the impacted building (North, South and Western) be treated as IICRC-520:2015 Condition 3 guidelines, and the administrative area in the Southern of the building be treated precautionary as IICRC-520:2015 Condition 2.

The site map included in Appendix A shows the areas to be treated as IICRC-520:2015 Condition 3 guidelines. Please refer to Appendix D for full site images.

It is recommended that a detailed scope of works be prepared for remediation this will include destructive testing and inspection to determine if additional water/moisture problems are identified within wall and ceiling cavities, these works will need to be undertaken under controlled conditions during remediation works.

Additionally other hazards, namely asbestos and lead (pB) paint will need to be identified and incorporated into the scope of works. Of note some asbestos products and lead (pB) paint surfaces will not be able to be remediated and will need to be removed due to their porous nature as they may be damaged during the physical abrasiveness of remediation works.

Additionally porous materials generally cannot be successfully remediated under the *IICRC-520:2015 Condition 3 guidelines* this would apply to the current vermiculite sprayed ceiling fire retardant, carpets, paper products, furnishings, HVAC systems and electronics.

When considering and designing the scope of works the building envelope will need to be segregated into separate areas for the purpose of remediation; Structural, HVAC and Contents. The following table gives a high-level guidance for remediation under IICRC-520:2015 Condition 3 guidelines, sourced from IICRC R520: 2015 Reference Guide for Professional Mold Remediation.

High Level Guidance for Remediation – IICRC-520:2015 Condition 3 Guidelines

Building Segment	Porosity*	Materials	Remediation
Structural Remediation	Porous	Plasterboard, ceiling tiles, insulation, particle/chipboard, fibre cement sheet, medium density fibreboard, carpet, vermiculite and similar coatings	Discard
	Semi-porous	Wood, brick, plaster, concrete, plywood	Abrasive methods, wire brushing, sanding, media blasting or other appropriate methods
	Non-porous	Glass, metal, laminate, plastic, porcelain, ceramic	HEPA vacuuming, liquid based methods
HVAC Remediation	Porous	Insulation, filters, flexible ducting, metal coils	Discard
	Semi-porous	Adhesives	Abrasive methods, wire brushing, sanding, media blasting or other appropriate methods
	Non-porous	Plastic, metal, galvanised steel	HEPA vacuuming, liquid based methods
Contents Remediation	Porous	Clothing and other textiles, padded or upholstered items, leather, taxidermy, paper goods, and many types of fine art	Discard
	Semi-porous	Unfinished wood, masonry	Abrasive methods, wire brushing, sanding, media blasting or other appropriate methods
	Non-porous	Finished wood, glass, metal, plastic	HEPA vacuuming, liquid based methods

*Porous: Materials that easily absorb or adsorb moisture and, if organic, can easily support fungal growth

*Semi-Porous: Materials that absorb or adsorb moisture slowly and, if organic, can support fungal growth

*Non-Porous: Materials that do not absorb or adsorb moisture and do not easily support fungal growth

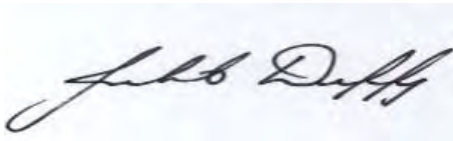
The above table needs to be considered for the scoping of the project to consider the economic, environmental, and social implications of what is required to remediate the building.

9 Limitations

This report only covers the samples taken as detailed at Willyama High School, the testing and inspection was not destructive; subfloor, most ceiling spaces, wall cavities could not be inspected. Should there be any variation in the site conditions which could influence the result beyond this date, further assessment may be indicated.

Despite all reasonable care and diligence, the conditions encountered, and the concentrations of contaminants measured may not be representative at any other point at the site.

Reported By

A handwritten signature in black ink that reads 'Juliet Duffy'.

Juliet Duffy MSM Syd Uni

Director MAICD

Occupational Hygienist MAIOH



Appendix A: Site Map showing Remediation Areas





EnviroScience
SOLUTIONS
www.enviroscience.com.au

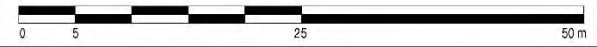
VISUAL MOULD INSPECTION
WILLYAMA HIGH SCHOOL
BROKEN HILL NSW 2880

FIRST FLOOR PLAN	
Project Number	30158
Date	29 FEB. 2024
Drawn By	JA
Checked By	Scale at A4 1:500

02



- CARPET FLOOR ON CONCRETE
- VINYL FLOOR ON CONCRETE
- CONCRETE FLOOR
- CERAMIC FLOOR
- HARDWOOD FLOOR
- NO ACCESS AVAILABLE
- IMPACTS CONDITION 2
- IMPACTS CONDITION 3



EnviroScience
SOLUTIONS
www.enviroscience.com.au

VISUAL MOULD INSPECTION
WILLYAMA HIGH SCHOOL
BROKEN HILL NSW 2880

SECOND FLOOR PLAN	
Project Number 30158	03
Date 29 FEB. 2024	
Drawn By JA	
Checked By	
Scale at A4 1:500	

Appendix B: Site Images – 16/01/2024 Visit



Image 1: Mould



Image 2: Mould on grime on ceramic tiles



Image 3: Mould



Image 4: Wall/ceiling



Image 5: Mould on concrete



Image 6: Mould nearby air-conditioning duct

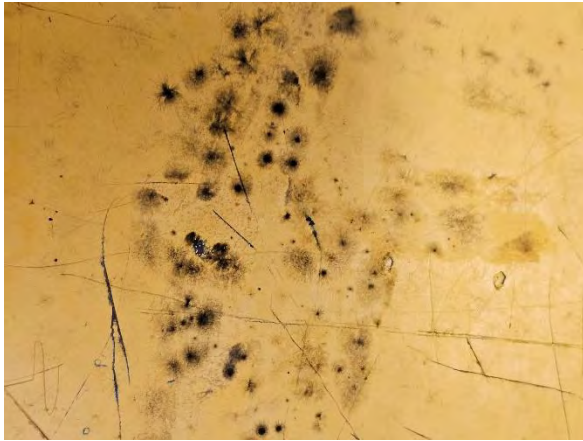


Image 7: Mould



Image 8: Mould



Image 9: Mould by air-conditioning duct



Image 10: Cabinet, infestation



Image 11: Table top



Image 12: Mould on fabric



Image 13: Mould



Image 14: Kitchen



Image 15: Mould



Image 16: Mould



Image 17: Mould

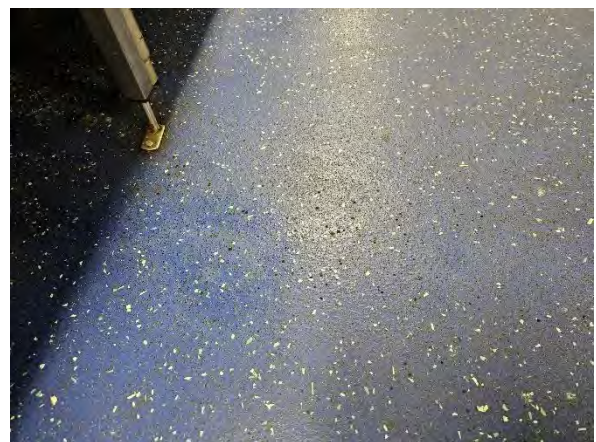


Image 18: Flooring



Image 19: Flooring



Image 20: Brick wall



Image 21: Ceiling condensation



Image 22: Fabric chair



Image 23: Carpet, mould



Image 24: Carpet



Image 25: Carpet



Image 26: Fabric chair, mould



Image 27: Fabric chair



Image 28: Drum skins, mold



Image 29: Mould, vinyl sheet floor



Image 30: Drum sticks



Image 31: Instruments and chair



Image 32: Mould, carpet



Image 33: Mould on carpet



Image 34: Mould



Image 35: Mould

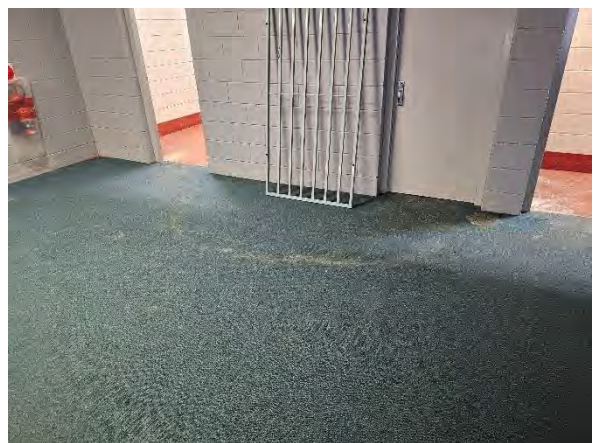


Image 36: Mould



Image 37: Mould infestation



Image 38: Mould on carpet



Image 39: Mould, desk chair



Image 40: Shoes, mould



Image 41: Mould, concrete steps



Image 42: Mould



Image 43: Mould



Image 44: Mould



Image 45: Chair



Image 46: Carpet tiles



Image 47: Mould, vinyl sheet

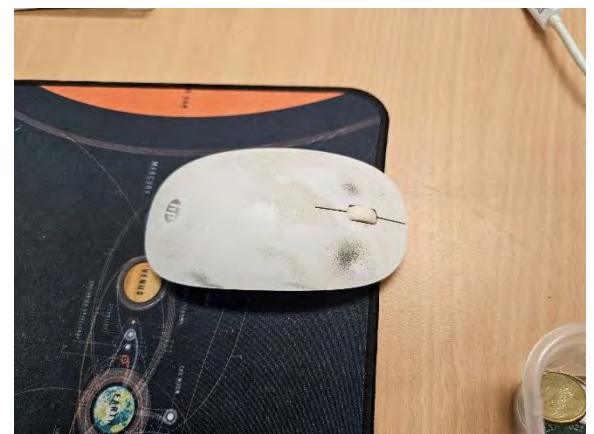










Image 48: Mouse pad

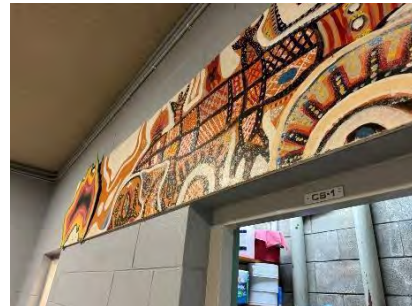
Appendix C: Site Images - February 2024 Visit

<p>Porous Textiles: clothing, fabric and other textile items</p>		
		
<p>Porous Furnishings: area rugs, loos carpet, upholstery, mattresses, wicker and similar items</p>		
		

Paper Goods: books, documents, manuscripts, family records, scrapbooks, photographs, and similar items



Fine Art: paintings, sculpture, works of art, and similar items



Appendix D: Visual Inspection February 2024


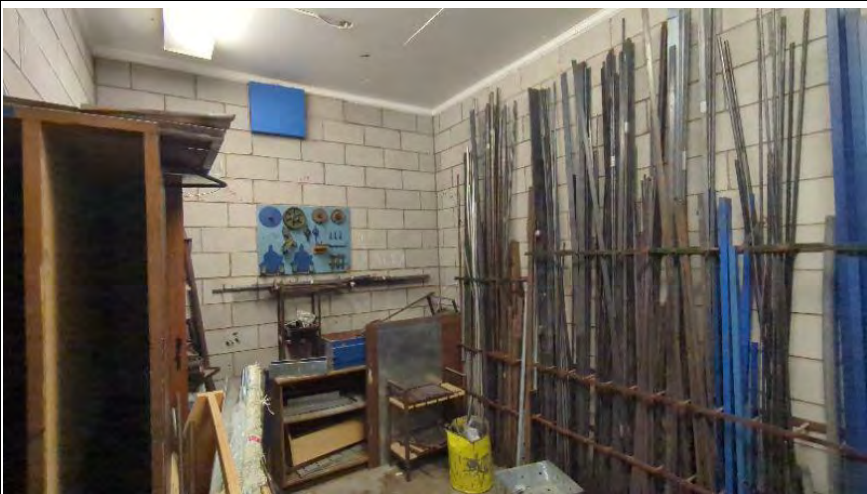
Photo	Material Type	Description
 <p data-bbox="337 997 672 1029">B00A-R0E01 - Welding area</p>	<p data-bbox="946 506 1256 575">Masonry walls, concrete floor and concrete ceiling.</p>	<p data-bbox="1271 506 1563 615">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1271 632 1552 701">IICRC-520:2015 Condition 2 guidelines</p>
 <p data-bbox="326 1549 683 1581">B00A-R0E02 - Materials Store</p>	<p data-bbox="946 1056 1256 1125">Masonry walls, concrete floor and concrete ceiling.</p>	<p data-bbox="1271 1056 1563 1165">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1271 1182 1552 1251">IICRC-520:2015 Condition 2 guidelines</p>



Photo	Material Type	Description
 <p data-bbox="354 869 646 898">B00A-ROE03 - Plant room</p>	<p data-bbox="948 380 1243 443">Masonry walls, concrete ceiling and concrete floor.</p>	<p data-bbox="1268 380 1554 478">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1268 495 1554 558">IICRC-520:2015 Condition 2 guidelines</p>
 <p data-bbox="204 1421 797 1451">B00A-ROE04 - Materials Technology Learning Space</p>	<p data-bbox="948 928 1243 1104">Masonry walls, concrete floor and a mix of suspended ceiling tiles and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 928 1554 1026">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1268 1043 1554 1106">IICRC-520:2015 Condition 2 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="354 993 646 1024">B00A-ROE20 - Boys Toilet</p>	<p data-bbox="943 499 1250 562">Masonry wall, ceramic wall tiles, ceramic floor tiles.</p>	<p data-bbox="1273 499 1555 716">Suspected visual mould growth was noted to upper section of masonry wall. Evaporative water stains noted to ceramic floor tiles.</p> <p data-bbox="1273 730 1555 800">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="354 1539 646 1570">B00A-ROE21 - Girls Toilet</p>	<p data-bbox="943 1045 1250 1108">Masonry wall, ceramic wall tiles, ceramic floor tiles.</p>	<p data-bbox="1273 1045 1555 1224">No signs of visual mould growth were noted. Evaporative water stains noted to ceramic floor tiles.</p> <p data-bbox="1273 1239 1555 1308">IICRC-520:2015 Condition 3 guidelines</p>

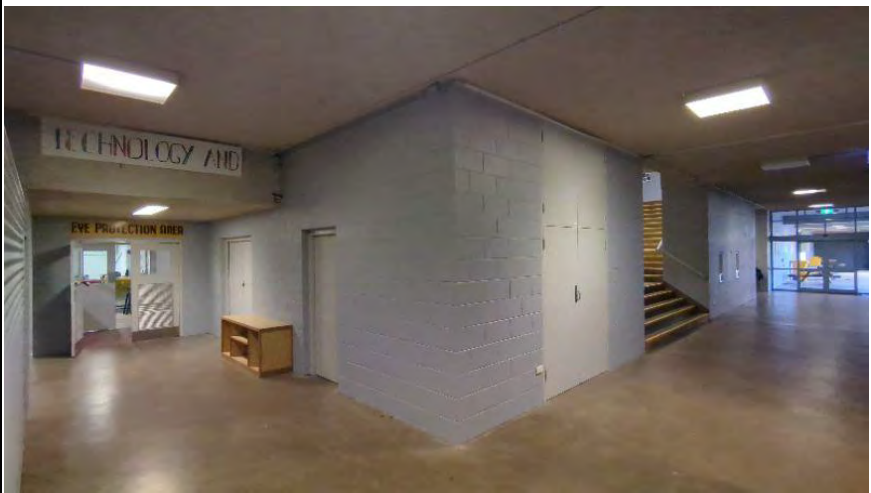

Photo	Material Type	Description
 <p data-bbox="354 993 646 1020">B00A-R0E24 - Movement</p>	<p data-bbox="951 499 1243 604">Masonry walls, concrete floor and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 499 1552 720">Traces of suspected visual mould were noted to concrete floor and lower section of masonry wall. IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="362 1539 638 1566">B00A-R0E06 - Design LS</p>	<p data-bbox="951 1052 1243 1157">Masonry walls, concrete floor and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 1052 1552 1234">No signs of visual mould growth or water damage were noted. IICRC-520:2015 Condition 3 guidelines</p>



Photo	Material Type	Description
 <p data-bbox="358 993 651 1024">B00A-R0E26 - General LS</p>	<p data-bbox="954 499 1252 611">Masonry walls, vinyl floor sheeting, composite ceiling panels.</p>	<p data-bbox="1279 499 1560 751">Suspected visual mould growth was noted to leather boots on shoe rack. Traces of suspected visual mould growth noted inside bench cupboard.</p> <p data-bbox="1279 768 1560 879">Refer to index photo 18. IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="358 1539 651 1570">B00A-R0E25 - General LS</p>	<p data-bbox="954 1052 1252 1163">Masonry walls, vinyl floor sheeting, composite ceiling panels.</p>	<p data-bbox="1279 1052 1560 1304">Suspected visual mould growth was noted to leather boots on shoe rack. Traces of suspected visual mould growth noted to inside sink top cupboard.</p> <p data-bbox="1279 1320 1560 1388">IICRC-520:2015 Condition 3 guidelines</p>



Photo	Material Type	Description
 <p data-bbox="363 953 634 982">B00A-R0E07 - Design LS</p>	<p data-bbox="938 453 1255 558">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling</p>	<p data-bbox="1273 453 1550 594">Suspected visual mould growth was noted to carpet and hardwood cupboard.</p> <p data-bbox="1273 611 1550 642">Refer to Index photo 19.</p> <p data-bbox="1263 657 1560 720">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="355 1512 643 1541">B00A-R0E14 - Staff Study</p>	<p data-bbox="938 1012 1255 1117">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling</p>	<p data-bbox="1273 1012 1550 1152">Suspected visual mould growth was noted to carpet, porous furniture and porous contents.</p> <p data-bbox="1263 1169 1560 1232">Refer to Index photos 20 - 25.</p> <p data-bbox="1263 1249 1560 1312">IICRC-520:2015 Condition 3 guidelines</p>



Photo	Material Type	Description
 <p data-bbox="347 993 651 1020">B00A-R0E09 - Materials LS</p>	<p data-bbox="954 499 1243 604">Masonry walls, concrete floor and sprayed coating (vermiculite) ceiling</p>	<p data-bbox="1276 499 1547 730">Suspected visual mould growth was noted to chipboard cabinetry. Refer to Index photo 28. IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="354 1539 644 1566">B00A-R0E12 - Store room</p>	<p data-bbox="954 1052 1243 1157">Masonry walls, concrete floor and sprayed coating (vermiculite) ceiling</p>	<p data-bbox="1276 1052 1547 1392">No signs of visual mould growth were noted. Water ingress (leaching) was noted to the upper section of masonry wall. Refer to index photo 26 - 27. IICRC-520:2015 Condition 3 guidelines</p>

