MOLD BUSTERS®
DECONTAMINATION EXPERTS | EST. 2005

PROJECT CLEARANCE REPORT

Sorry, we have no imagery here.

Report Prepared for: **Amelia Tremblay**

Address of the Inspected Property: **341 Pennington Street, Moores Mills, BC**

Inspected by:



Eli Cohen, CMRC
Remediation Project Supervisor | Indoor Environmental Inspector

Date: August 12, 2022

Created by:



Haris Mekic
Administrative Client Support

Date: March 23, 2021

Reviewed by



Goran Petkoski
Administrative Client Support

Date: September 22, 2022

www.bustmold.com

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⚠ Disclaimer

The results and interpretation of our inspection and sampling procedures are based on conditions present at the time of the assessment. All efforts were made to ensure accuracy in the collection, and observation of relevant data within the inspected area(s). Unless otherwise stated, the assessment is non-invasive in nature, and inaccessible areas (i.e., behind wall cavities, under sub-floor materials, etc.) may contain concerns not presented in this report due to the restrictions and limitations of the assessment provided. The information and recommendations presented in this report are based on data available at the time of the inspection. Any recommendations made in this report are made, in good conscience and in accordance with the following guidelines:

- Residential Mold Removal Guidelines, 1st Edition, Mold Busters, 2019;
- S520 Standard and Reference Guide for Professional Mold Remediation, IICRC, 2015;
- Mould Guidelines for the Canadian Construction Industry, Canadian Construction Association, 2004;
- ANSI/ASHRAE 62.2-2010, Ventilation for Acceptable Indoor Air Quality in Low-Rise Residential Buildings, American Society of Heating, Refrigeration, and Air-Conditioning Engineers, 2010

Health Canada considers indoor mould growth to be a significant health hazard. The level of concern depends on the extent of mould, how long it has been present and the sensitivity and overall health of the residents. Some people are more susceptible than others. Health Canada recommends controlling dampness indoors and cleaning up any mould regardless of the type of mould present.

01

COMPANY PROFILE

Mold Busters: Decontamination Experts

Mold Busters is a Canadian-owned and operated mold inspection, testing, and removal company that has been established since 2005.

Based in Ottawa, Mold Busters have been servicing residential, commercial, and government clients, promptly dealing with their indoor environmental concerns with professionalism and precision. Their dedication to providing excellent service to their customers have allowed them to grow, opening locations across Ontario, Quebec and the Asia-Pacific.

MOLD BUSTERS SPECIALIZES IN THE FOLLOWING SERVICES:

- Visual & diagnostic mold assessments
- Mold testing
- Comprehensive reports

- Mold removal
- Remediation
- Disinfection

- Non-viable, and viable air quality testing

- Odor removal

- Asbestos testing

- Thermal imaging inspections

Mold Busters does not sub-contract any inspection or remediation work, unless otherwise stated. All Mold Busters inspectors are trained through the National Association of Mold Professionals, InterNACHI, IAQA, or the IICRC.

Please visit our website for more information: www.bustmold.com

02

EQUIPMENT

Mold Busters utilizes a variety of diagnostic and sampling equipment during the assessment. The type of equipment used for each assessment is determined by the technician conducting the inspection. All equipment is regularly calibrated to ensure accuracy in the results. Common diagnostic equipment utilized includes:

1. Precision Hygro-Thermometer - Extech RH490

This measures relative humidity, temperature, and dew point levels. As per ASHRAE guidelines, relative humidity levels above 65% are indicative of a potential for mold propagation.

2. Pinless Moisture Meter – Extech MO257

This non-invasive moisture meter measures the moisture content of a building material. Typically, the MC (moisture content) of wood & drywall should be below 16%.

3. FLIR One Pro

This is a thermal imaging camera attachment that assists in determining heat differentials, or thermal anomalies within building materials.

4. Particle Scan Pro - IQAir

This is an airborne laser particle counter which gives an instantaneous reading of solid particulates between

0.3µm and 5.0µm with a refresh rate of 0.025CFM.

