Mold Diagnostics Quebec

COMPLETE MOLD INSPECTION

Mold Inspection Report

Prepared for	**Alexandra Tremblay**
Property address	142 Maple Avenue, Laval (Quebec)
Inspection date/time	September 21, 2026 at 02:30 p.m.
Inspector	Jordan Beaulieu, CMI

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Complete Mold Inspection

PROPERTY INFORMATION

Client name	Alexandra Tremblay
Property address	142 Maple Avenue, Laval (Quebec)
Property type	Single-family home
Year built	1987
Approximate size (sq ft)	2100 ft²
Number of occupants	3
Inspector	Jordan Beaulieu, CMI
Inspection date/time	September 21, 2026 at 02:30 p.m.
Report date	September 24, 2026 at 09:46 p.m.

SCOPE / METHODOLOGY

A non-invasive, visual examination of the readily accessible, visible and installed systems and components of the building was performed, together with moisture, temperature and humidity measurements and mold air sampling. This report documents moisture intrusion, water damage, musty odors, apparent mold growth, conditions conducive to mold growth, the results of a laboratory analysis of all mold samples taken at the building, and any system or component that was not inspected and the reasons why.

The inspection included the following components: the roof (from ground level or eaves), exterior and grounds, foundation, basement and crawlspace, heating, cooling and ventilation, plumbing, attic and insulation, interior rooms, and moisture, humidity and temperature measurements where conditions warranted.

OWNER INTERVIEW

The following responses were provided by the owner/occupant:

QUESTION	ANSWER	DETAILS
Are you aware of any active water penetration/intrusion at the building?	No	
Have there ever been any prior incidences of moisture or water problems in the building?	Yes	Past leak in the basement, repaired in 2023
Are you aware of any possible mold or mold growth in the building?	No	
Has the property ever been inspected or tested for mold?	Yes	Air testing by a restoration company in 2023; report no longer available
Are any occupants experiencing health effects such as asthma, allergies or breathing problems?	Yes	Occupant reports mild seasonal allergies; no medical follow-up
Are any occupants under a physician's care for health effects attributed to mold exposure?	No	
Does the property have any French drains or a sump pump?	Yes	Perimeter drain with sump pump; pump tested, operational
Any other concerns?	Yes	Client asked to focus on the basement and the northwest bedroom

EXTERIOR INSPECTION

Roof

COMPONENT	STATUS	NOTES
Roof covering	Normal	
Gutters / downspouts	**Concern**	Downspout discharges beside the foundation and its extension is missing; persistent dampness with biological growth on the adjacent wall.
Flashings / penetrations	**Not accessible**	



Proof photo — Gutters / downspouts

Exterior

COMPONENT	STATUS	NOTES
Cladding / flashing / trim	Normal	
Windows / doors	Normal	
Soffits / fascia / eaves	Normal	
Grading / drainage	**Concern**	Negative grading toward the foundation on the south side; rain damage and mildew on the nearby plastered wall.
Exterior penetrations	Normal	



Proof photo — Grading / drainage

BUILDING SYSTEMS

HVAC / Ventilation

COMPONENT	STATUS	NOTES
Air handler / furnace	Normal	
Filter	Normal	
Visible ductwork	Normal	
Condensate system	**Concern**	AC condensate line discharges beside the foundation; no visible trap.
Representative registers	Normal	
Central humidifier	N/A	
Air conditioning	Normal	
Whole-house ventilation	N/A	

Plumbing

COMPONENT	STATUS	NOTES
Visible water supply lines	**Concern**	Corrosion on the visible main shutoff valve; recommend replacement.
Visible drain / waste / vent piping	Normal	
Hot water source	Normal	

INTERIOR INSPECTION

Bathroom — Main floor



Relative humidity (%): 61% · Temperature (°C): 22.5°C

- Moisture intrusion was reported/observed in this area.
- Water seepage at the shower corner; grout lines darkened
- Water damage or staining was reported/observed in this area.
- Staining across the tile surround below the shower ledge
- Apparent mold growth was reported/observed in this area.
- Speckled colonies along the grout lines
- Ventilation / exhaust: Exhaust fan weak; no backdraft damper; duct discharges into the attic space.
- Bathtub / tile surrounds: Caulk deteriorated at the shower corner; staining on the tile surround.

Readings taken in the morning, before shower use.



Proof photo — Bathroom — Main floor — Bathtub / tile surrounds

Findings in this area

Finding 1 — Bathroom — Main floor

Water damage was observed at this location. Discoloration / staining was observed at this location. Discolouration across the tile surround below the shower ledge, consistent with persistent wetting.



Proof photo — Finding 1, Bathroom

Finding 2 — Bathroom — Main floor

Elevated moisture was recorded in Tile grout lines at this location with a moisture reading of 24%. Visible mold growth (apparent mold) was observed at this location. Speckled colonies along the grout lines; moisture reading elevated on the surrounding tile.