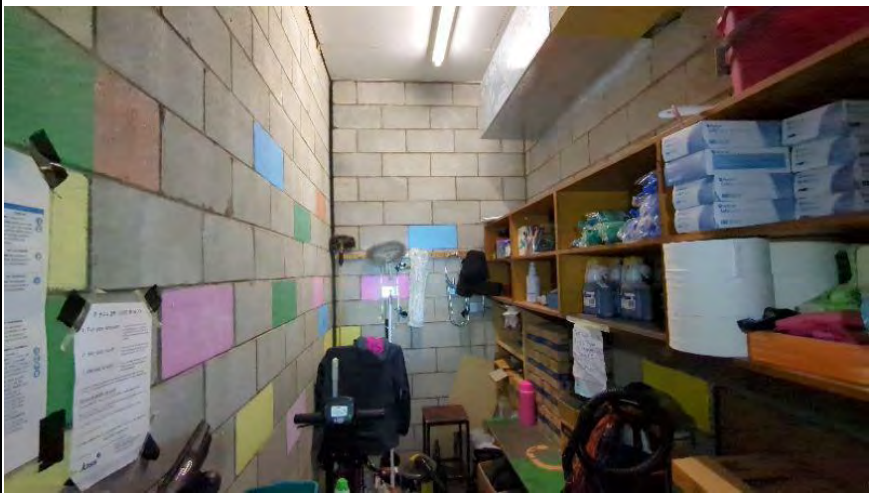
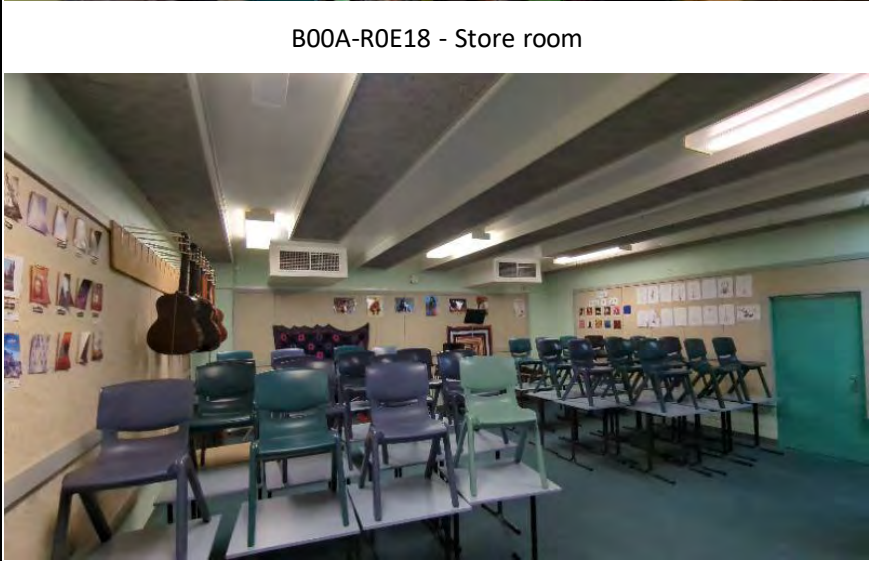
Photo	Material Type	Description
 <p data-bbox="354 999 646 1031">B00A-R0E18 - Store room</p>	<p data-bbox="938 499 1252 604">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 499 1554 678">Suspected visual mould were noted to chipboard shelves, chipboard benchtop and porous contents.</p> <p data-bbox="1268 695 1554 758">Refer to index photo 29 - 31.</p> <p data-bbox="1268 779 1554 842">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="367 1556 633 1587">B00A-R0N12 - Music LS</p>	<p data-bbox="938 1052 1252 1157">Masonry walls, plasterboard walls, carpet over concrete and acoustic ceiling tiles.</p>	<p data-bbox="1268 1052 1554 1230">Suspected visual mould growth was noted to carpet, plasterboard wall, all furniture and all contents.</p> <p data-bbox="1268 1251 1554 1314">Refer to index photo 32 - 40.</p> <p data-bbox="1268 1335 1554 1398">IICRC-520:2015 Condition 3 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="293 1010 703 1037">B00A-R0N11 - Music Practice Room</p>	<p data-bbox="938 506 1253 617">Masonry walls, plasterboard walls, carpet over concrete and acoustic ceiling tiles.</p>	<p data-bbox="1268 506 1555 684">Suspected visual mould growth was noted to carpet, plasterboard wall, all furniture and all contents.</p> <p data-bbox="1268 701 1555 764">Refer to index photos 41 - 48.</p> <p data-bbox="1268 831 1555 894">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="354 1583 646 1610">B00A-R0N08 - Staff Study</p>	<p data-bbox="938 1094 1253 1205">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 1094 1555 1241">Suspected visual mould growth was noted to carpet, all furniture and all contents.</p> <p data-bbox="1268 1257 1555 1320">Refer to Index photos 49 - 62.</p> <p data-bbox="1268 1388 1555 1451">IICRC-520:2015 Condition 3 guidelines</p>

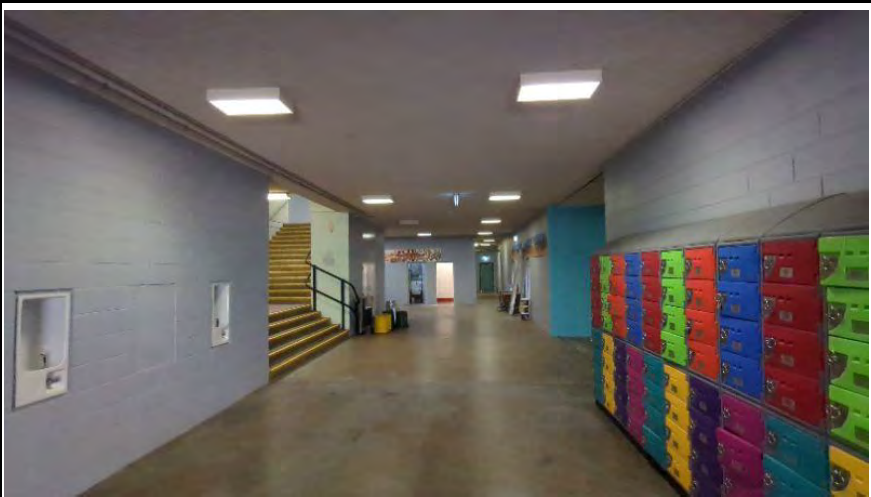

Photo	Material Type	Description
 <p data-bbox="347 951 651 978">B00A-R0W32 - Movement</p>	<p data-bbox="938 457 1253 562">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1266 457 1554 674">Traces of suspected visual mould growth were noted to the concrete floor, lower sections of masonry walls, hardwood furniture and artworks.</p> <p data-bbox="1266 688 1554 758">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="331 1499 667 1526">B00A-R0N21 - Cleaning Store</p>	<p data-bbox="954 1010 1243 1115">Masonry walls, concrete floor and sprayed coating (vermiculite) ceiling</p>	<p data-bbox="1266 1010 1554 1150">Traces of suspected visual mould growth were noted to chipboard shelving unit.</p> <p data-bbox="1266 1165 1554 1234">Refer to Index photos 63 - 66.</p> <p data-bbox="1266 1249 1554 1318">IICRC-520:2015 Condition 3 guidelines</p>



Photo	Material Type	Description
 <p data-bbox="363 999 636 1031">B00A-R0N22 - GA office</p>	<p data-bbox="938 499 1252 604">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 499 1555 604">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1268 621 1563 684">Refer to index photos 67 - 68.</p> <p data-bbox="1268 701 1563 764">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="350 1556 649 1587">B00A-R0W05 - Boys Toilet</p>	<p data-bbox="938 1056 1252 1161">Concrete ceiling, ceramic, masonry walls, ceramic wall tiles and ceramic floor tiles.</p>	<p data-bbox="1268 1056 1555 1276">Suspected visual mould growth was noted to ceramic floor tiles, masonry walls, ceramic wall tiles and concrete ceiling.</p> <p data-bbox="1268 1293 1563 1356">Refer to index photos 70 - 77.</p> <p data-bbox="1268 1373 1563 1436">IICRC-520:2015 Condition 3 guidelines</p>

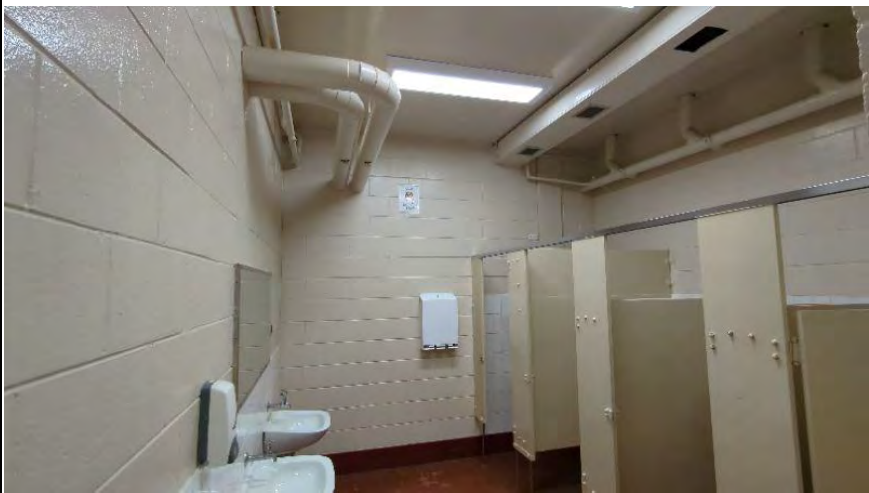
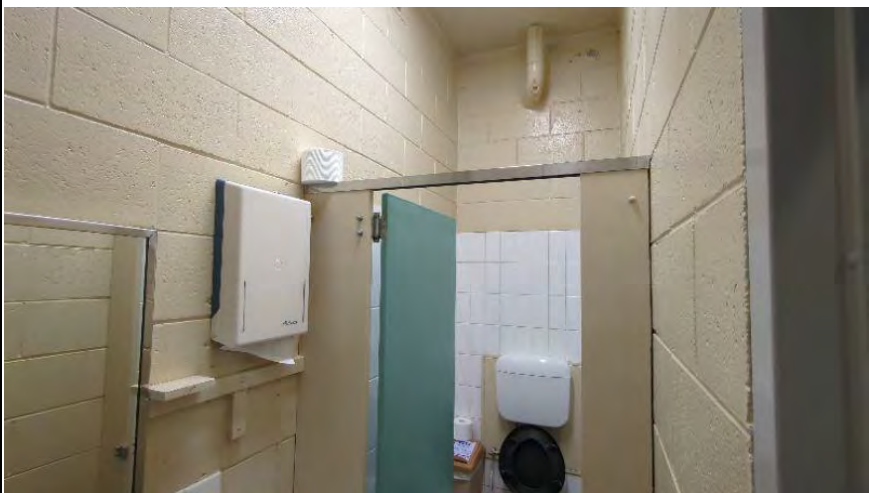
Photo	Material Type	Description
 <p data-bbox="349 989 651 1020">B00A-R0W06 - Girl's toilet</p>	<p data-bbox="938 499 1252 600">Concrete ceiling, ceramic, masonry walls, ceramic wall tiles and ceramic floor tiles.</p>	<p data-bbox="1276 499 1547 716">Suspected visual mould growth was noted to ceramic floor tiles, masonry walls, ceramic wall tiles and concrete ceiling.</p> <p data-bbox="1276 730 1539 762">Refer to index photos.</p> <p data-bbox="1370 777 1451 808">78 - 81</p> <p data-bbox="1263 823 1560 890">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="349 1537 651 1568">B00A-R0W04 - Staff Toilet</p>	<p data-bbox="938 1050 1252 1110">Concrete ceiling, masonry walls and ceramic floor tiles.</p>	<p data-bbox="1276 1050 1547 1117">No signs of visual mould growth were noted.</p> <p data-bbox="1276 1125 1547 1226">Evaporative water stains were noted to ceramic floor tiles.</p> <p data-bbox="1263 1241 1560 1308">Refer to index photos 82 - 83.</p> <p data-bbox="1263 1323 1560 1390">IICRC-520:2015 Condition 3 guidelines</p>

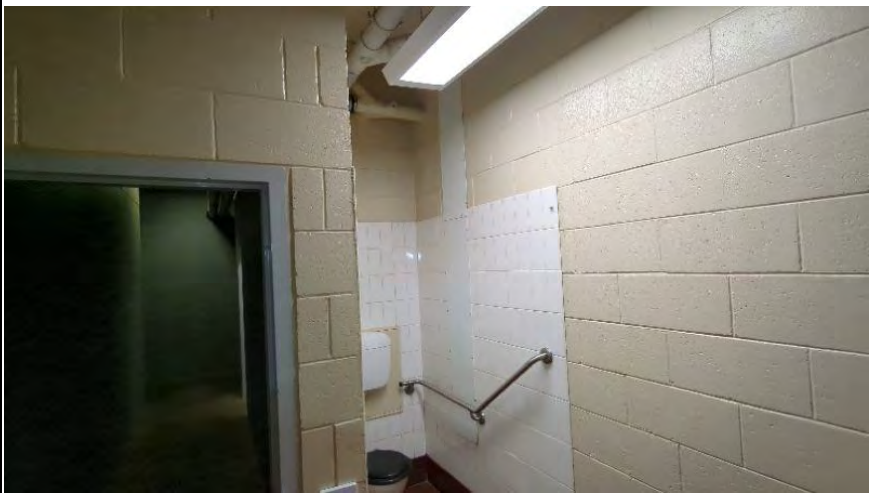

Photo	Material Type	Description
 <p data-bbox="350 993 651 1020">B00A-R0W03 - Staff Toilet</p>	<p data-bbox="938 499 1253 600">Concrete ceiling, ceramic, masonry walls, ceramic wall tiles and ceramic floor tiles.</p>	<p data-bbox="1268 499 1552 762">No signs of visual mould growth were noted. Evaporative water stains were noted to ceramic floor tiles. IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="350 1503 651 1530">B00A-R0W02 - Movement</p>	<p data-bbox="951 1052 1243 1152">Concrete floor, masonry walls and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 1052 1552 1430">Traces of suspected visual mould growth were noted to concrete floor, lower sections of masonry walls and art works. Refer to index photos 85 - 86. IICRC-520:2015 Condition 3 guidelines</p>



Photo	Material Type	Description
 <p data-bbox="354 993 646 1020">B00A-R0N19 - Movement</p>	<p data-bbox="954 499 1243 604">Concrete floor, masonry walls and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 499 1555 678">Traces of suspected visual mould noted to floor, lower sections of masonry wall and art works.</p> <p data-bbox="1268 695 1555 762">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="282 1539 716 1566">B00A-R0W26 - Special Learning Space</p>	<p data-bbox="943 1052 1252 1157">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 1052 1555 1157">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1268 1173 1555 1241">Refer to index photos 88 - 92.</p> <p data-bbox="1268 1257 1555 1325">IICRC-520:2015 Condition 3 guidelines</p>



Photo	Material Type	Description
 <p data-bbox="266 993 735 1024">B00A-R0W23 - Materials Technology L. S</p>	<p data-bbox="956 499 1235 604">Masonry walls, concrete ceiling and carpet over concrete.</p>	<p data-bbox="1273 499 1552 678">Suspected visual mould growth was noted to carpet, porous furniture and within benchtop cupboard.</p> <p data-bbox="1260 695 1562 758">Refer to index photos 92 - 97.</p> <p data-bbox="1260 774 1562 842">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="350 1570 647 1602">B00A-R0W22 - Storeroom</p>	<p data-bbox="956 1077 1235 1182">Masonry walls, concrete ceiling and carpet over concrete.</p>	<p data-bbox="1273 1077 1552 1182">No signs of visual mould or water damage were noted.</p> <p data-bbox="1260 1199 1562 1266">IICRC-520:2015 Condition 3 guidelines</p>



Photo	Material Type	Description
 <p data-bbox="342 993 654 1020">B00A-R0W21 - Store Room</p>	<p data-bbox="951 499 1247 569">Masonry walls, concrete ceiling and concrete floor.</p>	<p data-bbox="1271 499 1550 600">No signs of visual mould or water damage were noted.</p> <p data-bbox="1271 621 1555 684">Refer to index photos 98-101.</p> <p data-bbox="1271 705 1555 768">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="350 1545 654 1572">B00A-R0W40 - Movement</p>	<p data-bbox="951 1052 1255 1157">Masonry walls, vinyl floor sheeting and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1271 1052 1550 1157">Suspected visual mould was noted to leather boots within shoe rack.</p> <p data-bbox="1271 1167 1550 1241">Refer to index photos. 102-104</p> <p data-bbox="1271 1262 1555 1325">IICRC-520:2015 Condition 3 guidelines</p>


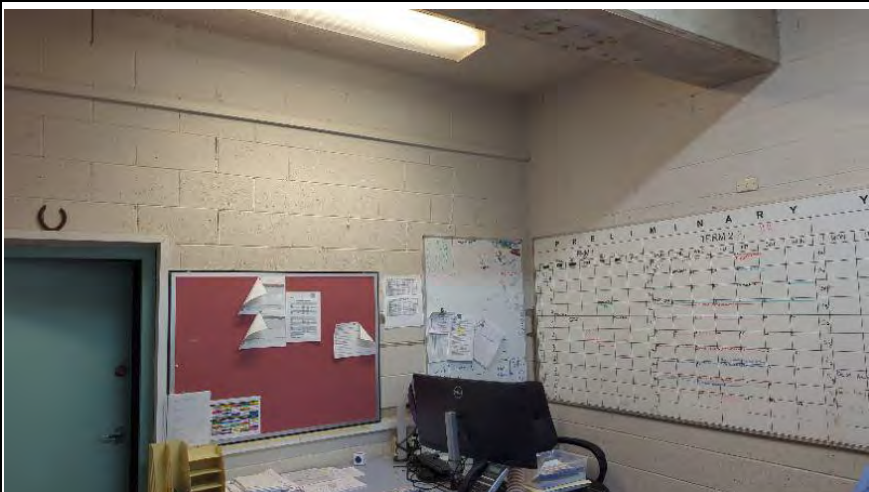
Photo	Material Type	Description
 <p data-bbox="337 999 667 1031">B00A-R0W34 - Food Tech LS</p>	<p data-bbox="930 489 1260 604">Masonry walls, plasterboard walls and plasterboard ceiling.</p>	<p data-bbox="1260 489 1560 688">Traces of suspected visual mould growth noted to vinyl floor sheeting. Refer to index photos 105 - 113.</p> <p data-bbox="1260 699 1560 772">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="350 1688 654 1719">B00A-R0W29 - Staff Study</p>	<p data-bbox="930 1178 1260 1293">Masonry walls, carpet over concrete and concrete ceiling.</p>	<p data-bbox="1260 1178 1560 1293">Suspected visual mould growth was noted to carpet.</p> <p data-bbox="1260 1304 1560 1377">Refer to index photos 115 - 120.</p> <p data-bbox="1260 1388 1560 1461">IICRC-520:2015 Condition 3 guidelines</p>



Photo	Material Type	Description
 <p data-bbox="350 993 646 1020">B00A-R0W27 - Storeroom</p>	<p data-bbox="954 499 1243 604">Masonry walls, concrete floor and sprayed coating (vermiculite) ceiling</p>	<p data-bbox="1271 499 1552 768">No signs of visual mould or water damage were noted. Refer to index photos 121 - 127. IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="375 1539 621 1566">B00A-R0W41 - Pantry</p>		<p data-bbox="1276 1052 1547 1125">Pantry No access Assumed mould growth</p>