5. Instant Swab Analysis

This is an instant swab analysis utilized to confirm or deny the presence of biological contaminants, such as bacteria, fungi (mold), etc., on a discolored surface area. This is a non-speciating diagnostic swab test.

6. Buck BioAire – Bioaerosol Sampling Pump B520 used with Air-O-Cell cassettes

This is a compact 5-20 LPM controlled flow sampling pump for bioaerosol sampling, which accommodates Air- O-Cell cassettes. This is utilized for air quality testing. All sampled cassettes are sent to an independent, government accredited laboratory that specializes in microbial analysis.

All technicians are equipped with the necessary PPE (Personal Protective Equipment), lighting, and accessibility tools required to perform most indoor assessments. Additional equipment or specialized diagnostics may be utilized on requested projects, as needed. The technician reserves the right to use any or none of the equipment listed or unlisted during the assessment process.

Although there have been many changes in the world due to COVID-19, our commitment to providing safe and effective services holds strong. As such, our highly trained and experienced staff are taking additional precautions to keep you safe during in-person appointments and remediation projects. To view all our Covid-19 Safety and Prevention Measures, please visit https://www.bustmold.com/covid-19/.

03

VISUAL & DIAGNOSTIC RESULTS

Pre-Remediation Assessment

August 5, 2022

• Scope of work assessment was performed in order to assess the suspected area in the basement;

• The purpose of the assessment was to confirm or deny the presence of mold and/or moisture concerns, determine the extent of the contamination, and provide a solution in accordance with **Residential Mold Removal Guidelines**;

• The assessment confirmed the active moisture and discolored wood material at the base of the wall, additionally, thermal imaging revealed several thermal anomalies throughout the area;

• A plan of action was submitted for mold remediation in the affected area and the work was scheduled for August 12, 2022

Active Remediation

August 12, 2022

During the remediation process, it was revealed that other areas of the basement were contaminated as well. Evidence of mice tunneling through the insulation explained the thermal anomalies observed. This degradation could impact the integrity of the insulants, exacerbating condensation issues behind the wall cavity which lead to a scope increase. The Project Supervisor suggested that all drywall, vapor barrier, and other affected organic-based materials be around the perimeter of the basement area. The client approved the scope increase and all suggestions were added to the existing plan of action.

• The contaminated area was isolated in order to prevent cross-contamination to the unaffected areas of the property and to protect them from dust and debris during the remediation process;

• All compromised, contaminated, and moldy materials were removed from the affected areas and disposed of in 6 ml double bags. These materials included drywall, insulation, vapor barrier;

• Other affected organic-based materials were removed from the affected areas on an as-needed basis;

• During the remediation process mice infestation was noted in the basement area due to the affected insulation that was found to be disturbed;

• Thorough HEPA vacuuming was conducted throughout all surfaces in the affected area in order to remove mold spores, particulates, and dust;

• All remaining surfaces (studs, beams, walls, floors, etc.) in the affected areas were disinfected, by concentrated fogging, using an approved fungicide;

• After the remediation process, a HEPA air scrubber was deployed in order to allow for particle dilution.

Post-Remediation Verification

August 19, 2021

• A post-remediation visual and diagnostic assessment was performed following the completion of the remediation project, so as to confirm that the environment has been successfully remediated;

• At the time of the assessment the shower area was found to be in the renovation process, and visual mold was found behind the wall, however, the client mutually agreed not to continue with work as per personal reasons;

• Visual assessment of the treated area revealed cracks on several areas of the foundation walls;

• A discolored portion of the framing components was observed; An instant swab test was performed to determine the nature of the discoloration, and the results yielded a negative analysis for biological contaminant (i.e., fungi); The observed discoloration is non-fungal in nature;

• The inspector concluded that the treated area had met clearance criteria and no additional work was required;

• A Clearance Grade was provided along with recommendations based on visual observations made during the post-remediation verification inspection in order to prevent the resurgence of fungal growth.

