

## Your Building Biology WA Pre – Purchase/Pre - lease Audit

**Purchasing or renting a home** whether it be for yourself or family is a big deal. At Building Biology WA we want you to see you in a home that promotes health. While much of what we expose ourselves to results from what we bring into the build such as Wi-Fi and cleaning chemicals and how we use the space in our home – hello extractor fan, there are many factors that are out of our control and we want you to make an educated decision on whether you still want to proceed with that build from an educated perspective.

So, what kinds of things are we talking about? Firstly, we look at all parameters such as water intrusion, the proximity to cell towers, placement of electrical infrastructures, proximity to industry and heavily sprayed areas such as golf courses and make sure that they are within building biology health based standards (you will still need to have a structural build inspection done) and then we consider your individual sensitivities. An example of this is a person who has had mould or biotoxin illness as their threshold to microbials will be significantly lower than another person who can produce antibodies to more common moulds, an asthmatic will have different requirements from person who has no issues with allergies, a chemically sensitive person may not be able to find health in a new or newly renovated build and so forth.

As opposed to an Environmental Scientist or Industrial Hygienist, a Building Biologist measures exposures within the built environment (such as in the home) against a set of standards that have been developed independent of industry and are both health and scientifically based. Building Biology Standards accommodate for sensitive individuals, from infants to the elderly and those in poor health, and take into consideration factors such as prolonged exposure, synergist and cumulative effects.

Your audit covers an assessment of:

- The 4 parameters of electropollution (EMF), being electric fields, magnetic fields, high frequency radiofrequencies (both pulsed and continuous waves) and high frequency transient spikes, commonly referred to as dirty electricity.
- Indoor air quality and particulate load.
- Chemical exposure.
- Water damage and mould.
- Potential allergens such as dander, dust, house dust mite, pollen.
- Lead and heavy metals.
- Drinking water contaminants.

Onsite laboratory sampling and testing\* may include:

- Mould.
- Water contaminants.
- Lead.
- Staph
- Soil contaminants.

- Allergens and HDM.
- Volatile Organic Compounds and Microbial Volatile Organic Compounds.
- Formaldehyde.
- Methamphetamine (use or manufacture).

\* No charge is added for the taking and packing of samples, however additional charges will be added at the rate of the laboratory charge, postage and sample media.

### **What to Expect**

After your initial phone or email conversation, you will receive a questionnaire, to be completed and returned within 3 days of the audit (if sensitivities are to be considered). From the questionnaires, the Building Biologist will assess your health concerns prior to the audit, as well as the gathering background information on the area and surrounds, such as the placement of cell towers and proximity to heavy traffic and heavily sprayed areas.

We ask that for Pre Purchase/Pre Lease inspections, the house be kept closed up for 48 hours prior. It is ok to enter and exit the premises, however the windows and doors should remain closed so as to limit any outdoor air exchange.

**On the day of your audit**, your Building Biologist will arrive at the agreed time. There will be time, at the beginning of the audit, to discuss any questions you may have had in regard to the questionnaires, as well as any other relevant concerns. We are also happy to collect the keys from an agent if nearby and at the time of the arranged audit.

The onsite component of audit itself will take anywhere between 4ish hours.

After the audit, the Building Biologist may provide some feedback of identified issues.

Your invoice will be issued post completion of your audit and requires payment prior to the release of the report.

**Your (standard) report** will be provided between 10-14 *business* days after your audit, depending on the type of laboratory samples taken (if any). Your report will contain a brief summary of potential exposures, background and additional information around each of the environmental exposures assessed, the findings and quantified exposures, associated health concerns along with a discussion of possible remediation should you choose to proceed with the purchase.

Building Biology WA wish to make sure that you fully understand the contents of your report. For this reason, we encourage clients to book a complimentary 30 minute zoom/video or phone call once they have read their report, to discuss the findings of the report and the recommendations provided.

Building Biology cannot make the decision of whether or not to purchase a home for you. However we hope that you use our report to make an educated decision.

\* All costs for standards size builds except laboratory tests are included in the cost of the quoted audit.

\* Laboratory tests are kept to a minimum, unless requested by the occupant. The number of tests recommended will be discussed with you at the time of the audit, prior to these costs being incurred.

***IT IS A BUILDING BIOLOGIST'S JOB NOT TO ADD TO THE BODY'S LOAD (MEDICINES AND SUPPLEMENTS),  
BUT TO TAKE AWAY FACTORS/TOXICANTS THAT BURDEN THE BODY.***