MOLD BUSTERS®
DECONTAMINATION EXPERTS | EST. 2005

VIRTUAL ASSESSMENT 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: May 16, 2022

Created by:



Goran Petkoski
Administrative Client Support

Date: May 16, 2022

Reviewed by



Stefan Ivkovic
Administrative Client Support

Date: September 22, 2022

www.bustmold.com

TABLE OF CONTENTS

01

COMPANY PROFILE

02

VISUAL RESULTS

03

PHOTOGRAPHIC EVIDENCE

04

CONCLUSION AND RECOMMENDATION

⚠ 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

VISUAL RESULTS

Objectives

Mold Busters conducted a virtual inspection at 341 Pennington Street Moores Mills, BC, on May 16, 2022.

The objectives of the assessment were to:

1. Visually inspect areas of the property to identify any potential indoor environmental concerns;
2. Determine the source(s) and extent of these concerns, if present;
3. Establish an appropriate action plan and/or provide recommendations for improvement, if necessary.

Diagnostic Results

The technician made the following observations during his inspection of the property 341 Pennington Street Moores Mills, BC, ON:

LOCATION:Basement Area

GENERAL OBSERVATIONS:

- Flooding happened in the basement over one year ago;
- Water tank broke and flooded the basement;
- Water tank has been replaced
- The homeowner performed work;
- The homeowner used disinfectant and cleaning products;
- Flooring and baseboards were removed;
- Discoloration can still be observed and is visible by the perimeter around baseboards;
- Sump pump is working correctly (it is located in the corner);
- Discoloration was observed during the assessment of the stairs. It is a result of water damage;
- Two rooms are about 330 sq ft. in size;
- Window is available in the basement for the HEPA exhaust and containment.

03

PHOTOGRAPHIC EVIDENCE

Photographs taken by the technician during the assessment

Location: 341 Pennington Street Moores Mills, BC

Date: May 16, 2022



Problematic area under the floor. Needs to be removed



Problematic area under the floor. Needs to be removed



Disinfectant was used



Discoloration was observed along the perimeter around the baseboards



Sump pump is located in the corner



Discoloration and water damage were observed on and by the stairs



Dehumidifier is not being used



Problematic area under the floor. Possible trapped moisture.



Water damage was noted on the wall



Discoloration was observed in the corners



Discoloration was noted on the drywall where the water level was present during the flood

04

CONCLUSIONS & RECOMMENDATIONS

The following recommendations are based on the technician's visual observations at the time of the inspection within the property at 341 Pennington Street Moores Mills, BC.

• Professional mold remediation is recommended to be performed in the basement area in accordance with Residential Mold Removal Guidelines. This includes the removal of any non-structural building material that is contaminated with mold, active moisture, or rot. All residual surface areas will be thoroughly disinfected using HEPA vacuums and anti-fungal treatments. This work should be performed by trained indoor environmental professionals and be verified upon completion to ensure clearance criteria have been met before any reconstruction begins;

• It is recommended to ensure that all areas in the basement are well ventilated at all times and that levels of relative humidity are maintained to be between 30-50% year-round.

Please note that every individual will react differently to mold. The severity of the reaction will depend on factors such as the individual's immune system, exposure threshold, type of mold species present in the space, and duration of exposure. Health Canada considers indoor mold growth to be a "**significant health hazard**" and recommends that all mold, regardless of the species, be cleaned and that the underlying water or humidity problem be dealt with quickly to prevent potential health issues. (Source: *Addressing moisture and mold in your home; Canada.ca*)

If you have any questions regarding this report and the findings therein, please contact **Mold Busters** at 1-877-566-6653.



Eli Cohen, CMRC

Remediation Project Supervisor | Indoor Environmental Inspector

05

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

Copyright © 2026 Bust Mold Inc. All rights reserved.