Photo	Material Type	Description
 <p data-bbox="354 993 646 1024">B00A-R0W35 - Storeroom</p>	<p data-bbox="935 499 1255 604">Masonry walls, plasterboard ceiling and vinyl floor sheeting.</p>	<p data-bbox="1268 499 1552 772">No signs of visual mould growth or water damage were noted. Refer to index photos 128 - 131. IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="375 1539 625 1570">B00A-R0W36 - Pantry</p>		<p data-bbox="1300 1052 1523 1115">No access Assumed mould growth</p>





Photo	Material Type	Description
 <p data-bbox="370 999 626 1026">B00A-R037 - Research</p>	<p data-bbox="943 499 1250 638">Building materials comprised of plasterboard ceiling, plasterboard walls and vinyl floor sheeting.</p>	<p data-bbox="1271 499 1552 600">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1271 617 1552 684">Refer to index photos 132 - 137.</p> <p data-bbox="1271 701 1552 768">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="354 1556 643 1583">B00A-R0W39 - Food Tech</p>	<p data-bbox="951 1056 1243 1167">Plasterboard walls, carpet over concrete and acoustic ceiling tiles.</p>	<p data-bbox="1271 1056 1552 1157">Traces of suspected visual mould growth was noted to carpet floor.</p> <p data-bbox="1271 1173 1552 1241">Refer to index photos 138 - 143.</p> <p data-bbox="1271 1257 1552 1325">IICRC-520:2015 Condition 3 guidelines</p>



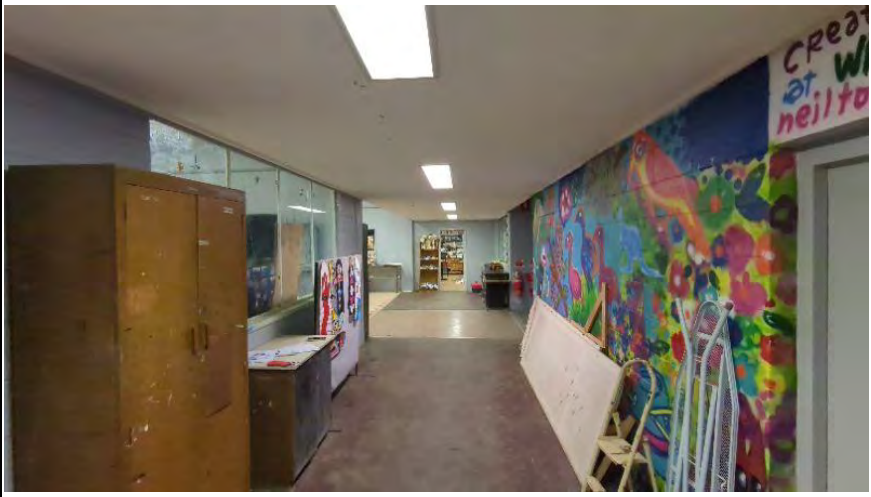
Photo	Material Type	Description
 <p data-bbox="349 1003 649 1031">B00A-R0W17 - Movement</p>	<p data-bbox="959 499 1235 604">Masonry walls, concrete floor and plasterboard ceiling.</p>	<p data-bbox="1268 499 1554 678">Suspected visual mould growth was noted to masonry walls, concrete floor, plasterboard ceiling and all contents.</p> <p data-bbox="1268 695 1554 758">Refer to index photos 147 - 156.</p> <p data-bbox="1268 779 1554 842">IICRC-520:2015 Condition 3 guidelines</p>



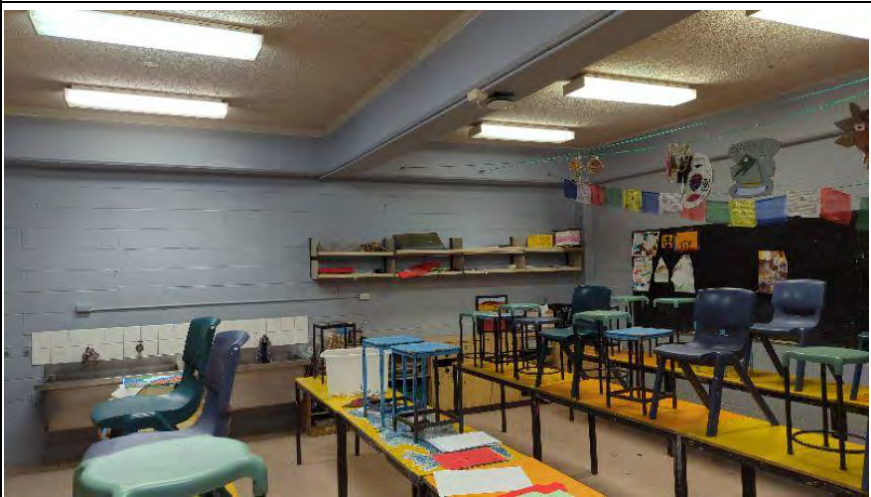
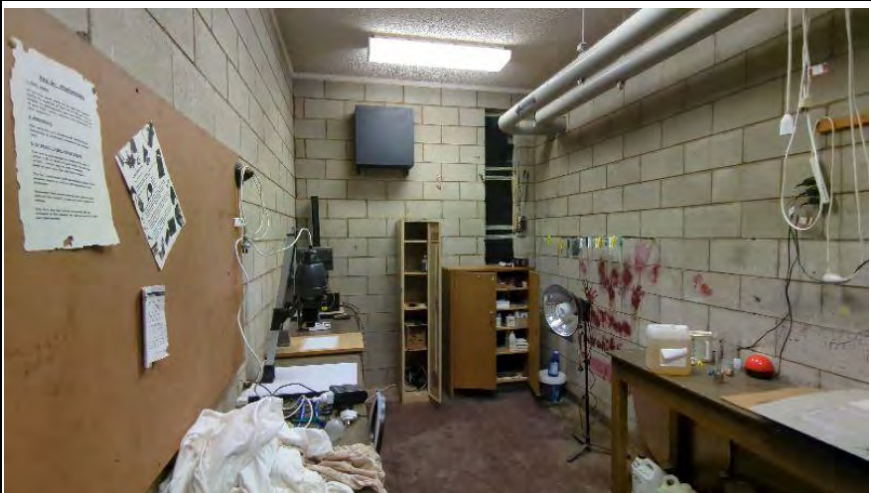
Photo	Material Type	Description
 <p data-bbox="375 999 621 1024">B00A-R0W18 - Art LS</p>	<p data-bbox="951 495 1243 600">Masonry walls, concrete floor and sprayed coating (vermiculite) ceiling</p>	<p data-bbox="1268 495 1550 674">Suspected visual mould growth was noted to masonry walls, concrete floor, plasterboard ceiling and all contents.</p> <p data-bbox="1268 688 1550 758">Refer to index photos 157 - 163.</p> <p data-bbox="1268 772 1550 842">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="347 1593 651 1619">B00A-R0W08 - Dark Room</p>	<p data-bbox="951 1094 1243 1199">Masonry walls, concrete floor and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 1094 1550 1241">Suspected visual mould growth was noted chipboard entrance archway.</p> <p data-bbox="1268 1255 1550 1325">Refer to index photos 167 - 170.</p> <p data-bbox="1268 1339 1550 1409">IICRC-520:2015 Condition 3 guidelines</p>




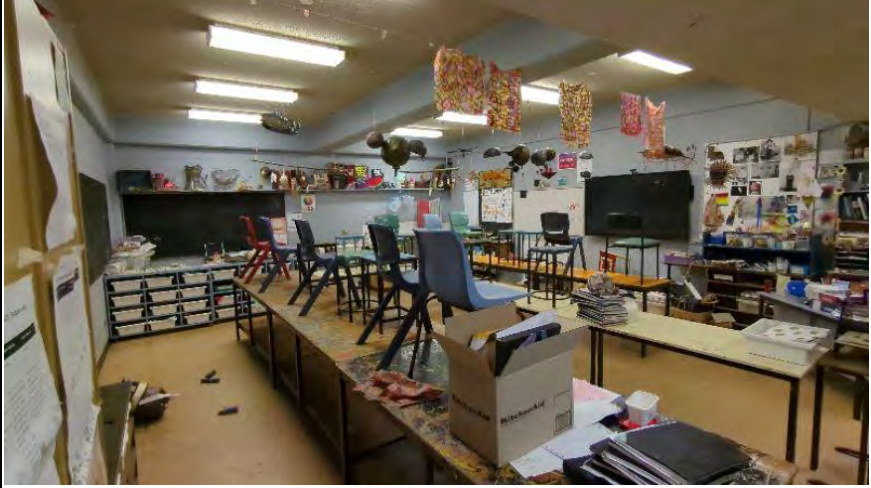
Photo	Material Type	Description
 <p data-bbox="354 940 646 974">B00A-R0W16 - Workshop</p>	<p data-bbox="938 453 1253 558">Masonry walls, vinyl floor sheeting and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1273 453 1550 758">Suspected visual mould growth noted to vinyl floor sheeting, masonry walls and all contents. Refer to B00A- R0W17 + index photo 173. IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="370 1493 630 1526">B00A-R0W14 - Art L. S</p>	<p data-bbox="938 1005 1253 1110">Masonry walls, vinyl floor sheeting and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1273 1005 1550 1310">Suspected visual mould growth noted to vinyl floor sheeting, masonry walls and all contents. Refer to index photos. 171 - 175 IICRC-520:2015 Condition 3 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="370 947 630 974">B00A-ROW12 - Art L. S</p>	<p data-bbox="938 453 1253 558">Masonry walls, vinyl floor sheeting and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 453 1555 558">Traces of suspected visual mould growth was noted to porous contents.</p> <p data-bbox="1268 575 1555 646">Refer to index photos. 176 - 180</p> <p data-bbox="1268 663 1555 730">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="391 1493 609 1520">B00A-ROW11 - Kiln</p>	<p data-bbox="954 999 1243 1104">Masonry walls, concrete floor and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 999 1555 1104">Suspected visual mould growth noted to hardwood shelving unit.</p> <p data-bbox="1268 1121 1555 1192">Refer to index photos 181 - 186.</p> <p data-bbox="1268 1209 1555 1276">IICRC-520:2015 Condition 3 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="365 942 631 974">B00A-R0W09 - Printing</p>	<p data-bbox="938 453 1253 558">Masonry walls, vinyl floor sheeting and sprayed coating (vermiculite) ceiling</p>	<p data-bbox="1273 453 1550 722">Suspected visual mould growth was noted to porous contents. Refer to index photos 187. IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="350 1493 646 1524">B00A-R0W13 - Storeroom</p>	<p data-bbox="954 1005 1237 1110">Masonry walls, concrete floor and plasterboard ceiling.</p>	<p data-bbox="1266 1005 1557 1190">No signs of visual mould growth or water damage were noted. IICRC-520:2015 Condition 3 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="354 993 646 1020">B00A-R1E22 - Science L. S</p>	<p data-bbox="959 499 1230 638">Plasterboard walls, perforated plasterboard ceiling and carpet over concrete.</p>	<p data-bbox="1268 499 1555 684">No signs of visual mould growth or water damage were noted. IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="354 1541 646 1568">B00A-R1E21 - Preparation</p>	<p data-bbox="959 1052 1230 1190">Plasterboard walls, perforated plasterboard ceiling and carpet over concrete.</p>	<p data-bbox="1268 1052 1555 1392">No signs of visual mould growth were noted. Evaporative water stains were noted to vinyl floor sheeting. Refer to index photos 188-193. IICRC-520:2015 Condition 3 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="354 993 646 1020">B00A-R1E20 - Science L. S</p>	<p data-bbox="954 499 1235 638">Plasterboard walls, perforated plasterboard ceiling and carpet over concrete.</p>	<p data-bbox="1268 499 1555 768">No signs of visual mould growth were noted. Evaporative water stains were noted to tabletops. Refer to index photo 194. IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="396 1541 604 1568">B00A-R1E13 Plant</p>	<p data-bbox="946 1050 1243 1115">Concrete walls, concrete floor and concrete ceiling.</p>	<p data-bbox="1268 1050 1555 1318">Suspected visual mould growth noted to hardwood door and architraves. Refer to index photo 196. IICRC-520:2015 Condition 3 guidelines</p>



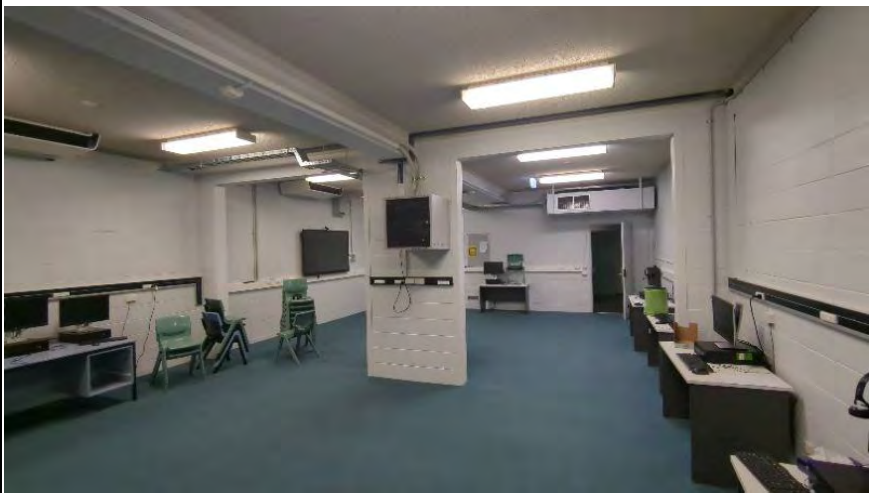
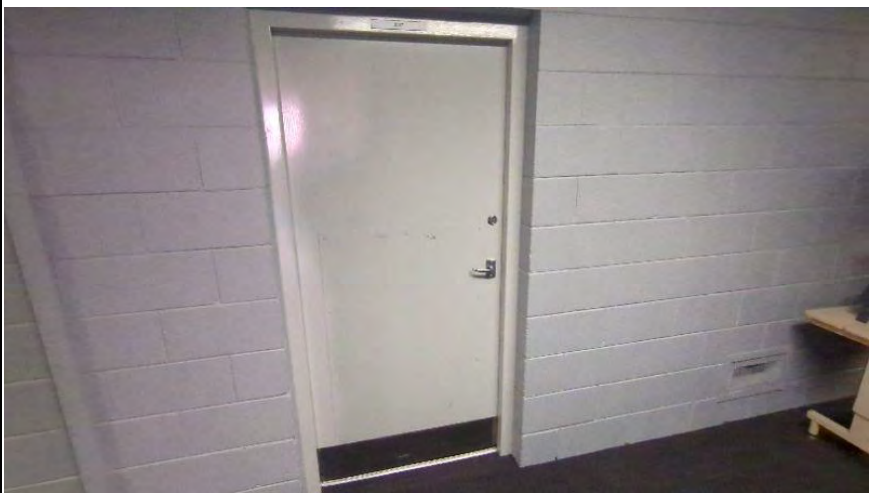
Photo	Material Type	Description
 <p data-bbox="282 993 716 1024">B00A-R1E12 Computer learning space</p>	<p data-bbox="938 499 1252 604">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 499 1559 806">No signs of visual mould growth were noted. Water stains were noted to carpet. Refer to index photos 197 - 200. IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="363 1541 638 1572">B00A-R1E14 General LS</p>	<p data-bbox="946 1050 1247 1150">Masonry walls, perforated plasterboard ceiling and carpet over concrete.</p>	<p data-bbox="1268 1050 1559 1234">Traces of suspected visual mould growth were noted to carpet. IICRC-520:2015 Condition 3 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="363 989 634 1020">B00A-R1E15 Staff study</p>		<p data-bbox="1297 499 1523 562">No access Assumed mould</p>
<p data-bbox="363 1045 634 1077">B00A-R1E18 Staff study</p>		<p data-bbox="1297 1045 1523 1108">No access Assumed mould</p>
 <p data-bbox="363 1629 634 1661">B00A-R1E09 - App Store</p>	<p data-bbox="959 1140 1235 1245">Masonry walls, concrete floor and plasterboard ceiling.</p>	<p data-bbox="1276 1140 1552 1245">No signs of visible mould or water damage were noted.</p> <p data-bbox="1276 1262 1552 1325">IICRC-520:2015 Condition 3 guidelines</p>



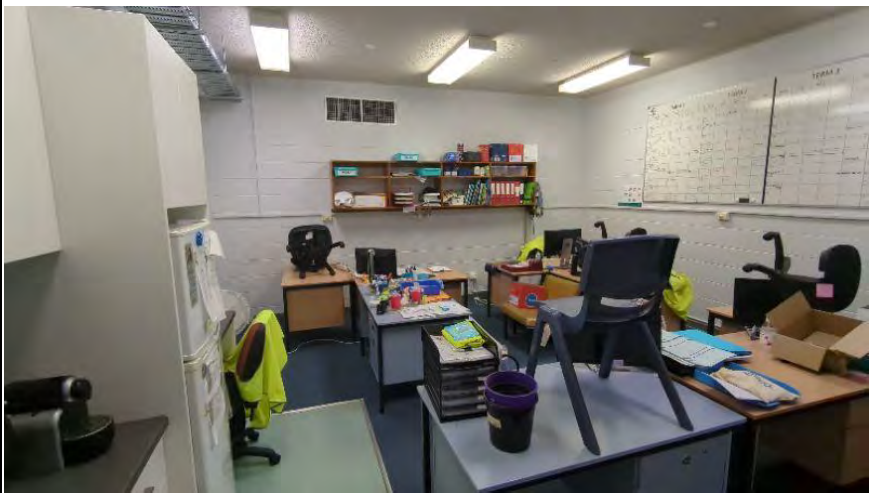

Photo	Material Type	Description
 <p data-bbox="363 989 634 1020">B00A-R1E10 Staff study</p>	<p data-bbox="935 495 1256 600">Masonry walls, vinyl floor sheeting and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1263 495 1555 768">Suspected visual mould growth was noted to vinyl floor sheeting and fridge. Refer to index photos 202 - 204. IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="331 1535 672 1566">B00A-R1E01 - Laboratory L. S</p>	<p data-bbox="943 1041 1252 1146">Masonry walls, perforated plasterboard ceiling and carpet over concrete.</p>	<p data-bbox="1263 1041 1555 1230">No signs of visual mould growth or water damage were noted. IICRC-520:2015 Condition 3 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="350 953 646 982">B00A-R1E02 - Preparation</p>	<p data-bbox="954 453 1239 554">Masonry walls, vinyl floor sheeting and concrete ceiling.</p>	<p data-bbox="1276 453 1555 667">No signs of visual mould growth were noted. Evaporative water staining was noted to vinyl floor sheeting and benchtops.</p> <p data-bbox="1276 684 1563 747">Refer to index photos 205 - 210.</p> <p data-bbox="1276 764 1563 827">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="375 1518 621 1547">B00A-R1E03 - Lab L. S</p>	<p data-bbox="961 1020 1234 1155">Plasterboard walls, perforated plasterboard ceiling and carpet over concrete.</p>	<p data-bbox="1276 1020 1555 1155">No signs of visual mould growth were noted. Water stains were noted to carpet.</p> <p data-bbox="1276 1171 1563 1234">Refer to index photos 211 - 212.</p> <p data-bbox="1276 1251 1563 1314">IICRC-520:2015 Condition 3 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="363 951 639 982">B00A-R1E07 Boys Toilet</p>	<p data-bbox="938 447 1255 552">Masonry walls, ceramic wall tiles, ceramic floor tiles and concrete ceiling.</p>	<p data-bbox="1276 447 1549 590">Suspected visual mould growth was noted to chipboard 'splashback' behind sink mirror.</p> <p data-bbox="1276 606 1560 674">Refer to index photos 213 - 216.</p> <p data-bbox="1276 690 1560 758">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="363 1518 639 1549">B00A-R1E06 Staff Toilet</p>	<p data-bbox="938 1014 1255 1119">Masonry walls, ceramic wall tiles, ceramic floor tiles and concrete ceiling.</p>	<p data-bbox="1276 1014 1549 1119">Suspected visual mould growth was noted to the toilet seat.</p> <p data-bbox="1276 1136 1560 1167">Refer to index photo 217.</p> <p data-bbox="1276 1184 1560 1251">IICRC-520:2015 Condition 3 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="363 942 638 972">B00A-R1E05 Staff Toilet</p>		<p data-bbox="1297 453 1523 516">No access Assumed mould</p>
 <p data-bbox="363 1493 638 1522">B00A-R1E04 Girls Toilet</p>	<p data-bbox="937 1003 1256 1104">Masonry walls, ceramic wall tiles, ceramic floor tiles and concrete ceiling.</p>	<p data-bbox="1268 1003 1554 1142">No signs of visual mould growth. Evaporative water stains were noted to ceramic floor tiles.</p> <p data-bbox="1261 1157 1560 1224">IICRC-520:2015 Condition 3 guidelines</p>



