

# MOULD REPORT

**ORDERED BY:**

John Smith

**INSPECTOR:**

Mike Thompson

**DATE:**

10/02/2026

**DIRECTED TO:**

JANE DOE

**PROPERTY TYPE:**

RESIDENTIAL - HOUSE

**EXAMINED AREAS:**

KITCHEN

BATHROOM

BEDROOM 1

Cover Photo

123 COLLINS STREET,  
MELBOURNE VIC 3000



Restoring your spaces,  
protecting your health.

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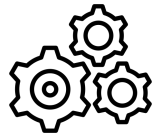
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# OUR SERVICES



Decades of  
knowledge  
Ensuring top-tier  
mould  
Remediation.



Customised  
treatments  
Designed for your  
Property's unique  
needs



Advanced equipment  
For efficient and  
Effective solutions



Trust in our certified  
Professionals for  
peace  
of mind



Thorough inspections  
Capturing every  
mould -  
related detail



Consistent  
satisfaction  
With countless  
successful  
Projects completed



We prioritise  
Transparency and  
clarity  
with our clients



Guaranteeing our  
work  
for a full year post -  
treatment



# VALUE PROPOSITION



## WHAT WE FOUND

During our comprehensive inspection, we identified significant mould growth in multiple areas of the property. The affected zones include the bathroom ceiling, kitchen walls near the sink area, and bedroom window frames. Testing revealed elevated moisture levels consistent with chronic water infiltration.

## WHAT WE'RE GOING TO DO

Our treatment plan involves HEPA vacuuming all affected surfaces, applying professional-grade antimicrobial solutions, and performing complete airborne spore elimination through our fogging process. Cross-contaminated salvageable items will be professionally treated onsite.

## WHAT YOU GET

12 Month warranty on all treated areas  
Professional material removal where required  
Complete airborne spore elimination  
Detailed documentation for insurance / resale

## INVESTMENT

\$2,450.00 + GST

# PROBLEM

## ANALYSIS & RECOMMENDATIONS



### IDENTIFIED ISSUES

During our comprehensive inspection at 123 Collins Street, Melbourne VIC 3000, we identified significant mould contamination across multiple areas of the property. Testing confirmed elevated spore levels requiring professional remediation.

### ROOT CAUSE ANALYSIS

Moisture infiltration is the primary cause of mould growth in this property. Poor ventilation in wet areas combined with high ambient humidity has created ideal conditions for mould colonization.

### RECOMMENDATIONS

1. Proceed with MRC surface treatment to eliminate visible mould
2. Address identified moisture sources
3. Maintain affected areas vacant during treatment
4. Remove and store personal items as recommended

### PRIORITY LEVEL

HIGH

# OUTDOOR ENVIRONMENT

## ANALYSIS



### OUTDOOR TEMPERATURE

22°C

Outdoor Photo 1

### OUTDOOR HUMIDITY

65%

Outdoor Photo 2

### OUTDOOR DEW POINT

15°C

Outdoor Photo 3

# AREA INSPECTED: Kitchen



Our thorough inspection assessed various zones of the property, identifying areas with mould presence and others remaining unaffected.

TEMPERATURE: 24°C

HUMIDITY: 72%

DEW POINT: 18°C

VISIBLE MOULD: Ceiling,  
Walls

### AREA NOTES

Visible mould growth on ceiling and upper walls. Evidence of moisture ingress near window frame. Black mould spots noted around exhaust fan area.

Photo 1

Photo 2

Photo 3

Photo 4

# VISUAL MOULD CLEANING ESTIMATE



## OPTION 1: SURFACE TREATMENT ONLY

TOTAL ESTIMATED COST OF OPTION 1

\$2,695.00

- A. Eradication of visible mould from all impacted zones as detailed in the prior report.
- B. Diminishment of airborne mould spores within the property through sanitisation.

## OPTION 2: COMPREHENSIVE TREATMENT

TOTAL ESTIMATED COST OF OPTION 2

Contact for quote

- A. Eradication of visible mould from all impacted zones as detailed in the prior report.
- B. Removal of mould-affected materials and infrastructural components.
- C. Diminishment of airborne mould spores within the property through sanitisation.
- D. Proper Disposal and handling of removed mould-affected materials.

## EQUIPMENT COSTS

Commercial dehumidifier: \$132/day  
Air Mover: \$46/day  
RCD Box: \$5/day  
Capped at 3 days

PLEASE NOTE: Mould & Restoration CO.  
Specialises in the removal of these  
materials and does not provide replacement  
services. Clients are advised to arrange for  
replacement through other specialised  
services.





# TERMS & CONDITIONS



The subsequent terms and conditions govern the provision of services by Mould & Restoration Co. By agreeing to and scheduling the services outlined in this report, you, herein referred to as the 'Client', are implicitly agreeing to the stipulated terms and conditions.

