

mouldFix!

Specialist Mould Removal Services

**WE SPECIALISE IN BLACK MOULD SURVEYS,
REPORTS AND TREATMENTS.**

Email:- mould-fix.com Text:-07817540688

Text or email us and we will reply as soon as we pick up the message.

A small introduction about us at **mouldFix!** Specialist Mould Removal Services, Our mould and damp related training and skills taught to us by MGC Ltd, Sovereign Chemicals Ltd, Remedial Technical Services, P.C.A. It was originally set up as a company called It Has 2 Be Done Ltd which included Mould Removal, Which was sold on, but we are now carrying out the work in a new business name completely independent from It Has 2 Be done Ltd. Which was then Heanor Specialist Mould Removal Services, Which as now gone in to partnership and been brought out and re-branded as **mouldFix!** Which is contracting in partnership with **tradePip!**

Due to a lot of our customers only wishing to know what is causing the problems, and how to treat the problems and causes themselves, we have devised a pricing structure to work with these wishes. The pricing structure covers our costs and time to carry out the surveys, and can save you thousands of pounds treating the wrong causes and in the wrong areas.

Our reports can also help to alleviate any blame as to why the problems are there in the first place, and as such we will carry out local surveys etc with two price levels.

Level 1 will be a basic survey and quotation for us to carry out the work, whilst verbally informing you as to the causes of the mould and damp issues, (or an email shortened version of our normal reports) and will cost £50.00

Level 2 will be an in depth report, giving various damp details according to the areas that we measure, and will be written in a report for your reference, and will cost £150.00.

Both prices are kept as low as practicably possible, but are determined by the length of time it takes to view a property and write the reports.

Mould surveys and the cost:-

We do not under any circumstances just give a price for treating mould.

Please note that we do not under any circumstances carry out free quotations or advice for black mould eradication, waterproofing etc, we charge a nominal fee at the first visit so that we cover a part of our costs for the overall time involved. How ever if it is done as part of a **tradePip! Quote then it will be free if you go ahead with the **tradePip! Project.****

The costs are as shown above for local surveys/quotes within a 30 mile radius areas. We carry out surveys for people that have or think they have black mould problems.

Mould is a symptom of a cause and as such the cause has to be sorted before we will treat for mould.

We are often asked to just quote to carry out the work, however in order for us to carry out the work in a proper manner, the whole cause has to be found and sorted, or the problem will keep re-occurring.

Our surveys will normally show any reasons for the black mould to be in the property, whatever the cause.

We are not biased towards any landlords or tenants no matter what the cause, who causes it or who pays for the survey.

We tell you as it is, and can work out a quotation to treat the problem, after our visit, or what is normally the case, we will tell you what is causing the problem and you fix it yourself or via a builder or a builder we can appoint for you. Then the treatment can be carried out once the remedial work as been put right.

At least after a visit by us you will be pointed into the right direction and wont be wasting your money on unnecessary work.

All of the work we carry out will be charged by the square metre and is the same charge per square metre as any other like for like job we carry out wherever it may be. We have fixed prices per square metre worked out and on a pricing sheet on the computer, so we only have to put in any measurements related to your work, and a price is calculated, nothing is added that is not required.

JUST TO LET YOU KNOW

When we are called out to carry out a paid survey or quote for black mould, and we are asked why the problem is there, we will tell you as it is, which may not be what you want to hear.

We will not treat any mould until the cause has been fixed and completed.

We also will **Not** answer any questions from any tenants, or get involved in any discussions about the problems to the tenants unless they are paying for the survey. The person paying gets the unbiased report to do as they wish with it.

WHO IS AT FAULT?

No Matter whose fault it is that there is mould or why it is caused, we can eradicate your mould problem with our cost effective treatments, assuming the cause of the problem is eliminated, we can eradicate the mould, normally most treatments carried out by some professional businesses will only cover the problem and not eradicate it.

If you treat black mould by the wrong methods i.e. non approved household cleaning products or any other non approved treatment it will make the problem worse over the course of time, and will always return.

mouldFix! Specialist Mould Removal Services are fully trained in the use of specialist mould removal and eradication chemicals.

There is a duty of care, incumbent upon central government, upon every Westminster or local government politician, upon every local authority housing director, environmental health officer, architect, surveyor or technical officer, upon every landlord and managing agent, in fact anyone involved in property care and management to ensure that people do not have to live in damp polluted homes.

The main responsibility rests with every environmental health officer, because they have the power to ensure that any property affected by dampness, condensation and mould growth is declared unfit for habitation. Indeed under the environmental protection act, on the grounds of statutory nuisance, and under the fitness guidelines of other current housing acts, he has an absolute duty of care to do so.

Mould is now classed as a statutory nuisance, and so to rent a property with a mould contamination could cause a few problems for you as the landlord or letting agent, equally if you try to sell the property it may stop the sale due to the unsightly looking stains on the walls etc. and the fact that most people will think that there is a problem with the property due to the contamination. Because mould is a statutory nuisance, if you sell or rent your property and have treated for mould, you should by rights produce evidence of treatment, which is why we suggest that a paid for report is requested in the first place then an invoice after the work has been completed will suffice.