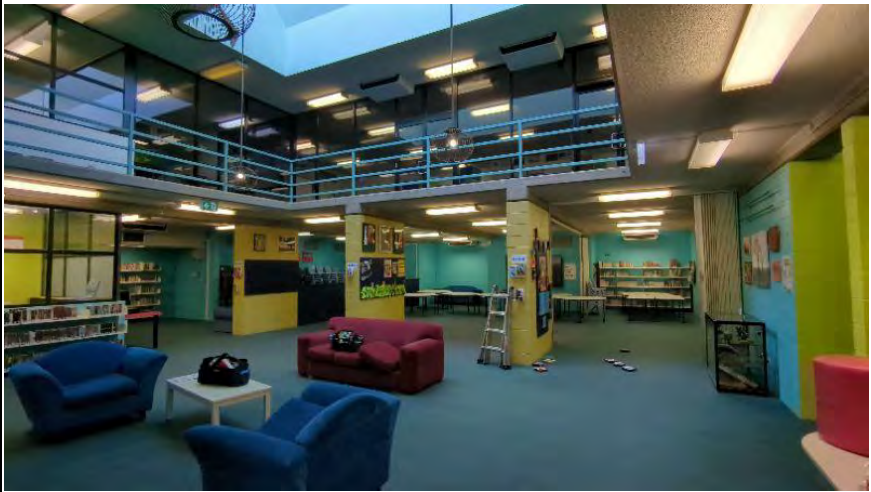

Photo	Material Type	Description
 <p data-bbox="375 940 623 974">B00A-R1N05 - Library</p>	<p data-bbox="938 453 1253 558">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1273 453 1550 758">Suspected visual mould growth was noted to carpet floor and porous couches. Refer to index photos 218 - 225. IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="350 1493 647 1526">B00A-R1N03 - Work room</p>	<p data-bbox="938 999 1253 1104">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1273 999 1550 1188">No signs of visual mould growth or water damage were noted. IICRC-520:2015 Condition 3 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="363 942 634 972">B00A-R1N09 - Librarian</p>	<p data-bbox="938 453 1253 558">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 453 1555 558">Suspected visual mould growth was noted on the couch.</p> <p data-bbox="1268 573 1555 636">Refer to index photos 226 - 227.</p> <p data-bbox="1268 653 1555 716">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="363 1493 634 1522">B00A-R108 - Storeroom</p>	<p data-bbox="938 1005 1253 1110">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 1005 1555 1110">Suspected visual mould growth was noted to porous contents.</p> <p data-bbox="1268 1125 1555 1146">Refer to index photo 228.</p> <p data-bbox="1268 1163 1555 1226">IICRC-520:2015 Condition 3 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="354 940 646 972">B00A-R1N04 - Storeroom</p>		<p data-bbox="1292 453 1528 527">Storeroom no access Assumed mould</p>
<p data-bbox="354 999 646 1031">B00A-R1N07 Storeroom</p>		<p data-bbox="1354 999 1468 1031">No access</p>
 <p data-bbox="354 1549 646 1581">B00A-R1W23 - Staff Study</p>	<p data-bbox="938 1056 1255 1161">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1271 1056 1554 1360">Suspected visual mould growth was noted to the carpet floor and porous contents. Refer to index photos 230 - 238. IICRC-520:2015 Condition 3 guidelines</p>




Photo	Material Type	Description
 <p data-bbox="347 953 651 1035">B00A-R1W24 - Store room B00A-R1W25 - Staff study</p>	<p data-bbox="938 453 1253 558">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1273 453 1554 722">Suspected visual mould growth was noted to the carpet. Refer to index photos 239 - 240. IICRC-520:2015 Condition 3 guidelines</p> <p data-bbox="1273 1010 1554 1314">Suspected visual mould growth was noted to all building materials and contents. Refer to index photos 242 - 259. IICRC-520:2015 Condition 3 guidelines</p>



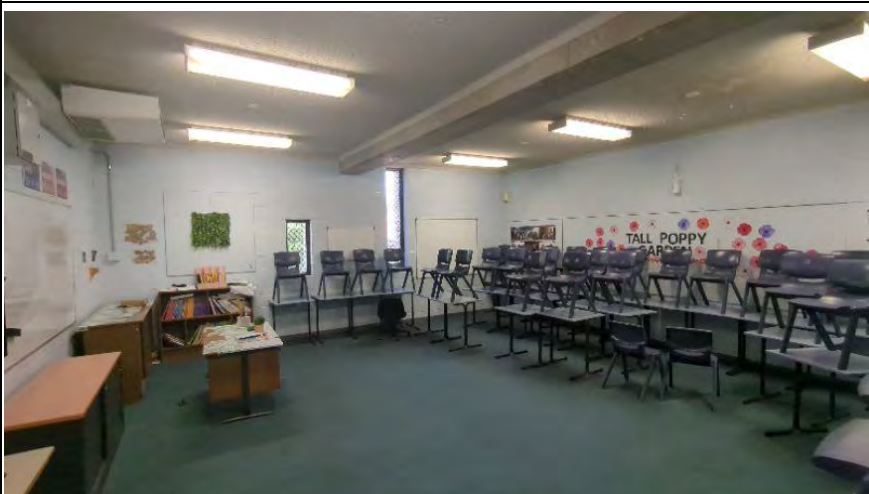
Photo	Material Type	Description
 <p data-bbox="342 951 654 982">B00A-R1W22 - General L. S</p>	<p data-bbox="938 459 1252 564">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 459 1555 564">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1268 579 1555 646">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="342 1497 654 1528">B00A-R1W21 - General L. S</p>	<p data-bbox="938 1005 1252 1110">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 1005 1555 1152">Suspected visual mould growth was noted to carpet floor and all contents.</p> <p data-bbox="1268 1167 1555 1234">Refer to index photos 261 - 267.</p> <p data-bbox="1268 1249 1555 1316">IICRC-520:2015 Condition 3 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="342 993 656 1020">B00A-R1W20 - General L. S</p>	<p data-bbox="938 499 1252 604">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1276 499 1544 604">Suspected visual mould growth was noted to carpet floor.</p> <p data-bbox="1276 621 1544 684">Refer to index photos 268 - 270.</p> <p data-bbox="1263 701 1560 764">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="342 1545 656 1572">B00A-R1W19 - General L. S</p>	<p data-bbox="938 1045 1252 1150">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1276 1045 1544 1150">Traces of suspected visual mould growth was noted to the carpet floor.</p> <p data-bbox="1276 1167 1544 1230">Refer to index photos 271 - 275.</p> <p data-bbox="1263 1247 1560 1310">IICRC-520:2015 Condition 3 guidelines</p>



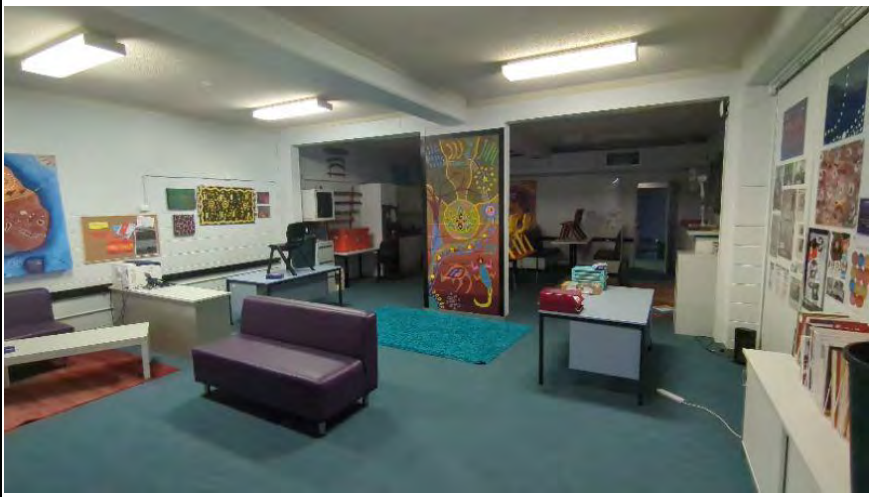
Photo	Material Type	Description
 <p data-bbox="331 1003 669 1031">B00A-R1W15 - Computer L. S</p>	<p data-bbox="938 499 1255 604">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1279 499 1547 678">Sporadic patches of suspected visible mould growth were noted to carpet and porous contents.</p> <p data-bbox="1263 695 1562 762">Refer to index photos 276 - 278.</p> <p data-bbox="1263 779 1562 846">IICRC-520:2015 Condition 3 guidelines</p>




Photo	Material Type	Description
 <p data-bbox="342 999 656 1026">B00A-R1W17 - General L. S</p>	<p data-bbox="938 499 1255 604">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1279 499 1544 638">Suspected visual mould growth was noted to carpet floor and all contents.</p> <p data-bbox="1284 657 1539 720">Refer to index photos 281 - 287.</p> <p data-bbox="1263 739 1555 802">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="342 1688 656 1715">B00A-R1W16 - General L. S</p>	<p data-bbox="938 1188 1255 1293">Plasterboard walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1279 1188 1544 1293">Suspected visual mould growth was noted to carpet floor and chairs.</p> <p data-bbox="1284 1312 1539 1375">Refer to index photos 288 - 293.</p> <p data-bbox="1263 1394 1555 1457">IICRC-520:2015 Condition 3 guidelines</p>




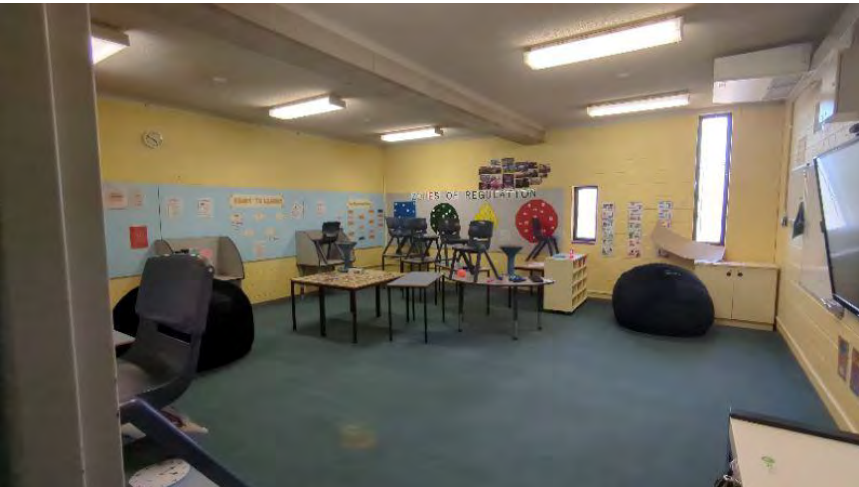
Photo	Material Type	Description
 <p data-bbox="342 993 656 1020">B00A-R1W13 - General L. S</p>	<p data-bbox="938 499 1252 604">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1279 499 1547 604">Suspected visual mould growth was noted to carpet floor.</p> <p data-bbox="1279 621 1547 695">Refer to index photos. 294 - 297</p> <p data-bbox="1263 709 1559 783">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="342 1545 656 1572">B00A-R1W12 - General L. S</p>	<p data-bbox="938 1045 1252 1150">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1279 1045 1547 1150">Suspected visual mould growth was noted to carpet floor.</p> <p data-bbox="1263 1167 1559 1241">Refer to index photos 298 - 304.</p> <p data-bbox="1263 1255 1559 1329">IICRC-520:2015 Condition 3 guidelines</p>



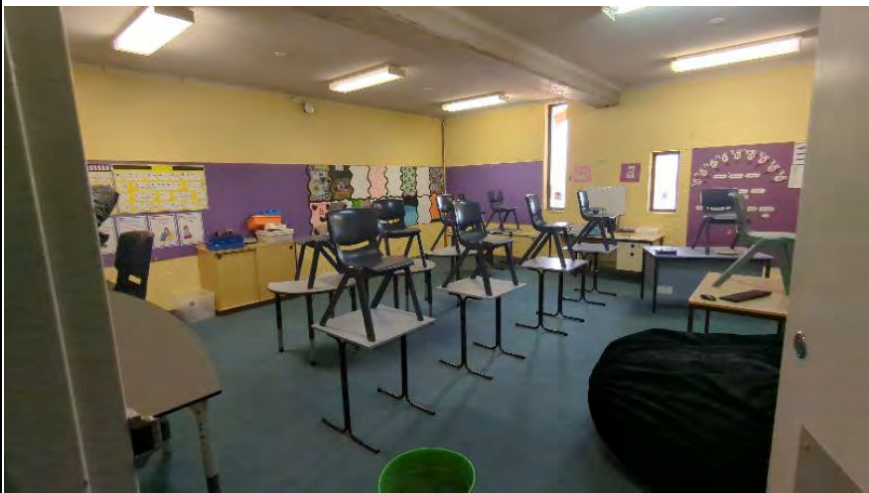

Photo	Material Type	Description
 <p data-bbox="342 993 656 1024">B00A-R1W11 - General L. S</p>	<p data-bbox="938 499 1252 604">Plasterboard walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1276 499 1546 678">Suspected visual mould growth was noted to carpet, benchtop cupboard and porous contents.</p> <p data-bbox="1263 695 1562 758">Refer to index photos 305 - 307.</p> <p data-bbox="1263 779 1562 842">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="350 1539 647 1570">B00A-R1W10 - Storeroom</p>	<p data-bbox="938 1052 1252 1157">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 1052 1554 1157">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1263 1173 1562 1236">IICRC-520:2015 Condition 3 guidelines</p>



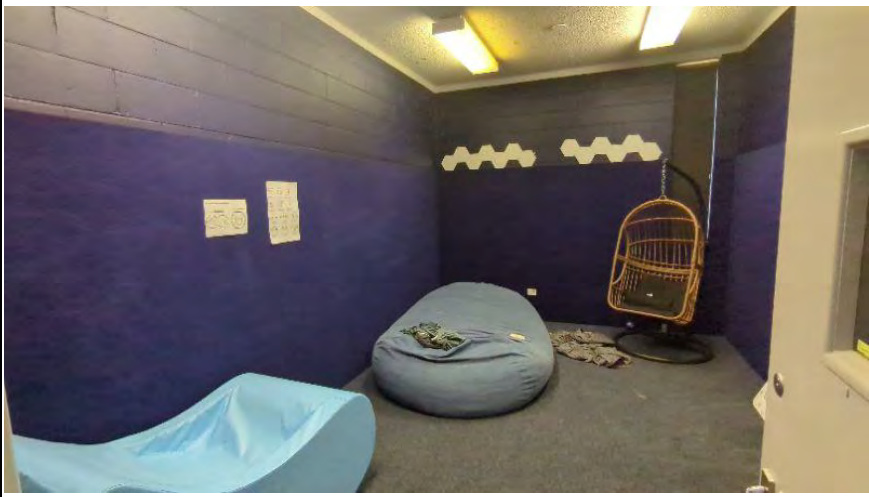

Photo	Material Type	Description
 <p data-bbox="347 993 651 1024">B00A-R109 - Sensory Zone</p>	<p data-bbox="938 499 1252 604">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1276 499 1547 640">Suspected visual mould growth was noted to carpet floor and porous contents.</p> <p data-bbox="1276 657 1555 720">Refer to index photos 308 - 309.</p> <p data-bbox="1276 737 1555 800">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="347 1541 651 1572">B00A-R1W07 - Girl's Toilet</p>	<p data-bbox="938 1050 1252 1113">Concrete ceiling, masonry walls and ceramic floor tiles.</p>	<p data-bbox="1276 1050 1547 1113">No signs of visible mould growth were noted.</p> <p data-bbox="1276 1129 1547 1224">Evaporative water stains were noted to ceramic floor.</p> <p data-bbox="1276 1241 1555 1304">IICRC-520:2015 Condition 3 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="349 993 651 1024">B00A-R1W06 - Boys Toilet</p>	<p data-bbox="935 499 1255 562">Concrete ceiling, masonry walls and ceramic floor tiles.</p>	<p data-bbox="1268 499 1555 852">No signs of visible mould growth were noted. Evaporative water stains were noted to ceramic floor tiles. Refer to index photos. 310 - 311 IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="349 1541 651 1572">B00A-R1W04 - Staff Toilet</p>	<p data-bbox="943 1052 1247 1188">Plasterboard suspended ceiling tiles, plasterboard walls and vinyl floor sheeting.</p>	<p data-bbox="1268 1052 1555 1234">No signs of visual mould growth or water damage were noted. IICRC-520:2015 Condition 3 guidelines</p>



Photo	Material Type	Description
 <p data-bbox="350 989 651 1020">B00A-R1W01 - Staff Study</p>	<p data-bbox="948 495 1243 600">Masonry walls, vinyl floor sheeting and concrete ceiling.</p>	<p data-bbox="1268 495 1552 600">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1268 611 1552 684">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="383 1539 618 1570">B00A-R1N01 - Staff</p>	<p data-bbox="935 1045 1252 1150">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 1045 1552 1150">Suspected visual mould growth was noted to carpet floors.</p> <p data-bbox="1268 1161 1552 1245">Refer to index photos. 312 - 316</p> <p data-bbox="1268 1255 1552 1329">IICRC-520:2015 Condition 3 guidelines</p>