• A 1-Year Conditional Work Warranty has been provided for the treated Basement area;

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PHOTOGRAPHIC EVIDENCE

Photographs taken by the technician during the assessment

Location: 341 Pennington Street, Moores Mills, BC

Date: August 12, 2022

Pre-Remediation Photos



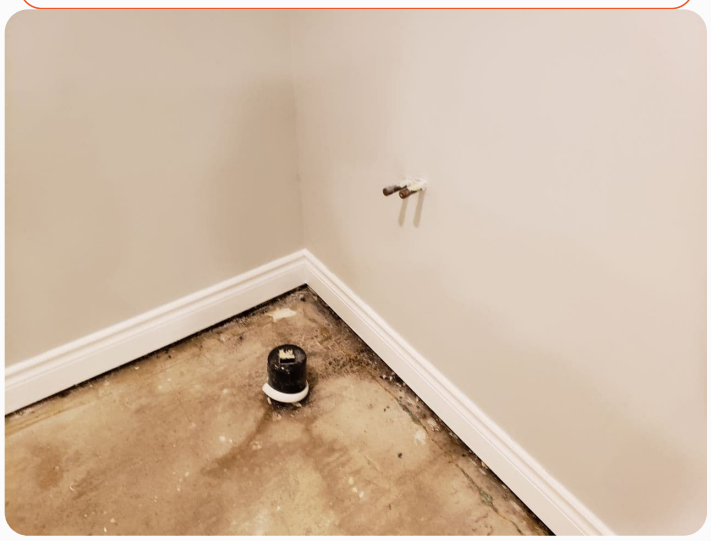
Pre-Remediation Assessment: August 5, 2022



Pre-Remediation Assessment: August 5, 2022

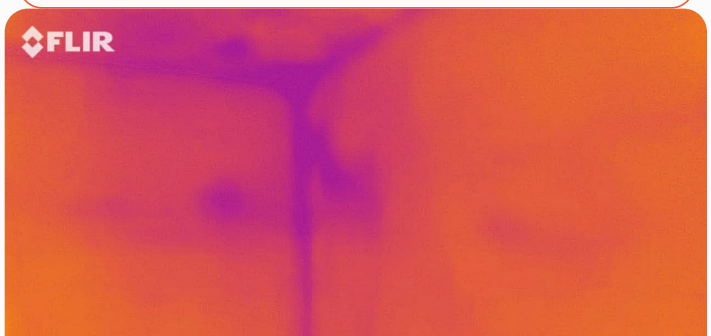


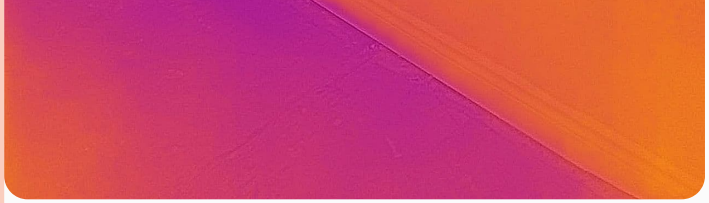
Pre-Remediation Assessment: August 5, 2022