Mould in all of its guises requires very little nutrient to grow on walls and ceilings, irrespective of the decorative finishes. Mould

spores will also create a further risk to health when they become airborne.

Damp, Condensation and Mould in Rental Property

A LandlordZONE article

This is a common problem in homes. Older properties tend to suffer more than new ones, but rental properties are particularly prone.

The problem is often a matter of degree: from a small patch of mould or discoloured wallpaper behind the wardrobe, in the very top corner of a bedroom, to serious amounts of mould growth across walls, inside wardrobes and on clothes, furnishings, carpets and in basements.

Mould is a serious problem for both landlord and tenant:

It is a serious problem because of the health risks associated with mould spores. The mould fungi have been identified as the source of many health problems, including infections, asthma, allergies and sinusitis. Moulds produce allergens, irritants, and in some cases, toxins that may cause reactions in humans.

In the USA mould has resulted in numerous lawsuits and substantial damages awards. So much so that US insurance companies are now excluding mould related claims from their casualty, property and environmental insurance policies. The exert below from a US legal conference introduction shows how seriously the problem is now being taken in the US:

“Toxic mould (mould) claims are rising – and some experts believe that we have only seen the tip of the iceberg in the case of commercial property claims. The toxicity of mould has become a source of complex environmental litigation, a public health issue and a trap for legal counsel acting on a purchasing or financing. The costs of remediation have escalated to unprecedented levels. Insurance coverage disputes, as well as a conflicting quilt of new legislative and regulatory approaches, make toxic mould claims even more complex”

The problem is complex and insidious, and is a particular worry to landlords because of these potential legal claims.

UK legal cases so far have been much smaller in number but the ones that have been brought have seldom been straightforward and liability has just as often fallen on the occupants (tenants) as it has on the owners (landlords). The US experience shows that the situation could be about to change here.

WHO IS LIABLE?

Causes of mould growth from straightforward building defects are without doubt the landlord's responsibility in a residential property. This may be different in commercial properties where the tenant takes on repairing responsibilities.

Damp, Condensation and Mould in Rental Property LandlordZONE - 2005 Page 3 of 11

Even years later, once the conditions are allowed to deteriorate again, without the property having undergone thorough eradication treatment, the mould can quickly re-appear.

Condensation is generally noticeable where it forms on non-absorbent surfaces (i.e. windows, window sills, mirrors or tiles) but it can form on any surface and it may not be noticed until mould growth or rotting of material occurs.

Mould is a serious problem, and since 2004 mould has become a class one hazard, which is the same class as asbestos, local authorities and letting agents are legally obligated to ensure that their properties are free from damp and mould.

It is advised that it is not removed without wearing personal protection equipment and respiratory apparatus.

We can eradicate your mould problem with our cost effective treatment, as long as the cause of the contamination is found and eliminated.

Most treatments not carried out by **mouldFix!** Specialist Mould Removal Services will not kill the mould spores and will only cover the problem and not eradicate it ! Only for the mould to return and spread.

We work very closely with the manufacturers of the chemicals used in the complete eradication of mould. Our staff are fully trained in all aspects of black mould treatment and only use products that are recognised within the trade.

LEGAL RESPONSIBILITIES

The control of pesticides regulations 1986 and 1987 (as amended) (COPR) made under part III of the food and environmental

protection act 1985 (FEPA) control the use by **mouldFix!**

Specialist Mould Removal Services, of pesticides and fungicides so as to protect human, animal & plant health; safeguard the environment; provide for the safe efficient methods of controlling mould and provide information on pesticides and fungicides as

required.

Only pesticides and fungicides that are approved can be used by **mouldFix!** Specialist Mould Removal Services for the use of mould control treatments.

Health and Safety in respect of pest control activities is controlled by the health and safety at work etc Act 1974 and regulations made under the act.

The control of substances hazardous to health regulations 1999 (COSHH) require that suitable and sufficient assessments of the risks to employees created by the use of substances hazardous to health are carried out.

mouldFix! Specialist Mould Removal Services will consider the following factors when considering whether a Fungicide is suitable for use: -

Approval for use under FEPA & COPR. And any other governing bodies.

Appropriate approval for the intended use.

The safety of preparation and application of the Fungicide.

The chosen fungicide must present the least risk to human health whilst achieving effective infestation control.

SAFE USE OF MOULD CONTROL PRODUCTS & MATERIALS

Mould control products and materials must be used safely at all times in accordance with the requirements of the following: -

Manufacturer's instructions and hazard data sheets.

The appropriate product COSHH Assessment

The appropriate risk assessment and safe working arrangements

It is a requirement that ALL products used by **mouldFix!** Specialist Mould Removal Services carry an HSE number where such numbers are issued to the products used.

MORE ABOUT MOULD!

We understand the frustration and distress that is caused by having mould in your property.