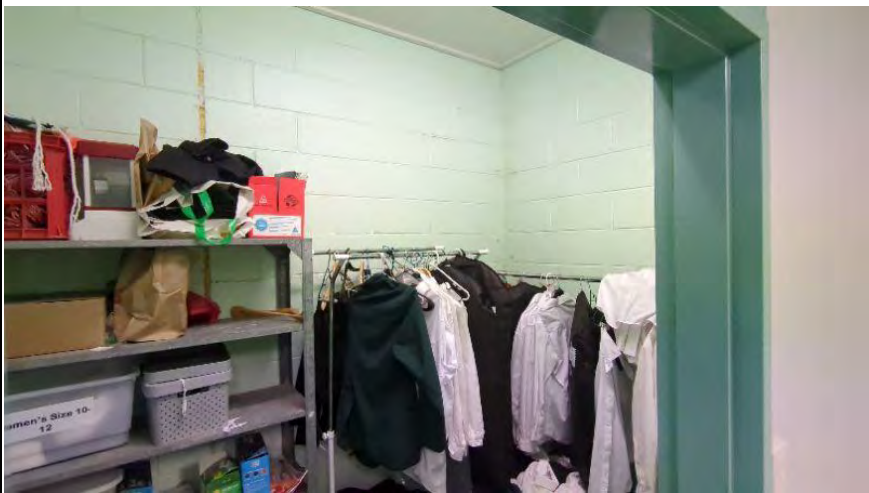
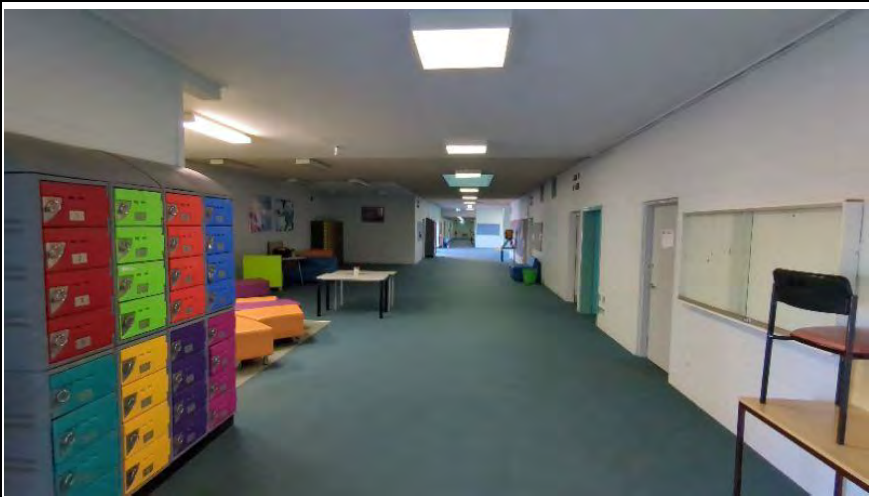
Photo	Material Type	Description
 <p data-bbox="337 993 667 1024">B00A-R2N16 - Uniform Shop</p>	<p data-bbox="943 499 1250 604">Masonry walls, carpet over concrete and fibre cement ceiling.</p>	<p data-bbox="1273 499 1555 604">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1273 621 1555 688">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="354 1543 651 1575">B00A-R2N17 - Movement</p>	<p data-bbox="943 1052 1250 1157">Masonry walls, carpet over concrete and plasterboard ceiling.</p>	<p data-bbox="1273 1052 1555 1157">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1273 1173 1555 1241">Refer to index photos 317 - 318.</p> <p data-bbox="1273 1257 1555 1325">IICRC-520:2015 Condition 3 guidelines</p>




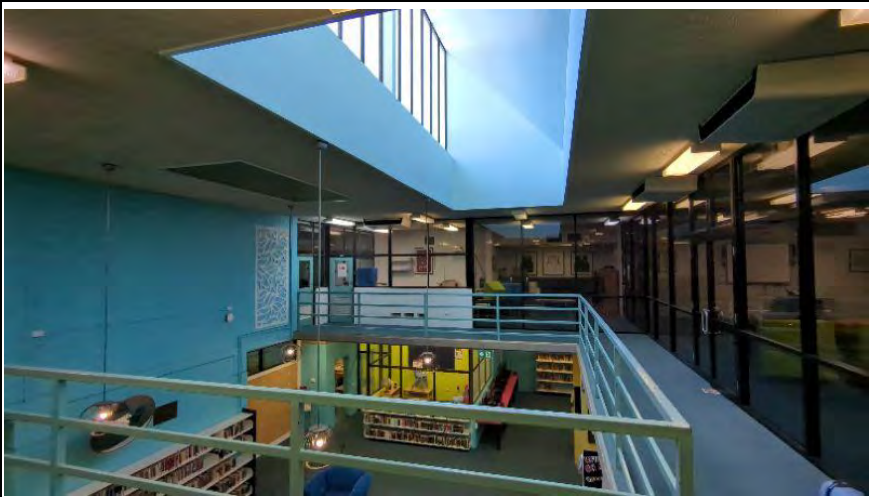
Photo	Material Type	Description
 <p data-bbox="354 989 643 1024">B00A-R2N07 - Workshop</p>	<p data-bbox="935 499 1255 604">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 499 1554 604">No signs of visual mould or water damage were noted.</p> <p data-bbox="1268 617 1562 688">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="310 1539 688 1575">B00A-R2N05 - Library Mezzanine</p>	<p data-bbox="967 1050 1227 1121">Plasterboard walls and carpet over concrete.</p>	<p data-bbox="1268 1050 1554 1155">No signs of visual mould growth. Liquid stains noted to carpet.</p> <p data-bbox="1284 1167 1537 1236">Refer to index photos 319.</p> <p data-bbox="1268 1249 1562 1320">IICRC-520:2015 Condition 3 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="375 993 621 1024">B00A-R2N05 - Library</p>	<p data-bbox="938 499 1252 604">Plasterboard walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 499 1554 604">No signs of visual mould growth or water damage were.</p> <p data-bbox="1268 621 1554 684">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="358 1539 638 1570">B00A-R2E12 - App Store</p>	<p data-bbox="954 1052 1235 1157">Masonry walls, concrete floor and fibre cement ceiling.</p>	<p data-bbox="1268 1052 1554 1157">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1268 1173 1554 1236">IICRC-520:2015 Condition 3 guidelines</p> <p data-bbox="1284 1253 1537 1316">*Hazardous Chemicals Present*</p>





Photo	Material Type	Description
 <p data-bbox="391 993 610 1020">B00A-R2E11 - Staff</p>	<p data-bbox="943 499 1252 604">Masonry walls, carpet over concrete and plasterboard ceiling.</p>	<p data-bbox="1276 499 1555 678">Suspected visual mould growth was noted to the carpet floor, hardwood desk and porous contents.</p> <p data-bbox="1268 695 1560 762">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="350 1539 651 1566">B00A-R2E09 - General L. S</p>	<p data-bbox="943 1052 1252 1157">Masonry walls, carpet over concrete and plasterboard ceiling.</p>	<p data-bbox="1276 1052 1555 1157">Suspected visual mould growth was noted to carpet floor.</p> <p data-bbox="1268 1173 1560 1241">IICRC-520:2015 Condition 3 guidelines</p>



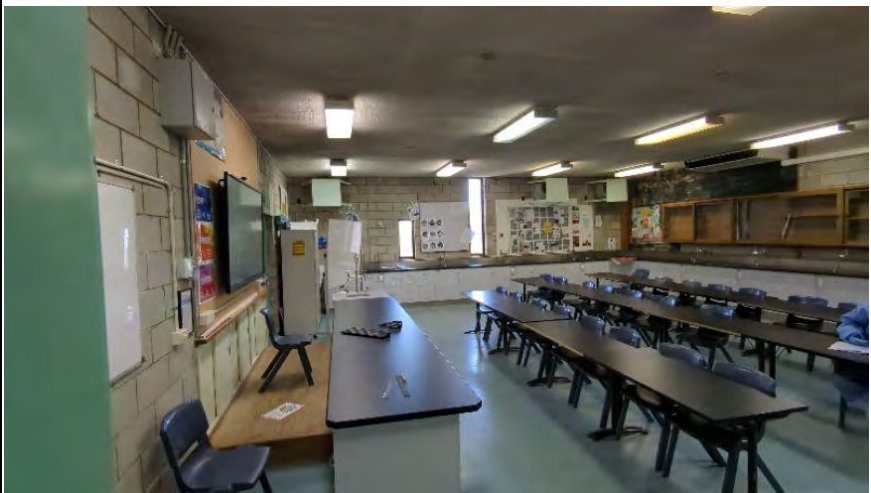

Photo	Material Type	Description
 <p data-bbox="375 993 623 1020">B00A-R2E01 - Lab L. S</p>	<p data-bbox="935 499 1256 604">Masonry walls, vinyl floor sheeting and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 499 1552 789">No signs of visual mould growth were noted to building materials or contents. However, suspected visual mould growth was noted to paper towel in water trough.</p> <p data-bbox="1268 806 1552 911">Refer to index photo 326. IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="350 1541 647 1568">B00A-R2E02 - Preparation</p>	<p data-bbox="951 1052 1243 1150">Masonry walls, vinyl floor sheeting, plasterboard ceiling.</p>	<p data-bbox="1268 1052 1552 1262">No signs of visual mould growth were noted. Signs of water damage (in the form of swelling) were noted to the hardwood cupboards.</p> <p data-bbox="1268 1283 1552 1346">IICRC-520:2015 Condition 3 guidelines</p>



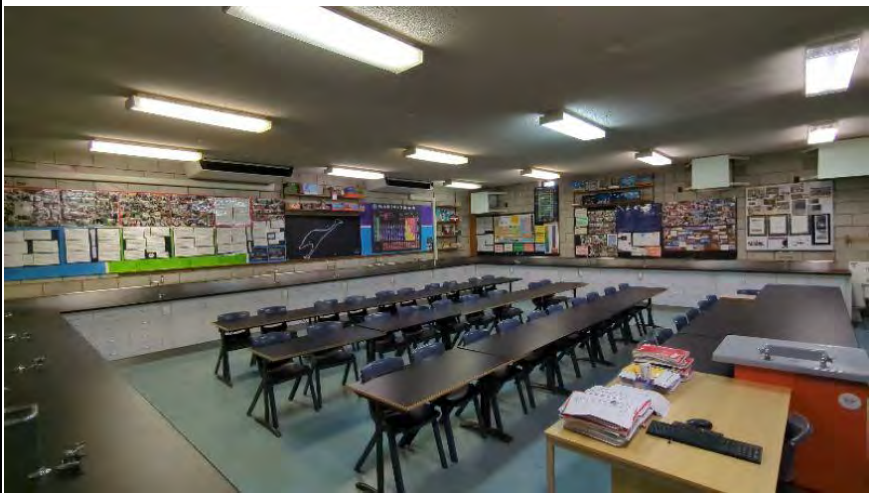

Photo	Material Type	Description
 <p data-bbox="396 989 602 1020">B00A-R2E03 - Lab</p>	<p data-bbox="935 499 1256 604">Masonry walls, vinyl floor sheeting and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 499 1550 751">Suspected visual mould growth was noted to the push in corner tap. No signs of visual mould growth or water damage were noted to building materials.</p> <p data-bbox="1268 768 1550 835">Refer to index photos 327 - 328.</p> <p data-bbox="1268 852 1550 919">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="355 1539 641 1570">B00A-R2E15 - Storeroom</p>	<p data-bbox="959 1052 1235 1157">Masonry walls, concrete floor and fibre cement ceiling.</p>	<p data-bbox="1268 1052 1550 1157">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1268 1173 1550 1241">IICRC-520:2015 Condition 3 guidelines</p>




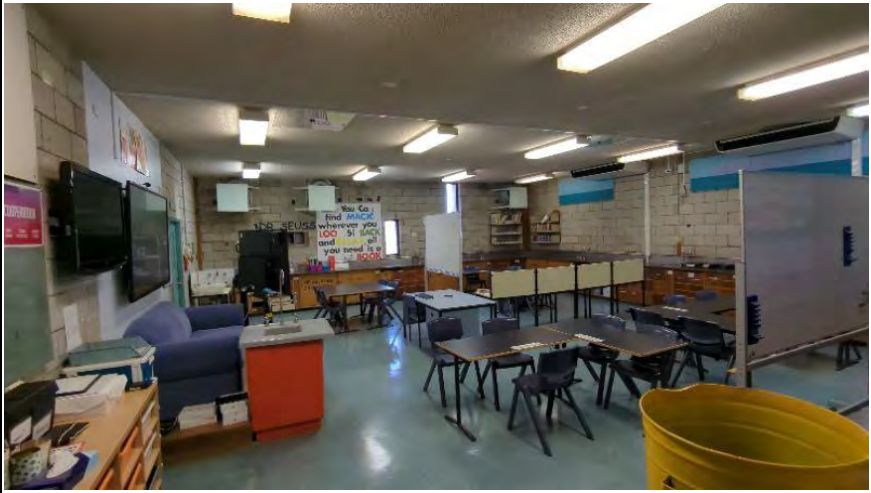
Photo	Material Type	Description
 <p data-bbox="354 989 643 1020">B00A-R2E13 - Storeroom</p>	<p data-bbox="956 495 1235 600">Masonry walls, concrete floor and fibre cement ceiling.</p>	<p data-bbox="1268 495 1552 600">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1268 615 1552 684">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="396 1541 600 1572">B00A-R2E18 - Lab</p>	<p data-bbox="935 1045 1256 1150">Masonry walls, vinyl floor sheeting and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 1045 1552 1224">No signs of visual mould growth or water damage were noted. However, staining (likely grease) was present to couch.</p> <p data-bbox="1268 1239 1552 1308">Refer to index photos 330 - 331.</p> <p data-bbox="1268 1323 1552 1392">IICRC-520:2015 Condition 3 guidelines</p>



Photo	Material Type	Description
 <p data-bbox="391 993 607 1024">B00A-R2E19 - Prep</p>	<p data-bbox="959 499 1230 638">Plasterboard walls, perforated plasterboard ceiling and carpet over concrete.</p>	<p data-bbox="1268 499 1554 684">No signs of visual mould growth or water damage were noted. IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="326 1539 672 1570">B00A-R2E23 - Student Kitchen</p>	<p data-bbox="959 1052 1230 1190">Plasterboard walls, perforated plasterboard ceiling and carpet over concrete.</p>	<p data-bbox="1268 1052 1554 1236">No signs of visual mould growth or water damage were noted. IICRC-520:2015 Condition 3 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="354 993 644 1024">B00A-R2E25 - Staff Study</p>	<p data-bbox="956 499 1235 638">Plasterboard walls, perforated plasterboard ceiling and carpet over concrete.</p>	<p data-bbox="1268 499 1557 686">No signs of visual mould growth or water damage were noted. IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="331 1541 667 1572">B00A-R2N06 - Cleaning Store</p>	<p data-bbox="943 1050 1252 1152">Masonry walls, carpet over concrete and fibre cement ceiling.</p>	<p data-bbox="1268 1050 1557 1236">No signs of visual mould growth or water damage were noted. IICRC-520:2015 Condition 3 guidelines</p>



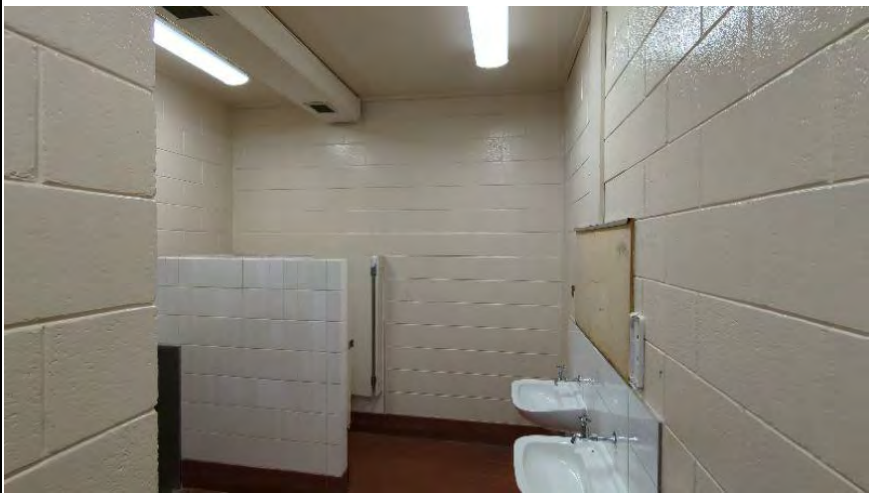

Photo	Material Type	Description
 <p data-bbox="354 993 646 1024">B00A-R2E05 - Boys Toilet</p>	<p data-bbox="930 499 1260 569">Masonry walls, ceramic floor tiles and concrete ceiling,</p>	<p data-bbox="1260 499 1560 789">No signs of visual mould growth were noted. Signs of water damage were noted to plywood sheet covering mirror and evaporative water stains were noted to ceramic floor tiles.</p> <p data-bbox="1260 804 1560 873">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="354 1539 646 1570">B00A-R2E04 - Girl's toilet</p>	<p data-bbox="930 1045 1260 1115">Masonry walls, ceramic floor tiles and concrete ceiling,</p>	<p data-bbox="1260 1045 1560 1230">No signs of visual mould growth were noted. Evaporative water stains were noted to ceramic floor tiles.</p> <p data-bbox="1260 1245 1560 1314">IICRC-520:2015 Condition 3 guidelines</p>




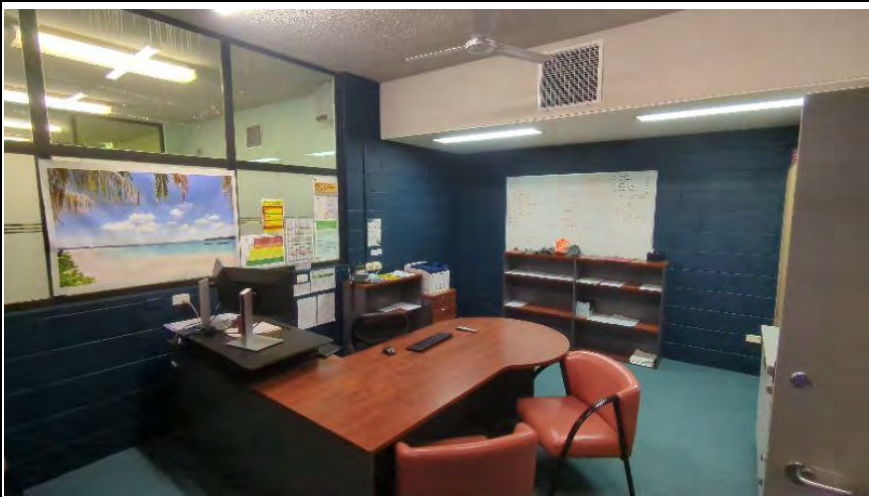
Photo	Material Type	Description
 <p data-bbox="354 993 646 1020">B00A-R2E06 - Staff Toilet</p>	<p data-bbox="935 499 1255 569">Masonry walls, ceramic floor tiles and concrete ceiling,</p>	<p data-bbox="1271 499 1552 762">No signs of visual mould growth were noted. Evaporative water stains were noted to ceramic floor tiles. IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="381 1541 618 1568">B00A-R2N20 - Office</p>	<p data-bbox="935 1052 1255 1152">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1271 1052 1552 1236">No signs of visual mould growth or water damage were noted. IICRC-520:2015 Condition 3 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="321 993 675 1024">B00A-R2N09 - Interview Room</p>	<p data-bbox="943 499 1250 604">Masonry walls, carpet over concrete and plasterboard ceiling.</p>	<p data-bbox="1273 499 1555 604">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1286 621 1542 688">Refer to index photos 333-334.</p> <p data-bbox="1263 701 1562 768">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="362 1541 638 1572">B00A-R2N10 - Interview</p>	<p data-bbox="943 1052 1250 1157">Masonry walls, carpet over concrete and plasterboard ceiling.</p>	<p data-bbox="1273 1052 1555 1157">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1263 1169 1562 1236">IICRC-520:2015 Condition 3 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="354 993 643 1020">B00A-R2N11 - Workroom</p>	<p data-bbox="938 499 1252 604">Plasterboard walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 499 1550 678">No signs of visual mould growth were noted. Signs of water ingress (in the form of brown staining) was noted to the cornice.</p> <p data-bbox="1268 695 1550 852">Refer to index photos. 335-336 IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="354 1539 643 1566">B00A-R2N12 - Workroom</p>	<p data-bbox="938 1045 1252 1150">Masonry walls, carpet over concrete and plasterboard ceiling.</p>	<p data-bbox="1268 1045 1550 1150">Trades of suspected visual mould growth were noted to the carpet floor.</p> <p data-bbox="1268 1167 1550 1325">Refer to index photos 338-340. IICRC-520:2015 Condition 3 guidelines</p>