Pre-Remediation Assessment: August 5, 2022









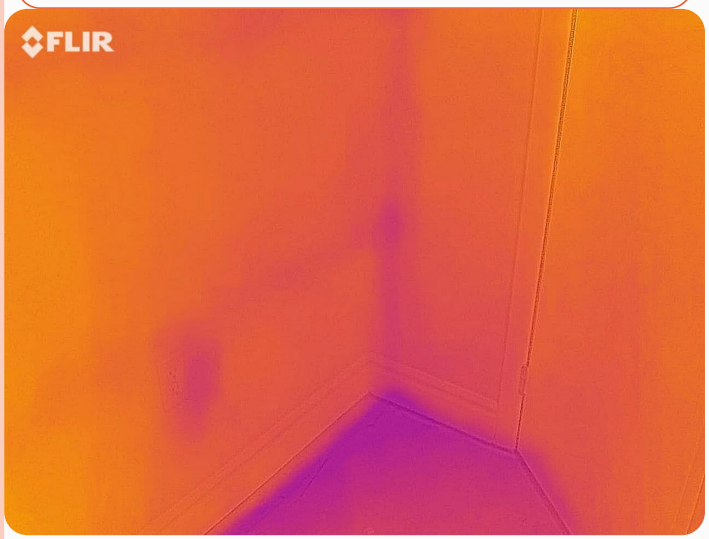
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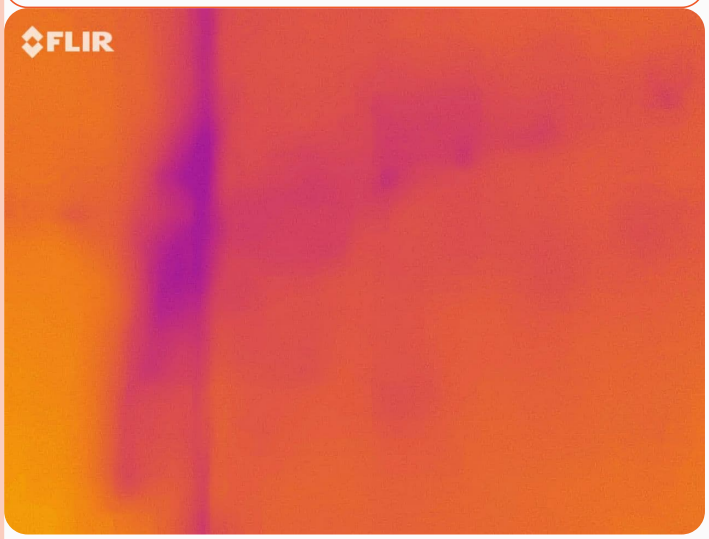
Pre-Remediation Assessment: August 5, 2022



Pre-Remediation Assessment: August 5, 2022



Pre-Remediation Assessment: August 5, 2022; thermal anomalies detected



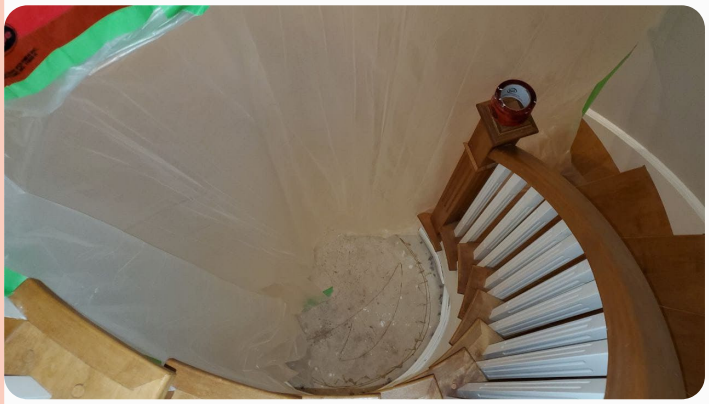
Pre-Remediation Assessment: August 5, 2022

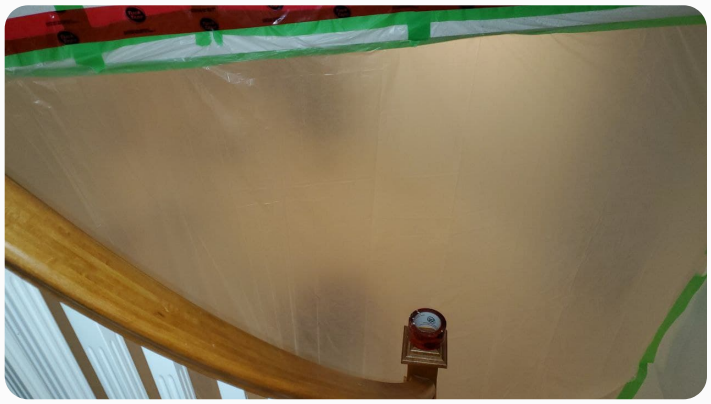


Pre-Remediation Assessment: August 5, 2022

Pre-Remediation Assessment: August 5, 2022

Active Remediation Photos





Remediation Project: August 12, 2022; Containment setup

Remediation Project: August 12, 2022





Remediation Project: March 17, 2021

Remediation Project: August 12, 2022; An evidence of mice droppings was found

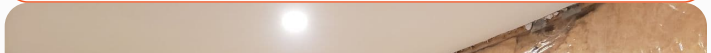




Remediation Project: August 12, 2022

Remediation Project: August 12, 2022; An evidence of mice tunneling found within the insulation