You may have tried to kill and remove the mould yourself by using a bleach or something similar, only to find it does not kill the mould, the problem has got worse and keeps coming back after you have wasted money on redecoration costs.

Our surveyor will conduct a survey using various equipment.

The data is then analysed. We then show you the problem using the equipment so you can see for yourself why the mould has germinated in the area of concern.

A written report outlining the cause of the problem is issued.

Mould growth is a symptom of a cause. You must find the cause and cure it, before you can alleviate the symptom, thus ensuring mould does not return. This is what we specialise in and why we are successful and trusted in the eradication of mould and fungi growth.

Please be aware that if steps are not taken to alleviate the cause of the mould growth, there will almost certainly be germination problem in the future as mould germination is a symptom of a cause we cannot emphasise this enough. In so many cases our warnings and advice has been ignored and the mould has returned.

A written quotation is supplied so there are never any surprises when the final invoice is handed over.

We are not a commercial cleaning company. We specialise in mould eradication.

We do not share our methodologies with anyone else, as such any claims of working to our methodology can be verified by us on the phone, but in short if they have not been booked through our office, they are not using our latest and most tried and tested efficient techniques.

Due to the health concerns connected with black mould & damp issues It is advised that the mould is only treated whilst wearing personal protection equipment and respiratory apparatus.

Since 2004 Mould has been classed as a Category 1 risk to health as assessed under the housing health and safety rating system 2006 (HHSRS) and that is the same class as asbestos.

Again I will state that It is advised that mould it is not removed without wearing personnel protection equipment and respiratory apparatus.

Mould spores are a common component of household and workplace dust. However, when mould spores are present in unspecified quantities, they can present a health hazard to humans, potentially causing allergic reactions and respiratory problems when present.

Mould allergies have always been a serious problem for many people. Prolonged exposure, e.g. daily workplace and domestic exposure, can be particularly harmful.

Mycotoxins can be found on the mould spores, and, therefore, they can also be found on the material upon which the mould grows.

Routes of entry for these spores can be through ingestion, dermal exposure and inhalation, causing irritations of eye, nose, throat, and lungs.

Environmental illnesses can be difficult for healthcare practitioners to diagnose. Those who are living in houses contaminated usually are aware of the fact due to the dramatic appearance of mould and the scent released from mould growth. Health problems associated with high levels of airborne mould spores include allergic reactions, asthma attacks, irritations of the eye, nose and throat, infections, sinus congestion, and other respiratory problems. When inhaled by an individual, some mould spores may begin to grow on living tissue, attaching to cells along the respiratory tract and causing further problems in those with weak immune systems. A serious health threat from mould exposure for individuals is systemic fungal infection. People exposed to high levels of mould, or individuals with chronic exposure may become infected. Sinuses and digestive tract infections are most common; lung and skin infections are also possible.

The most common effects are a runny nose, watery eyes, and coughing and asthma attacks. This is usually the direct result of inhaled spores or fragments in a domestic or industrial setting.

A mould infestation is comparable to an iceberg, whereby only a third of the problem is visible the remaining two thirds consists of a complex root system deep in the building substrate.

Mould spores are everywhere, and is a factor which is increased by modern living, double glazing, showers, central heating etc all help to cause condensation creating the ideal conditions for mould to thrive.

You may find that you have a small patch of mould showing on a part of a wall in your property, but quite often behind the plaster board lays a bigger problem.

BLEACH & WATER!

Bleach-water solution vaporises quickly but leaves the water behind. This, in effect, doesn't dry as fast as necessary to get rid of spores. Moreover, ordinary bleaches in our households contain 5.25% sodium hypochlorite or NaOCl. This sodium hypochlorite forms hypochlorous acid or HOCl when mixed with water.

Hypochlorous acid is effective against bacteria and viruses thus bleaches are used as disinfectants. Studies revealed nonetheless that the use of bleaches is not suitable for home use due to some health risks. Aside from its health hazards, its effects against moulds are not very successful due to the water, which feeds the spores, left when bleach vaporises. You may notice when you use bleach-water mixture to remove visible moulds on your basement or bathroom walls, the moulds usually grow back after just a few days after you clean them.

Household bleaches do not normally carry an HSE number or state on the label that they can be used to treat mould, we know of one council manager that told a tenant to use bleach, it went horribly wrong and he was taken to court by the tenant and she won a substantial pay out.

It is an offence to advise or use chemicals of any description for a treatment or usage that it does not mention on the bottle label. The first rule of thumb in any industry which uses chemicals is that if "it don't say it does, on the label, then it don't do it" so do not use any chemical unless it says it is safe to do so for the purpose that you require. Ask yourself does it say so on the label and is this product fit for purpose, always read the label.

Theoretically speaking, if you were given the wrong information by a professional person or landlord for a mould problem, and the situation deteriorated, you cannot be held accountable for causing the mould unless it can be shown that your lifestyle is to blame. We always take readings and measurements to back up our findings, we NEVER just look at the problem and give you an answer.