Photo	Material Type	Description
 <p data-bbox="354 993 644 1020">B00A-R2N03 - Storeroom</p>	<p data-bbox="943 499 1250 604">Masonry walls, carpet over concrete and plasterboard ceiling.</p>	<p data-bbox="1273 499 1550 604">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1273 621 1550 684">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="354 1545 644 1572">B00A-R2N04 - Storeroom</p>	<p data-bbox="943 1050 1250 1155">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1273 1050 1550 1155">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1273 1171 1550 1234">IICRC-520:2015 Condition 3 guidelines</p>



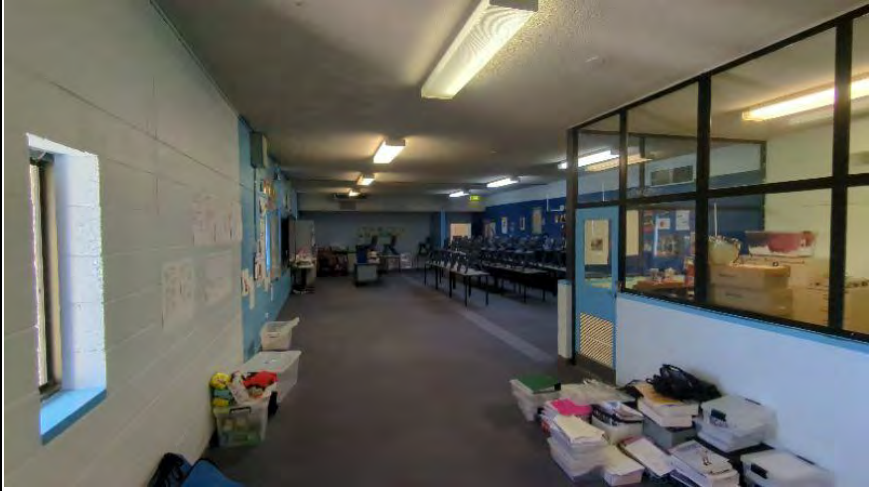
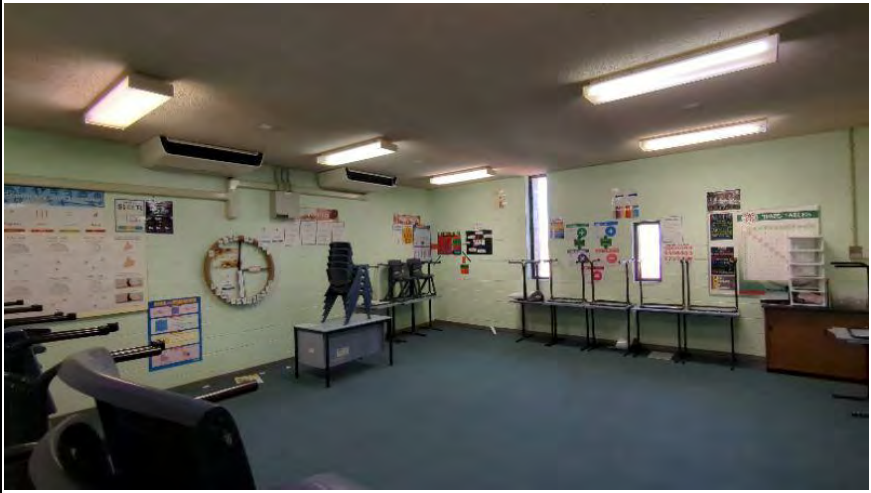
Photo	Material Type	Description
 <p data-bbox="347 993 651 1024">B00A-R2N01 - General L. S</p>	<p data-bbox="938 499 1255 604">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 499 1557 758">No signs of visual mould growth were noted. Liquid staining was noted to carpet adjacent to western doorway. Refer to index photos 341.</p> <p data-bbox="1268 779 1557 842">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="347 1541 651 1572">B00A-R2W18 - General L. S</p>	<p data-bbox="938 1052 1255 1157">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 1052 1557 1188">No signs of visual mould growth were noted. Liquid stains were noted to carpet floor.</p> <p data-bbox="1268 1209 1557 1272">IICRC-520:2015 Condition 3 guidelines</p>



Photo	Material Type	Description
 <p data-bbox="342 993 654 1020">B00A-R2W19 - General L. S</p>	<p data-bbox="938 499 1252 604">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 499 1554 604">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1268 621 1554 684">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="342 1539 654 1566">B00A-R2W20 - General L. S</p>	<p data-bbox="938 1045 1252 1150">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 1045 1554 1150">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1268 1167 1554 1230">IICRC-520:2015 Condition 3 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="342 993 656 1020">B00A-R2W21 - General L. S</p>	<p data-bbox="943 499 1247 604">Masonry wall, carpet over concrete and plasterboard ceiling.</p>	<p data-bbox="1273 499 1555 688">No signs of visual mould growth or water damage were noted. IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="355 1541 643 1568">B00A-R2W17 - Interview</p>	<p data-bbox="938 1052 1252 1157">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1273 1052 1555 1272">No signs of visual mould growth or water damage were noted to building materials or contents. IICRC-520:2015 Condition 3 guidelines</p>



Photo	Material Type	Description
 <p data-bbox="349 989 651 1020">B00A-R2W15 - Staff Study</p>	<p data-bbox="938 499 1252 604">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 499 1554 779">Suspected visual mould growth was noted within cabinetry beneath sink. Refer to index photos. 342 IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="367 1539 633 1570">B00A-R2W14 - Printing</p>	<p data-bbox="938 1045 1252 1150">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 1045 1554 1234">No signs of visual mould growth or water damage were noted. IICRC-520:2015 Condition 3 guidelines</p>




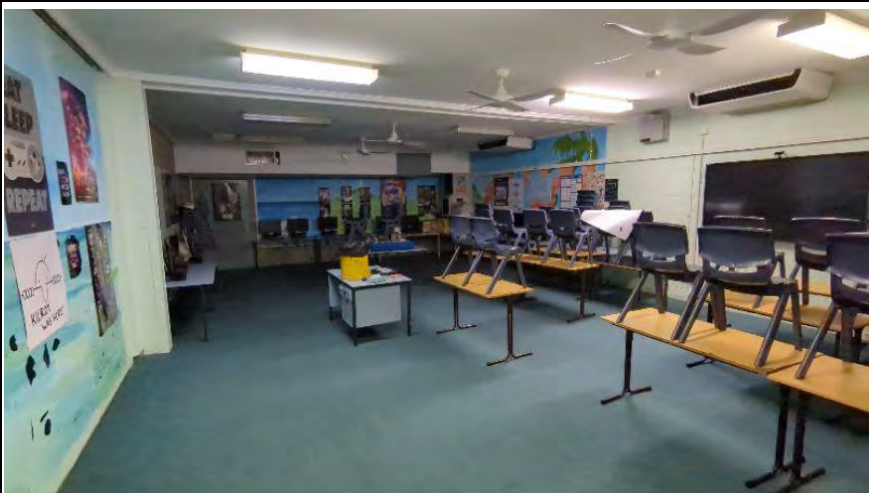
Photo	Material Type	Description
 <p data-bbox="354 993 646 1020">B00A-R2W16 General L. S</p>	<p data-bbox="938 499 1252 604">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 499 1550 768">Traces of suspected visual mould growth were noted to carpet. Refer to index photos 344. IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="334 1539 667 1566">B00A-R2W11 - Computer L. S</p>	<p data-bbox="938 1045 1252 1150">Masonry walls, carpet over concrete and plasterboard ceiling.</p>	<p data-bbox="1268 1045 1550 1234">No signs of visual mould growth or water damage were noted. IICRC-520:2015 Condition 3 guidelines</p>



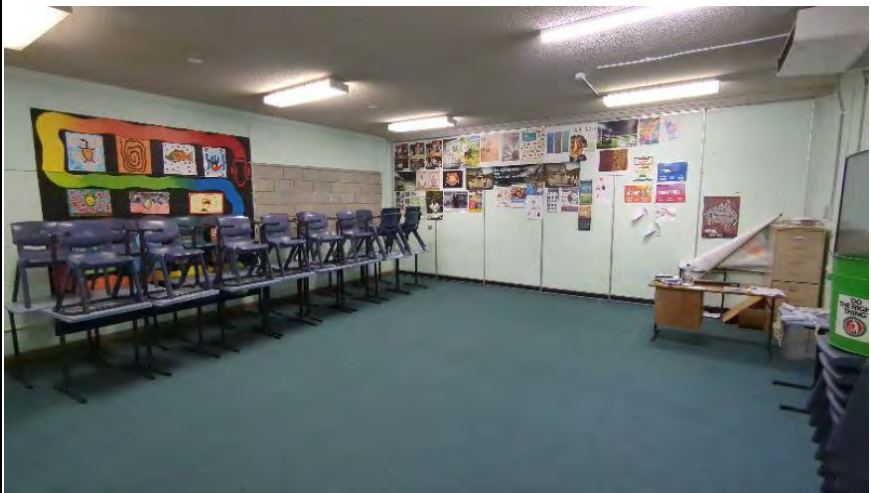
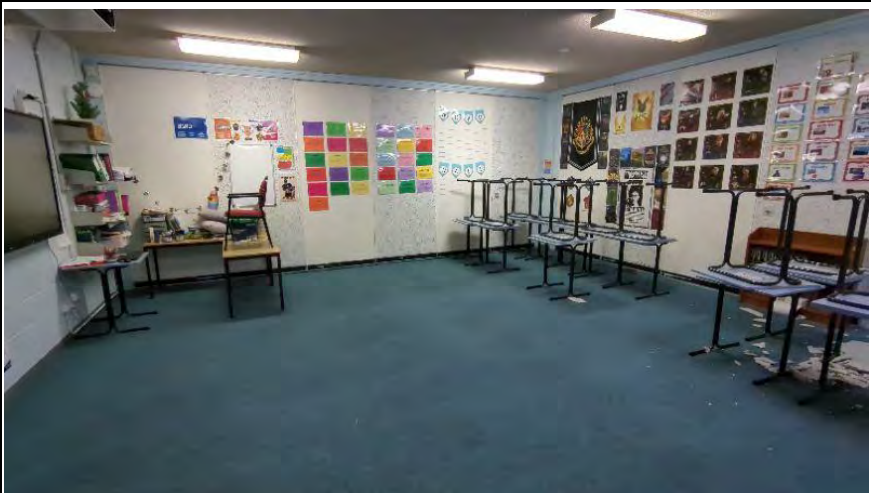
Photo	Material Type	Description
 <p data-bbox="342 993 656 1020">B00A-R2W13 - General L. S</p>	<p data-bbox="938 499 1255 604">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 499 1557 604">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1268 621 1557 684">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="342 1539 656 1566">B00A-R2W12 - General L. S</p>	<p data-bbox="938 1045 1255 1150">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 1045 1557 1150">Suspected visual mould growth was noted to chair and pillow.</p> <p data-bbox="1268 1167 1557 1230">Refer to index photos 345- 346.</p> <p data-bbox="1268 1293 1557 1356">IICRC-520:2015 Condition 3 guidelines</p>



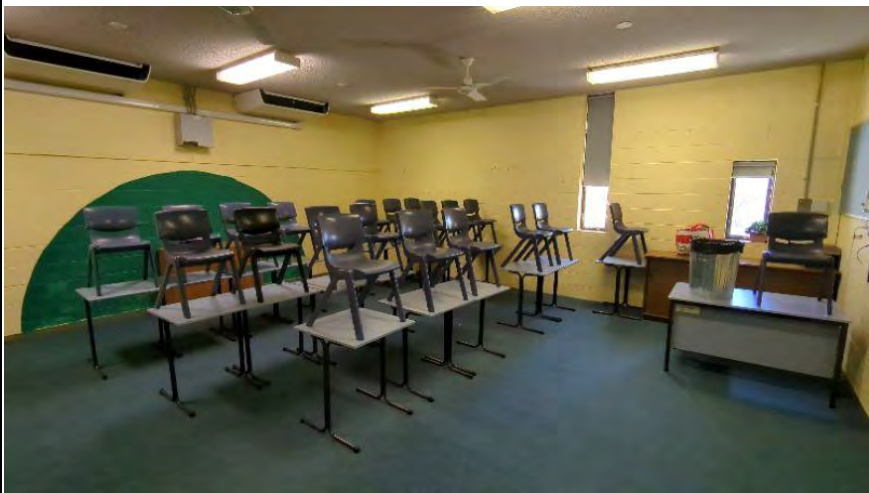
Photo	Material Type	Description
 <p data-bbox="342 993 654 1020">B00A-R2W10 - General L. S</p>	<p data-bbox="938 499 1252 604">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 499 1554 842">No signs of visual mould growth were noted. Water damage (in the form of leaching) was noted to ceiling and upper sections of masonry wall. Refer to index photos. 347</p> <p data-bbox="1268 905 1554 968">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="342 1545 654 1572">B00A-R2W09 - General L. S</p>	<p data-bbox="938 1052 1252 1157">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 1052 1554 1157">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1268 1167 1554 1230">IICRC-520:2015 Condition 3 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="342 989 656 1020">B00A-R2W08 - General L. S</p>	<p data-bbox="938 499 1252 604">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 499 1552 604">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1268 615 1552 688">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="354 1535 644 1566">B00A-R2W07 Staff Study</p>	<p data-bbox="938 1045 1252 1150">Masonry walls, carpet over concrete and plasterboard ceiling.</p>	<p data-bbox="1268 1045 1552 1150">Suspected visual mould growth was noted to porous contents.</p> <p data-bbox="1268 1161 1552 1234">Refer to index photos 348 - 352.</p> <p data-bbox="1268 1245 1552 1318">IICRC-520:2015 Condition 3 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="375 993 621 1024">B00A-R1S01 - Deputy</p>	<p data-bbox="938 499 1252 604">Masonry walls, carpet over concrete and plasterboard ceiling.</p>	<p data-bbox="1268 499 1554 604">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1268 621 1554 688">IICRC-520:2015 Condition 2 guidelines</p>
 <p data-bbox="386 1539 610 1570">B00A-R1S03 - Entry</p>	<p data-bbox="938 1052 1252 1157">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 1052 1554 1157">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1268 1173 1554 1241">IICRC-520:2015 Condition 2 guidelines</p>



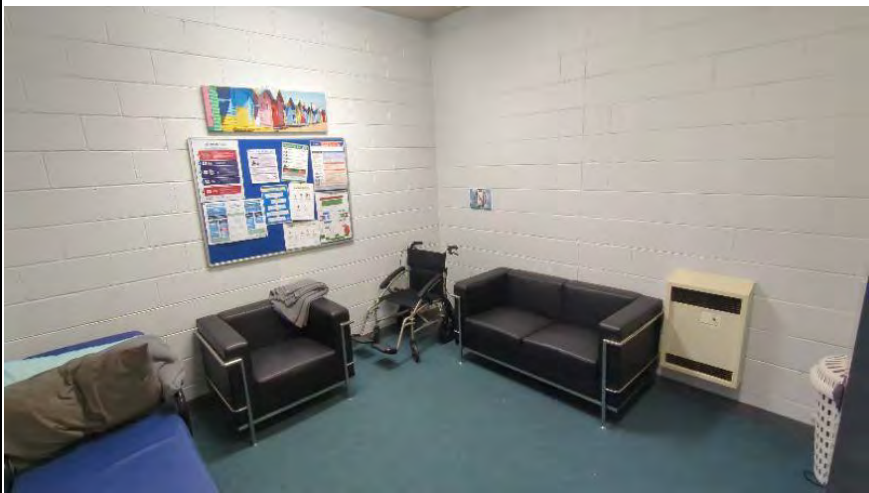
Photo	Material Type	Description
 <p data-bbox="370 993 626 1024">B00A-R1S06 - Sick Bay</p>	<p data-bbox="938 499 1252 604">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 499 1554 688">No signs of visual mould growth or water damage were noted. IICRC-520:2015 Condition 2 guidelines</p>
 <p data-bbox="370 1539 626 1570">B00A-R1S07 - Printing</p>	<p data-bbox="938 1045 1252 1150">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 1045 1554 1234">No signs of visual mould growth or water damage were noted. IICRC-520:2015 Condition 2 guidelines</p>



Photo	Material Type	Description
 <p data-bbox="375 993 621 1020">B00A-R1S08 - Clerical</p>	<p data-bbox="938 499 1252 604">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 499 1554 604">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1268 621 1554 684">IICRC-520:2015 Condition 2 guidelines</p>
 <p data-bbox="370 1539 626 1566">B00A-R1S09 - Principal</p>	<p data-bbox="938 1052 1252 1157">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 1052 1554 1157">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1268 1173 1554 1236">IICRC-520:2015 Condition 2 guidelines</p>