Remediation Project: August 12, 2022



Remediation Project: August 12, 2022



Remediation Project: August 12, 2022



Remediation Project: August 12, 2022: Removal process







Remediation Project: August 12, 2022



Remediation Project: August 12, 2022





Remediation Project: August 12, 2022

Remediation Project: August 12, 2022; More evidence of mice infestation found

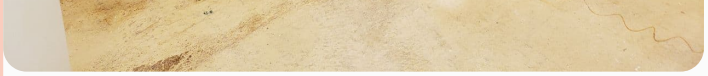




Remediation Project: August 12, 2022; Completed work; Visual inspection







Remediation Project: August 12, 2022



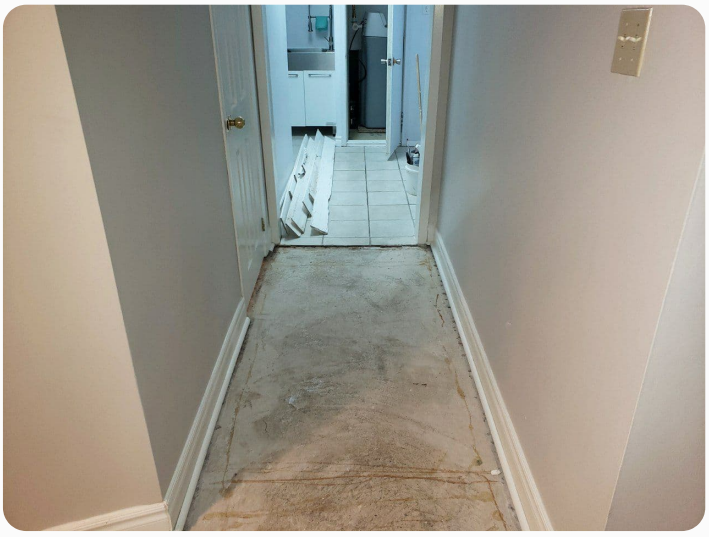
Remediation Project: August 12, 2022



Remediation Project: August 12, 2022



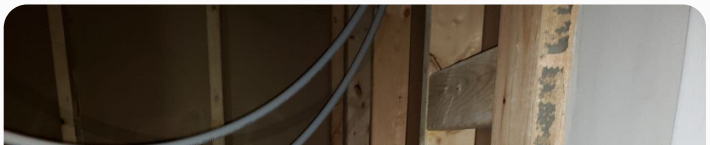
Remediation Project: August 12, 2022



Remediation Project: August 12, 2022

Post-Remediation Photos







Post-Remediation Verification: August 19, 2022; Shower area found to be in the renovation process at the time of the assessment



Post-Remediation Verification: August 19, 2022;



Post-Remediation Verification: August 19, 2022;; Visual mold observed on the wall behind removed shower



Post-Remediation Verification: August 19, 2022







Post-Remediation Verification: August 19, 2022



Post-Remediation Verification: August 19, 2022



Post-Remediation Verification: August 19, 2022





Post-Remediation Verification: August 19, 2022; An evidence of crack in the foundation wall