## **WARRANTY**

- Mould & Restoration Co. provides a 12-month warranty on mould remediation services under the conditions listed:
- 1. All sources of the mould problem must be rectified as per our recommendations, including completing necessary repairs and inspections.
- 2. The premises should not have suffered any natural disasters, such as floods, storm damage, or roof damage, post-remediation.
- 3. The warranty does not cover areas altered or repaired after our service. Any issues arising from third-party alterations or repairs will be their responsibility.
- 4. Should there be any issues or queries concerning the work performed, these must be communicated to Mould & Restoration Co. within 5 business days following the completion of remediation.
- 5. The warranty is SUSPENDED if the invoice is not paid by the due date. Mould recurrence during suspension is not covered.
- 6. The warranty is permanently VOID if the invoice is not paid within 30 days of issuance. This cannot be reinstated.
  - Residential Clients: Warranty void 16 days after due date (Day 30 from invoice)
  - Commercial/PM Clients: Warranty void upon becoming overdue (Day 31 from invoice)

# TERMS & CONDITIONS



## PAYMENT TERMS

Our invoicing procedures and charges are delineated in our Customer Relationship Agreement.

1. Details on charging and invoicing are specified in our Customer Relationship Agreement.

**2. Payment Due Dates:**

\00B7\00A0Residential Clients: 14 days from invoice date

\00B7\00A0Commercial Clients: 30 days from invoice date

\00B7\00A0Property Management/Real Estate (approved accounts): 30 days from invoice date

3. Payment must be completed by the due date on the invoice. We accept cash, Visa, Mastercard, bank transfer, or cheque.

**Late Payment Charges**

Accounts unpaid after the due date will attract:

\00B7\00A0Interest: 10% per annum, calculated daily, in accordance with the Penalty Interest Rates Act 1983 (Vic)

**Administration Fees:**

\00B7\00A0\$65 — First reminder (upon becoming overdue)

\00B7\00A0\$65 — Second reminder (7 days after first reminder)

\00B7\00A0\$65 — Final notice (14 days after first reminder)

\00B7\00A0\$65 — For each subsequent 14-day period the account remains unpaid

Accounts unpaid for over **30 days** will attract an additional 25% per annum interest charge, calculated daily on the remaining balance.

**Credit Default Listing**

Accounts unpaid for 60 days or more may be reported to credit reporting bodies including Equifax, Experian, and illion.

**Before listing a default, we will:**

\00B7\00A0Issue a First Default Notice (minimum 31 days after due date)

\00B7\00A0Issue a Second Default Notice at least 30 days later, providing 14 days final warning

**A credit default listing:**

\00B7\00A0Remains on your credit file for 5 years

\00B7\00A0Cannot be removed even after payment

\00B7\00A0May affect your ability to obtain loans, credit cards, mortgages, rental accommodation, and some employment

# TERMS & CONDITIONS



## PAYMENT TERMS

### Debt Recovery

Failure to settle the account within 60 days will lead to the account being reported to our credit reporting agency. This default will appear on your credit file for five years. Mould & Restoration Co. also reserves the right to initiate legal proceedings to recover any outstanding amounts.

If we engage a debt collection agency or commence legal proceedings, you agree to pay all reasonable recovery costs including collection agency fees, legal fees on a solicitor/client basis, court filing fees, and enforcement costs.

### Disputes

If you dispute any amount, you must notify us in writing within 5 business days of receiving the invoice, specifying the nature of the dispute and providing supporting documentation.

Undisputed portions remain payable by the due date. Interest and fees will not apply to genuinely disputed amounts during review, but will apply in full from the original due date if the dispute is resolved in our favour.

### Property Management & Real Estate Accounts

Approved PM/Real Estate partners receive loyalty discounts:

- \00B7\00A01st Property: 10% off
- \00B7\00A02nd Property: 12% off
- \00B7\00A03rd Property: 14% off
- \00B7\00A04th Property: 16% off
- \00B7\00A05th Property: 18% off
- \00B7\00A06th Property: 20% off
- \00B7\00A07th+ Properties: Standard rates

*\*Discounts are forfeited if an account is referred to debt collection or a credit default is listed\**

# TERMS & CONDITIONS



## PAYMENT TERMS

### Summary - Residential Clients (14-day terms):

Day	What Happens
Day 14	Payment due
Day 15	OVERDUE — Warranty SUSPENDED — \$65 fee — Interest starts
Day 22	\$65 second reminder
Day 29	\$65 final notice
Day 30	WARRANTY VOID — 25% interest kicks in
Day 43	\$65 ongoing fee
Day 60+	Credit default listing

### Summary - Commercial/PM Clients (30-day terms):

Day	What Happens
Day 30	Payment due
Day 31	OVERDUE — WARRANTY VOID — \$65 fee — Interest starts
Day 38	\$65 second reminder
Day 45	\$65 final notice
Day 59	\$65 ongoing fee
Day 60+	Credit default listing + 25% interest

### Acknowledgement

By proceeding with the services quoted, you confirm that you have read, understood, and agree to these Payment Terms & Conditions, including late payment charges, warranty conditions, and credit reporting provisions.

# REMEMBER US FOR MOULD REMEDIATION