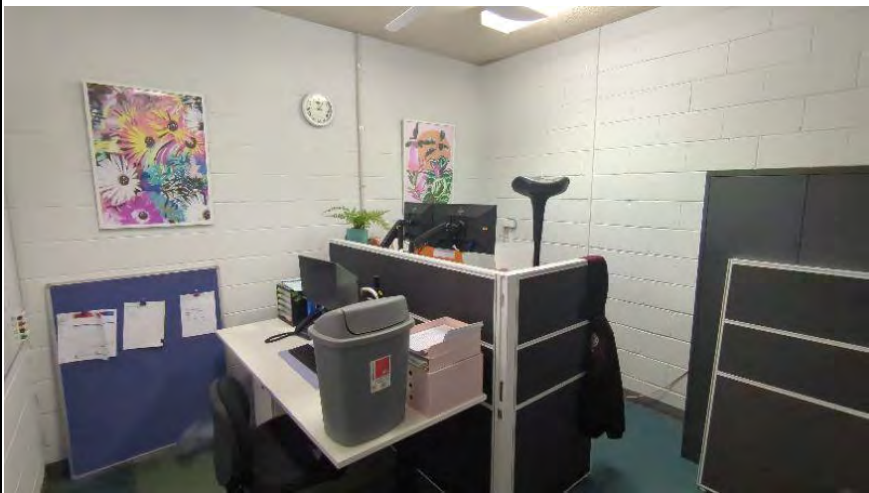
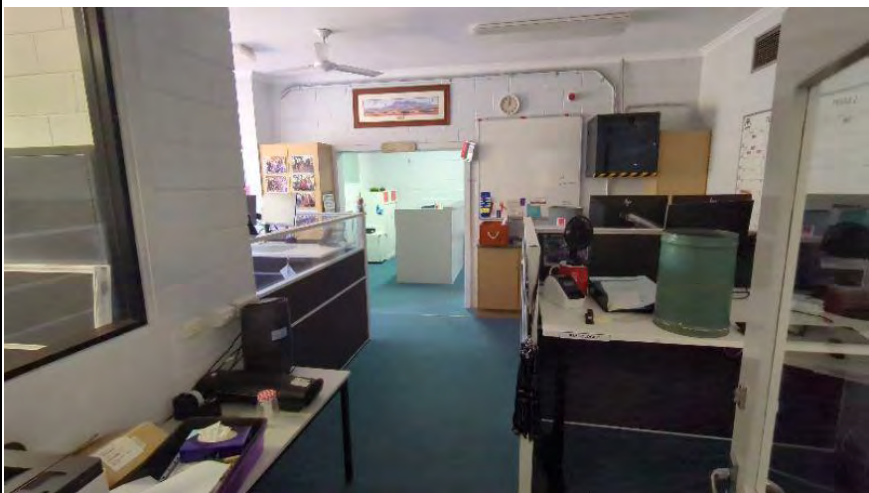
Photo	Material Type	Description
 <p data-bbox="375 993 621 1020">B00A-R1S14 - Clerical</p>	<p data-bbox="938 499 1252 604">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 499 1559 730">*Add 'tape-lift' sample results* - Staining Present on seat Refer to index photo 353. IICRC-520:2015 Condition 2 guidelines</p>
 <p data-bbox="375 1541 621 1568">B00A-R1S15 - Clerical</p>	<p data-bbox="938 1050 1252 1192">Masonry walls, carpet over concrete and plasterboard ceiling lining over sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 1050 1559 1234">No signs of visual mould growth or water damage were noted. IICRC-520:2015 Condition 2 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="354 989 646 1020">B00A-R1S10 - Staff Toilet</p>	<p data-bbox="938 499 1253 604">Ceramic wall tiles, ceramic floor tiles and fibre cement ceiling.</p>	<p data-bbox="1266 499 1555 604">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1266 615 1555 688">IICRC-520:2015 Condition 2 guidelines</p>
 <p data-bbox="362 1539 638 1570">B00A-R1S11 Staff Toilet</p>	<p data-bbox="938 1045 1253 1150">Ceramic wall tiles, ceramic floor tiles and fibre cement ceiling.</p>	<p data-bbox="1266 1045 1555 1150">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1266 1161 1555 1234">IICRC-520:2015 Condition 2 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="354 989 643 1020">B00A-R1S12 - Staff Toilet</p>	<p data-bbox="938 499 1252 604">Ceramic wall tiles, ceramic floor tiles and fibre cement ceiling.</p>	<p data-bbox="1268 499 1554 688">No signs of visual mould growth or water damage were noted. IICRC-520:2015 Condition 2 guidelines</p>
 <p data-bbox="305 1539 695 1570">B00A-R0S08 - Multipurpose Space</p>	<p data-bbox="946 1052 1243 1150">Masonry walls, hardwood floor and acoustic ceiling tiles.</p>	<p data-bbox="1268 1052 1554 1241">No signs of visual mould growth or water damage were noted. IICRC-520:2015 Condition 2 guidelines</p>




Photo	Material Type	Description
 <p data-bbox="358 993 643 1020">B00A-R0S03 - Storeroom</p>	<p data-bbox="948 499 1243 569">Masonry walls, concrete floor and concrete ceiling.</p>	<p data-bbox="1268 499 1554 604">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1268 621 1554 690">IICRC-520:2015 Condition 2 guidelines</p>
<p data-bbox="371 1052 630 1079">B00A-R0S22 - Practice</p>		<p data-bbox="1268 1052 1554 1157">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1268 1173 1554 1243">Refer to index photos 354 - 356.</p> <p data-bbox="1268 1257 1554 1327">IICRC-520:2015 Condition 2 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="337 993 659 1020">B00A-R1S16 - Control Room</p>	<p data-bbox="946 499 1243 569">Masonry walls, concrete floor and concrete ceiling.</p>	<p data-bbox="1268 499 1554 604">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1284 621 1537 690">Refer to index photos 357, 359.</p> <p data-bbox="1260 701 1562 770">IICRC-520:2015 Condition 2 guidelines</p>
 <p data-bbox="355 1539 641 1566">B00A-R0S27 - Girls Toilet</p>	<p data-bbox="938 1052 1252 1157">Masonry walls, ceramic wall tiles, ceramic floor tiles and concrete ceiling.</p>	<p data-bbox="1268 1052 1554 1157">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1260 1167 1562 1236">IICRC-520:2015 Condition 2 guidelines</p>



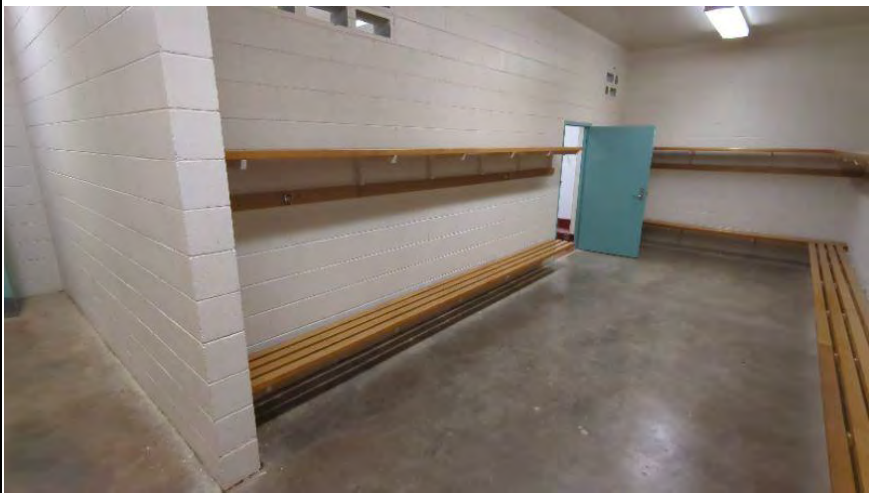

Photo	Material Type	Description
 <p data-bbox="337 993 662 1024">B00A-RS024 - Change Room</p>	<p data-bbox="930 499 1260 569">Masonry walls, ceramic floor tiles and concrete ceiling.</p>	<p data-bbox="1260 499 1562 604">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1260 617 1562 686">IICRC-520:2015 Condition 2 guidelines</p>
 <p data-bbox="370 1541 630 1572">B00A-R0S25 - Showers</p>	<p data-bbox="930 1045 1260 1115">Masonry walls, ceramic floor tiles and concrete ceiling.</p>	<p data-bbox="1260 1045 1562 1150">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1260 1163 1562 1232">IICRC-520:2015 Condition 2 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="337 989 659 1020">B00A-R0S24 - Change Room</p>	<p data-bbox="930 489 1260 562">Masonry walls, ceramic floor tiles and concrete ceiling.</p>	<p data-bbox="1260 489 1560 600">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1260 611 1560 684">IICRC-520:2015 Condition 2 guidelines</p>
 <p data-bbox="321 1535 675 1566">B00A-R0S30 - Equipment Store</p>	<p data-bbox="930 1035 1260 1108">Masonry walls, ceramic floor tiles and concrete ceiling.</p>	<p data-bbox="1260 1035 1560 1146">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1260 1157 1560 1230">IICRC-520:2015 Condition 2 guidelines</p>



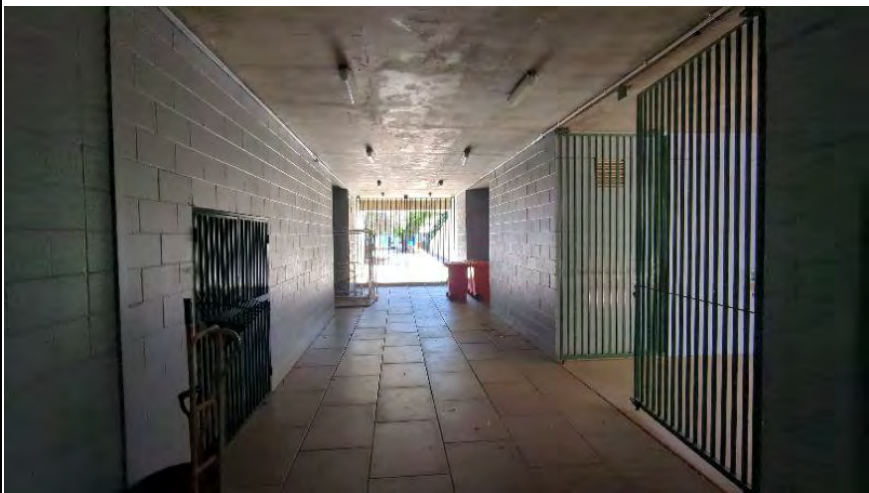
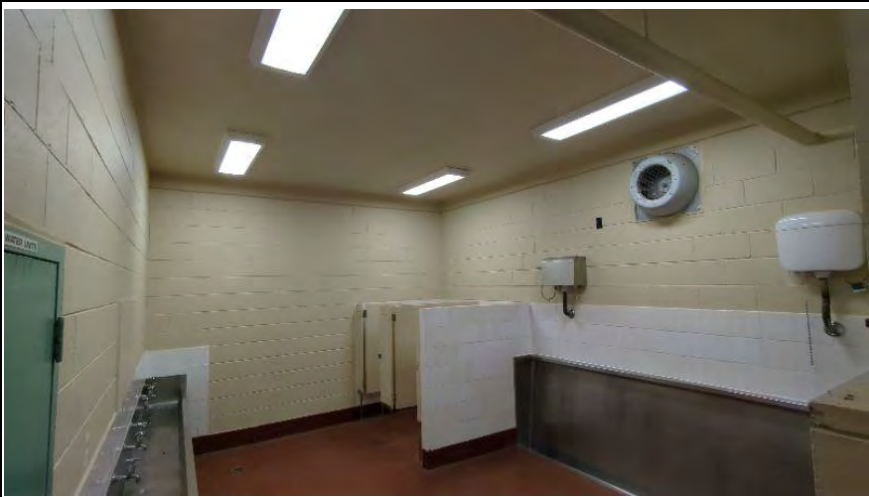
Photo	Material Type	Description
 <p data-bbox="354 989 643 1020">B00A-R0S20 - Movement</p>	<p data-bbox="930 489 1260 562">Masonry walls, ceramic floor tiles and concrete ceiling.</p>	<p data-bbox="1260 489 1560 600">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1260 611 1560 684">IICRC-520:2015 Condition 2 guidelines</p>
 <p data-bbox="354 1539 643 1570">B00A-R0S15 - Boys Toilet</p>	<p data-bbox="930 1035 1260 1108">Masonry walls, ceramic floor tiles and concrete ceiling.</p>	<p data-bbox="1260 1035 1560 1146">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1260 1157 1560 1230">IICRC-520:2015 Condition 2 guidelines</p>



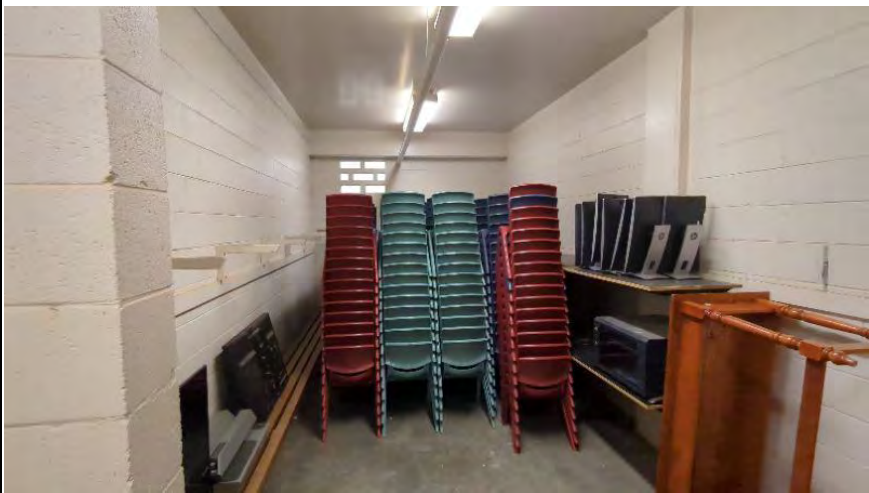
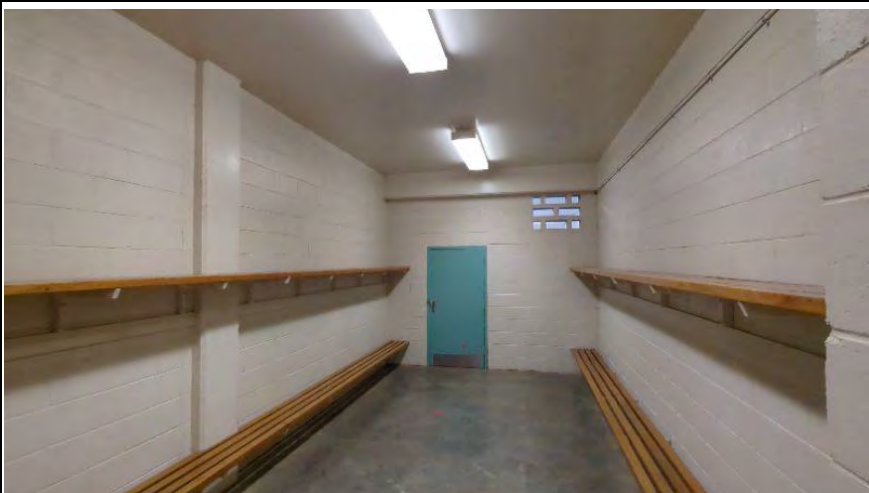
Photo	Material Type	Description
 <p data-bbox="337 993 659 1024">B00A-R0S12 - Change Room</p>	<p data-bbox="930 499 1260 569">Masonry walls, ceramic floor tiles and concrete ceiling.</p>	<p data-bbox="1260 499 1562 604">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1260 617 1562 686">IICRC-520:2015 Condition 2 guidelines</p>
 <p data-bbox="337 1539 659 1570">B00A-R0S11 - Change Room</p>	<p data-bbox="930 1045 1260 1115">Masonry walls, ceramic floor tiles and concrete ceiling.</p>	<p data-bbox="1260 1045 1562 1150">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1260 1163 1562 1232">IICRC-520:2015 Condition 2 guidelines</p>



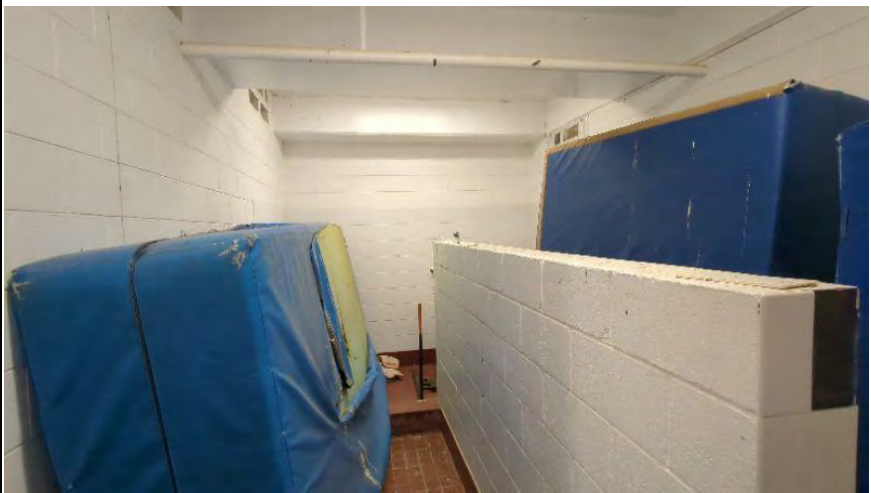

Photo	Material Type	Description
 <p data-bbox="370 993 630 1020">B00A-R0S10 - Showers</p>	<p data-bbox="932 499 1260 569">Masonry walls, ceramic floor tiles and concrete ceiling.</p>	<p data-bbox="1273 499 1555 680">Suspected visual mould growth was noted to porous contents. Room was in a general state of disarray.</p> <p data-bbox="1260 695 1563 764">IICRC-520:2015 Condition 2 guidelines</p>
 <p data-bbox="321 1541 678 1568">B00A-R0S05 - Equipment Store</p>	<p data-bbox="932 1047 1260 1117">Masonry walls, ceramic floor tiles and concrete ceiling.</p>	<p data-bbox="1260 1047 1563 1266">No signs of visual mould growth were noted. Water ingress (in the form of leaching) was noted to the upper sections of masonry walls.</p> <p data-bbox="1260 1281 1563 1350">Refer to index photos 360 - 361.</p> <p data-bbox="1260 1365 1563 1434">IICRC-520:2015 Condition 2 guidelines</p>
<p data-bbox="354 1596 646 1623">B00A-R0S04 - Chair Store</p>		<p data-bbox="1273 1596 1555 1707">No access, keys provided did not open. Assumed mould</p>




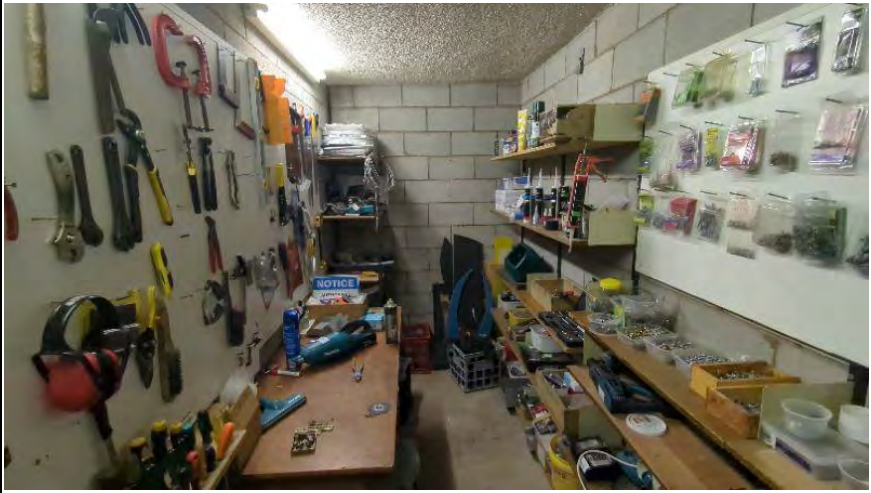
Photo	Material Type	Description
 <p data-bbox="347 989 651 1020">B00A-R0N13 - Music Store</p>	<p data-bbox="943 495 1252 600">Masonry walls, carpet over concrete and concrete ceiling.</p>	<p data-bbox="1271 495 1552 768">Suspected visual mould growth was noted to the carpet and all contents. Refer to index photos 362 - 363. IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="282 1541 716 1572">B00A-R0N05 - Maintenance Cupboard</p>	<p data-bbox="951 1045 1243 1150">Masonry walls, concrete floor and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1271 1045 1552 1234">Suspected visual mould growth was noted to all contents. IICRC-520:2015 Condition 3 guidelines</p>