Post-Remediation Verification: August 19, 2022



Post-Remediation Verification: August 19, 2022





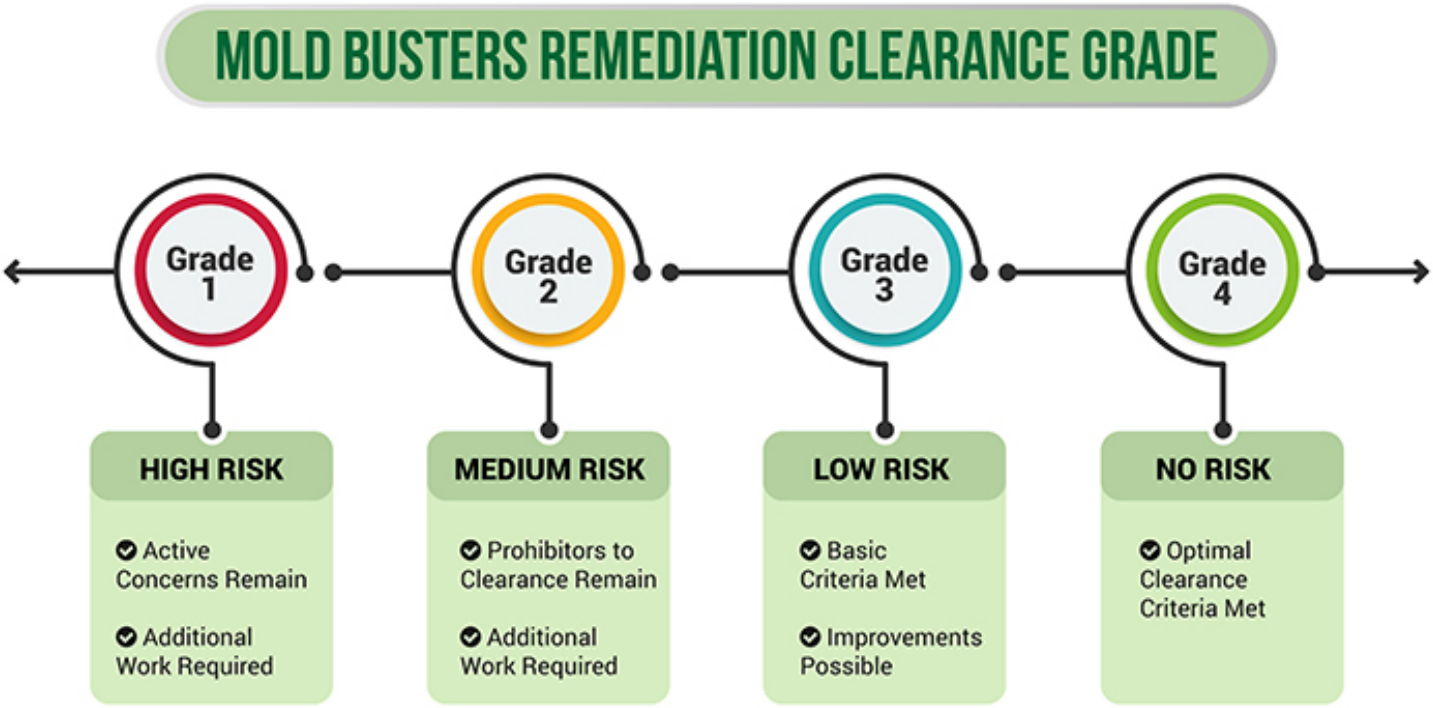
Post-Remediation Verification: August 19, 2022; Swab test performed along the discolored portion of the framing component



Post-Remediation Verification: August 19, 2022; Negative results for biological contaminant (i.e., fungi); discoloration non-fungal in nature

05

CONCLUSIONS & RECOMMENDATIONS



THE MOLD BUSTERS REMEDIATION CLEARACE GRADE IS UTILIZED AS A VISUAL SUMMARY OF THE POST-REMEDIATION OUTCOME BASED ON VISUAL, DIAGNOSTIC, AND/OR LABORATORY DATA COLLECTED AT THE TIME OF THE POST-REMEDIATION ASSESSMENT BY A TRAINED INDOOR ENVIRONMENTAL INSPECTOR.

Grade Level for**: 341 Pennington Street**



The conditions at the time of the post-remediation assessment revealed that basic clearance criteria had been met. To further improve the treated indoor environment and help it achieve optimal clearance status, the following recommendations are being made:

1. It is recommended to contact a pest control specialist to assess, correct and implement preventative measures against further rodent activity;

2. It is recommended to contact a foundation specialist to check the integrity of the foundation walls and fix any issue;

3. It is recommended to regulate the levels of relative humidity to be between 30-50% year-round.



Eli Cohen, CMRC

Remediation Project Supervisor | Indoor Environmental Inspector

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APPENDIX - KNOWLEDGE BASE



Everything You Need to Know About Mold



The Mold Library



Residential Mold Removal Guidelines



Asbestos in Canada: A Homeowner's Handbook



The Ultimate Mold Prevention Guide



Indoor Air Quality



Mold Videos

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