Photo	Material Type	Description
 <p data-bbox="386 993 613 1020">B00A-R0N02 - Plant</p>	<p data-bbox="943 499 1252 569">Masonry walls, concrete ceiling and concrete floors.</p>	<p data-bbox="1271 499 1555 604">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1271 621 1555 690">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="354 1539 646 1566">B00A-R1E15 - Staff Study</p>	<p data-bbox="938 1052 1252 1157">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1271 1052 1555 1192">Suspected visual mould growth was noted to carpet floor and porous contents.</p> <p data-bbox="1271 1209 1555 1278">Refer to index photos 364 - 369.</p> <p data-bbox="1271 1295 1555 1365">IICRC-520:2015 Condition 3 guidelines</p>




Photo	Material Type	Description
<p>B00A-R1E16 - Staff Study</p>	<p>Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p>Suspected visual mould growth was noted to carpet floor and porous contents.</p> <p>Refer to index photos 370 - 371</p> <p>IICRC-520:2015 Condition 3 guidelines</p>
 <p>B00A-R1E16 - Math Storeroom</p>	<p>Masonry walls, concrete floor and sprayed coating (vermiculite) ceiling.</p>	<p>No signs of visual mould growth or water damage were noted.</p> <p>IICRC-520:2015 Condition 3 guidelines</p>




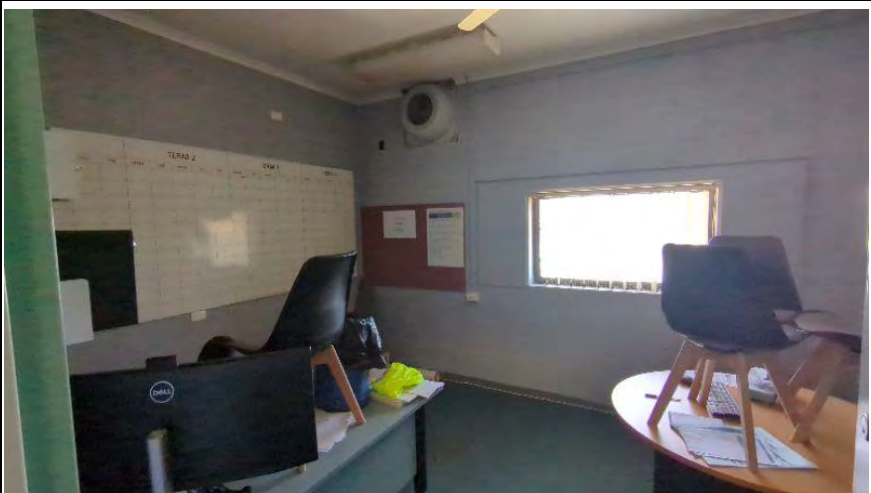
Photo	Material Type	Description
 <p data-bbox="350 993 651 1020">B00A-R1E10 - General L. S</p>	<p data-bbox="938 499 1255 604">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 499 1554 604">Suspected visual mould growth was noted to carpet floor.</p> <p data-bbox="1268 615 1554 688">IICRC-520:2015 Condition 3 guidelines</p>
<p data-bbox="362 1045 639 1073">B00A-R2E08 - Music L. S</p>	<p data-bbox="938 1045 1255 1150">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 1045 1554 1150">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1268 1161 1554 1234">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="350 1770 646 1797">B00A-R2N13 - Staff Study</p>	<p data-bbox="938 1276 1255 1381">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 1276 1554 1381">Suspected visual mould growth was noted to linoleum skirting.</p> <p data-bbox="1268 1392 1554 1465">IICRC-520:2015 Condition 3 guidelines</p>





Photo	Material Type	Description
 <p data-bbox="342 989 654 1020">B00A-R2W01 - Store Room</p>	<p data-bbox="937 499 1256 604">Masonry walls, carpet over concrete and sprayed coating (vermiculite) ceiling.</p>	<p data-bbox="1268 499 1554 604">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1268 615 1554 688">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="355 1535 641 1566">B00A-RW02 - Staff Toilet</p>	<p data-bbox="937 1045 1256 1108">Masonry walls, ceramic floor tiles and concrete ceiling.</p>	<p data-bbox="1268 1045 1554 1150">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1268 1161 1554 1234">IICRC-520:2015 Condition 3 guidelines</p>






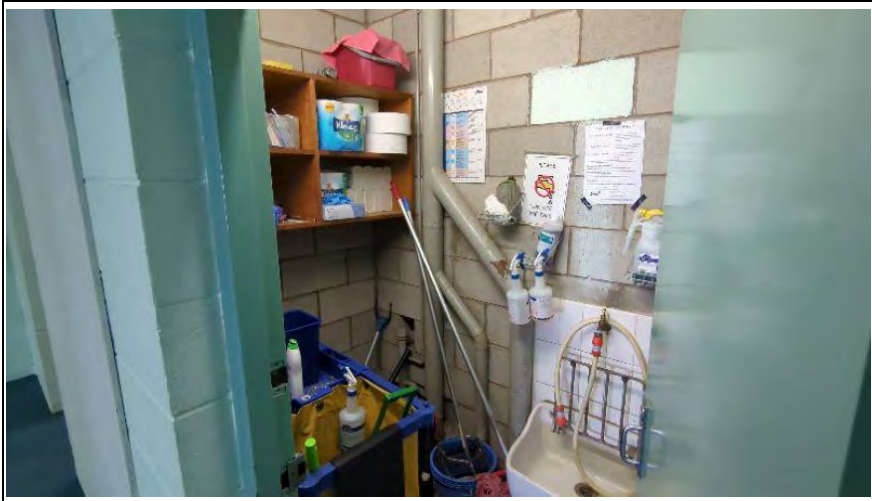
Photo	Material Type	Description
 <p data-bbox="349 993 651 1020">B00A-R2W03 - Staff Toilet</p>	<p data-bbox="930 499 1260 569">Masonry walls, ceramic floor tiles and concrete ceiling.</p>	<p data-bbox="1260 499 1562 604">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1260 617 1562 686">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="349 1539 651 1566">B00A-R2W04 - Boys Toilet</p>	<p data-bbox="930 1045 1260 1115">Masonry walls, ceramic floor tiles and concrete ceiling.</p>	<p data-bbox="1260 1045 1562 1150">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1260 1163 1562 1232">IICRC-520:2015 Condition 3 guidelines</p>



Photo	Material Type	Description
 <p data-bbox="336 1081 624 1111">B00A-2W05 - Girls Toilet</p>	<p data-bbox="916 584 1251 651">Masonry walls, ceramic floor tiles and concrete ceiling.</p>	<p data-bbox="1251 584 1554 689">No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1251 707 1554 775">IICRC-520:2015 Condition 3 guidelines</p>
 <p data-bbox="341 1632 619 1662">CS-7 Cleaning cupboard</p>	<p data-bbox="916 1137 1251 1205">Masonry walls, ceramic floor tiles and concrete ceiling.</p>	<p data-bbox="1251 1137 1554 1317">Unable to identify room from floor plan. No signs of visual mould growth or water damage were noted.</p> <p data-bbox="1251 1335 1554 1402">IICRC-520:2015 Condition 3 guidelines</p>



Appendix E: IICRC R520: 2015 Reference Guide for Professional Mold Remediation – Chapter 13
Contents Remediation

Porous Items		
Category	Condition 2	Condition 3
General	<p>Most items are cleanable.</p> <p>After carefully examining items for unrestorable water damage, the proper cleaning method should be selected based on material composition and manufacturer instructions. Knowing the type of contaminated fabric is critical to determining the type of remediation needed, such as multiple launderings.</p> <p>Recent research showed that <i>Aspergillus</i> spores were trapped and retained to a much greater degree in cotton fabrics than in synthetics, such as rayon, nylon, and polyester.</p> <p>Both laundering and dry cleaning provide physical removal of mold spores and related fragments of growth. With heavy mold odors, a deodorization process such as confined use of ozone may be desirable before or following laundering or dry cleaning.</p> <p>Most cleaning processes should start and end with HEPA vacuuming.</p> <p>Rapid drying after wet cleaning and appearance enhancement, as necessary, follows most cleaning methods.</p>	<p>Condition 3 porous contents generally are not restorable, and disposal normally is recommended.</p> <p>All items should be examined first for unrestorable water damage before extensive attempts to remove mold growth are made.</p> <p>Usually unrestorable due to staining, discoloration, or fiber damage.</p> <p>However, if an item is of sufficient value (e.g., sentimental, monetary, legal, artistic, cultural, or historical), cleaning may be attempted, using techniques described for Condition 2.</p> <p>If heavy odors exist, multiple cleanings and deodorizing attempts may be needed.</p> <p>Organic materials that are highly susceptible to mold growth, such as leather objects, animal trophy heads, and similar items, are not restorable when Condition 3.</p> <p>Most cleaning processes should start and end with HEPA vacuuming.</p> <p>Rapid drying after wet cleaning and appearance enhancement, as necessary, follows most cleaning methods.</p>
Porous Textiles: clothing, fabric, and other textile items	<p>Usually can be laundered or dry-cleaned as appropriate for the fabric as shown on the manufacturer's label.</p> <p>Laundering: Using detergent in the laundering process facilitates removing contaminants. Laundry sanitizers can be added, if textile manufacturer directions permit. They might help reduce microorganism growth, and significantly reduce odors. For those fabrics that are not chlorine bleach safe, addition of oxygen bleaches, such as sodium perborate or sodium percarbonate can provide similar benefits, if permitted by manufacturer directions. The laundering process also can be enhanced by increasing the water temperature. Care should be taken not to exceed the manufacturer's water temperature recommendations.</p> <p>Dry Cleaning: As with laundering, dry cleaning typically will follow manufacturer label recommendations, as well as those standard quality practices of the dry cleaning industry, relative to</p>	<p>Usually unrestorable due to staining, discoloration or fiber damage. However, if the item is of sufficient value (e.g., sentimental, monetary, legal, artistic, cultural, or historical), cleaning may be attempted, using the techniques described for Condition 2.</p> <p>If heavy odors exist, multiple cleanings and deodorization attempts may be needed.</p> <p>For items of high financial or sentimental value, specialty remediation techniques may be possible.</p>

Porous Items		
Category	Condition 2	Condition 3
	<p>fabric or material type. In addition to the traditional solvent-based process, new liquid carbon dioxide dry cleaning and other alternatives are available, and can be better suited for some items. As with laundering, the primary goal of dry cleaning is the physical removal of contaminants and associated odors, rather than killing microorganisms. Repeat laundering or dry cleaning may be needed to satisfactorily eliminate mold odors, as well as to provide an additional measure of assurance of maximum contaminant removal. The decision to conduct multiple launderings or dry cleanings involves professional judgment in consultation with the contents' owner and other materially interested parties.</p>	
<p>Porous Furnishings: area rugs, loose carpet, upholstery, mattresses, wicker, and similar items</p>	<p>Most cleaning processes should start and end with HEPA vacuuming.</p> <p>If items have not been used while contaminated, HEPA-vacuum thoroughly and professionally clean by an acceptable extraction method following the IICRC S300, <i>Standard and Reference Guide for Professional Upholstery Cleaning</i>. Thorough moisture extraction and rapid drying are critical if this procedure is to be successful. As with clothing and soft goods, deodorizing severely contaminated contents may be conducted with appropriate techniques. One or more repeat cleanings may be needed to remove odors and further reduce contaminant levels. With all items, accelerated drying is critical. Appearance enhancement, as necessary, follows all cleaning methods.</p> <p>Area rugs and carpet may be cleanable in a controlled, in-plant facility (see IICRC S500, Chapter 16 <i>Contents Evaluation and Restoration</i>). Determining the severity of contamination may necessitate an assessment. Spreading spores during the cleaning process is a potential problem. Immersion methods that clean rugs or carpet under water are less likely to aerosolize spores.</p> <p>Tapestries and other unpadded items may be HEPA-vacuumed thoroughly or air washed to remove accumulated dust and spores. It is recommended to follow this method with an upholstery cleaning process as specified in the IICRC S300.</p> <p>Air washing should be performed only in a properly controlled work area, or using controlled techniques where massive aerosolization does not pose a health risk to workers or occupants.</p> <p>If items such as pillows, mattresses, and/or leather products have been used while contaminated, attempts to return the item to Condition 1 usually are unsuccessful. Disposal is recommended.</p> <p>Rapid drying after wet cleaning and appearance enhancement, as necessary, follows most cleaning methods.</p>	<p>Usually cannot be effectively remediated and restored to an acceptable condition due to staining and other problems as listed for clothing above.</p> <p>If cleaning is attempted, follow recommendations for Condition 2.</p> <p>Most cleaning processes should start and end with HEPA vacuuming.</p>

Porous Items		
Category	Condition 2	Condition 3
Paper Goods: books, documents, manuscripts, family records, scrapbooks, photographs, and similar items	<p>Most cleaning processes should start and end with HEPA vacuuming.</p> <p>Clean by HEPA vacuuming and dry brushing or other surface cleaning method, while on a downdraft cleaning table.</p> <p>Air washing can be effective. However, air washing should be performed only in a properly controlled work area, or using controlled techniques where massive aerosolization will not pose a health risk to workers or occupants.</p> <p>Rapid drying after wet cleaning and appearance enhancement, as necessary, follows most cleaning methods.</p> <p>Valuable or irreplaceable documents that cannot be cleaned or decontaminated may be encased, laminated, or otherwise sealed.</p>	<p>Remediation is difficult, costly, and may not be cost-effective if items lack significant value (e.g., sentimental, monetary, legal, artistic, cultural, or historical)</p> <p>Cleaning may require a specialized conservation process, and might not be successful.</p> <p>Valuable or irreplaceable documents that cannot be cleaned or decontaminated may be encased, laminated, or otherwise isolated</p>
Fine Art: paintings, sculpture, works of art, and similar items	<p>Remediating mold-contaminated fine art at Condition 2 should be performed only by qualified, experienced specialists primarily due to the high value of items involved. Actual cleaning techniques parallel those for similar items in other categories, but often require extensive knowledge of the type of artwork in question to avoid damage to the piece.</p>	<p>Remediating mold-contaminated fine art at Condition 3 might not be completely successful, and can be quite expensive. These services should be performed by qualified, experienced specialists.</p>

Note: This is not a comprehensive list of all cleaning methods or cleaning method combinations.

Semi-porous Items		
Category	Condition 2	Condition 3
<p>Semi-porous Items: primarily unfinished wood</p>	<p>All items should be examined first for unrestorable water damage.</p> <p>Cleaning usually is accomplished by HEPA vacuuming or air washing. It is recommended that most cleaning processes both start and end with HEPA vacuuming.</p> <p>Abrasive blast cleaning with an appropriate media may also be effective. Air washing or abrasive blast cleaning should be performed only in a properly controlled work area using controlled techniques, where the massive aerosolization they cause will not pose a health risk to workers or occupants. (See Chapter 5, <i>Equipment Tools and Materials</i> for more information).</p> <p>Thorough brushing, while on a downdraft-cleaning table is another possible cleaning technique.</p> <p>Using liquids, especially water-based solutions, can cause staining or discoloration of wood.</p> <p>Appearance enhancement, as necessary, follows all cleaning methods.</p> <p>Using liquid-applied coatings to cover surfaces of contents that cannot be adequately cleaned (and disinfected or sanitized when appropriate) is not recommended. However, using coatings to seal surfaces or restore the appearance of a material can be a useful practice, especially on porous or semi-porous materials from which the damage from mold cannot be fully eliminated (e.g., shellac, varnish, lacquer, water-based acrylics over unfinished wood).</p>	<p>All items should be examined first for unrestorable water damage or mold damage.</p> <p>Semi-porous items are often unrestorable due to staining, discoloration and decay caused by mold enzymes unless growth is in a biofilm rather than in the wood.</p> <p>If growth is in a biofilm, follow directions for Condition 2.</p> <p>Most cleaning processes should start and end with HEPA vacuuming.</p> <p>If growth has penetrated wood, aggressive cleaning methods such as HEPA-assisted hand sanding, abrasive blast cleaning with an appropriate media, and wire or other aggressive brushing (preferably on a downdraft cleaning table) may be required. Abrasive blast cleaning should be performed only in a properly controlled work area using controlled techniques where the massive aerosolization it causes will not pose a health risk to workers or occupants. (See Chapter 5, <i>Equipment, Tools and Materials</i> for more information).</p> <p>End results of such aggressive cleaning methods may result in an appearance that is unacceptable to customers. Attempts should be made to determine if results will be acceptable before extensive cleaning is performed.</p> <p>Using liquids, especially water-based solutions, can cause staining or discoloring wood.</p> <p>Appearance enhancement, as necessary, follows all cleaning methods.</p>

Note: This is not a comprehensive list of all cleaning methods or cleaning method combinations.

Nonporous Items		
Category	Condition 2	Condition 3
<p>Nonporous items: finished wood, glass, metal, plastic, electronics, and similar items</p>	<p>All items should be examined first for unrestorable water damage.</p> <p>Usually, cleaning can be accomplished by using one or a combination of the following: detergent washing and rinsing, ultrasonic cleaning, or HEPA vacuuming plus damp wiping with a suitable cleaning agent. Cleaning agents should contain surfactants or detergents designed for the use and purpose of removing surface dirt or mold growth. Remediators may clean (and disinfect or sanitize, when appropriate) with a biocide if, in their professional judgment, such use would be appropriate. However, indiscriminate biocide use is discouraged, and biocides should not be used instead of proper cleaning. Biocides should only be used in accordance with the product label instructions that have been approved and registered by the EPA or other applicable regulatory agency. The addition of this statement will advise remediators that biocide use is a possibility for these contents, but that there are limitations that should be carefully considered before using these products, and that indiscriminate use, or use instead of adequate cleaning, is not proper remediation.</p> <p>Rapid drying after wet cleaning and appearance enhancement, as necessary, follows most cleaning methods.</p>	<p>All items should be examined first for unrestorable water damage. Some glass and plastic items may be etched or stained by long-term exposure to water and associated mold growth. Metal items may be unrestorable due to corrosion, which can be accelerated by acids produced by fungal growth.</p> <p>Usually, cleaning can be accomplished by using one or a combination of the following: detergent washing and rinsing, ultrasonic cleaning, or HEPA vacuuming plus damp wiping with a suitable cleaning agent. Cleaning agents should contain surfactants or detergents designed for the use and purpose of removing surface dirt and or mold growth. Most cleaning processes should start and end with HEPA vacuuming.</p> <p>Remediators may clean (and disinfect or sanitize when appropriate) with a biocide if, in their professional judgment, such use would be appropriate. However, indiscriminate biocide use is discouraged, and biocides should not be used instead of proper cleaning. Biocides should only be used in accordance with product label instructions that have been approved and registered by the EPA or other applicable regulatory agency. This statement advises remediators that biocide use is a possibility for these contents, but that there are limitations that should be carefully considered before using these products, and that indiscriminate use, or use instead of adequate cleaning, is not proper remediation.</p> <p>Rapid drying after wet cleaning and appearance enhancement, as necessary, follows most cleaning methods.</p>

Note: This is not a comprehensive list of all cleaning methods or cleaning method combinations.

HIGH-VALUE AND IRREPLACEABLE CONTENTS

High-value contents are those with high financial value or replacement cost. Irreplaceable contents are those with high historical, sentimental, cultural, artistic, legal, or other types of value. Extraordinary cleaning procedures may be appropriate for these contents. Such procedures can be as simple as repeated cleanings using standard practices as described above, or they may require highly specialized expert services.