Proof photo — Finding 2, Bathroom

Kitchen — Main floor



Relative humidity (%): 54% · Temperature (°C): 22°C

- Water damage or staining was reported/observed in this area.
- Ceiling staining below the upstairs bathroom; panel opened to expose the cavity

Findings in this area

Finding 1 — Kitchen — Main floor

Water damage was observed at this location with a moisture reading of 22%. Elevated moisture was recorded in Ceiling drywall (panel opened) at this location with a moisture reading of 22%. Opening panel showed staining and delamination on the cavity side; insulation displaced below.



Proof photo — Finding 1, Kitchen

Finding 2 — Kitchen — Main floor

Discoloration / staining was observed at this location. Secondary staining where the leak tracked along the joist before it was repaired in 2023.



Proof photo — Finding 2, Kitchen

Bedroom — Upstairs, northwest corner



Relative humidity (%): 67% · Temperature (°C): 21.5°C

- Water damage or staining was reported/observed in this area.
- Staining and peeling finish under the northwest window
- Apparent mold growth was reported/observed in this area.
- Speckles at the base of the corner wall

Corner room; occupant keeps the window sealed and blinds closed in winter.

Findings in this area

Finding 1 — Bedroom — Upstairs, northwest corner

Elevated moisture was recorded in Drywall under the window sill at this location with a moisture reading of 25%. Discoloration / staining was observed at this location. Finish blistering and hairline cracking below the sill; corner reads elevated.



Proof photo — Finding 1, Bedroom

Finding 2 — Bedroom — Upstairs, northwest corner

Elevated moisture was recorded in Baseboard and wall base at this location with a moisture reading of 22%. Visible mold growth (apparent mold) was observed at this location. Small dark speckles along the base of the wall behind furniture.



Proof photo — Finding 2, Bedroom

Basement — Recreation room, south wall

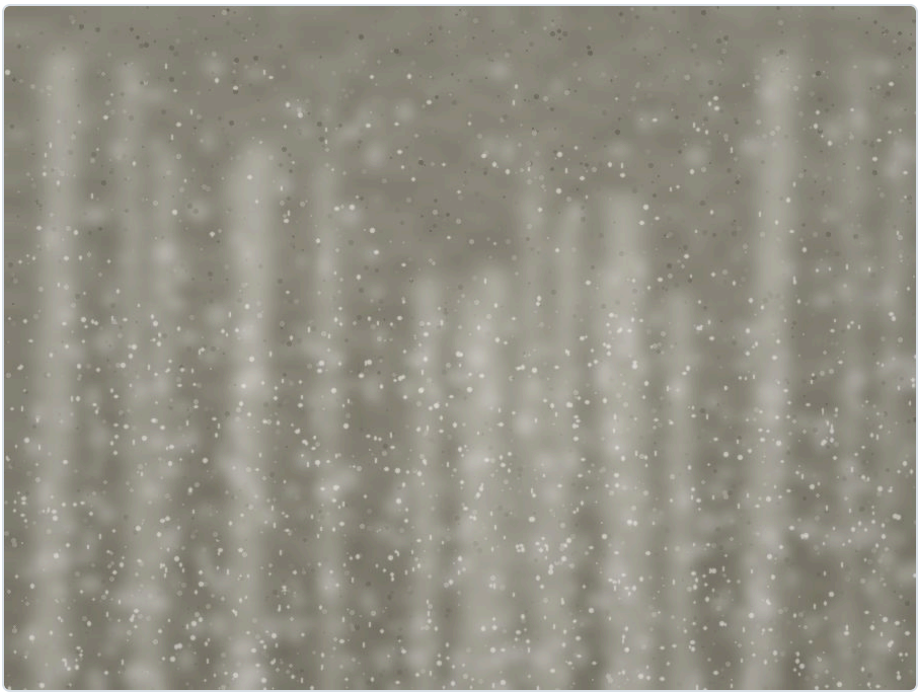


Relative humidity (%): 68% · Temperature (°C): 19°C

- Moisture intrusion was reported/observed in this area.
- Damp patch low on the south foundation wall
- Apparent mold growth was reported/observed in this area.
- Heavy speckled growth across the lower drywall
- A musty odor was reported/observed in this area.
- Musty odor strongest in the southwest corner
- Foundation: Hairline map cracking and damp patch low on the south foundation wall.
- Water intrusion: Past seepage staining (repaired 2023); no active water at the time of inspection.
- Efflorescence: White mineral efflorescence on the bare concrete floor slab along the south foundation wall.



Proof photo — Basement — Recreation room, south wall — Foundation



Proof photo — Basement — Recreation room, south wall — Efflorescence

Findings in this area

Finding 1 — Basement — Recreation room, south wall

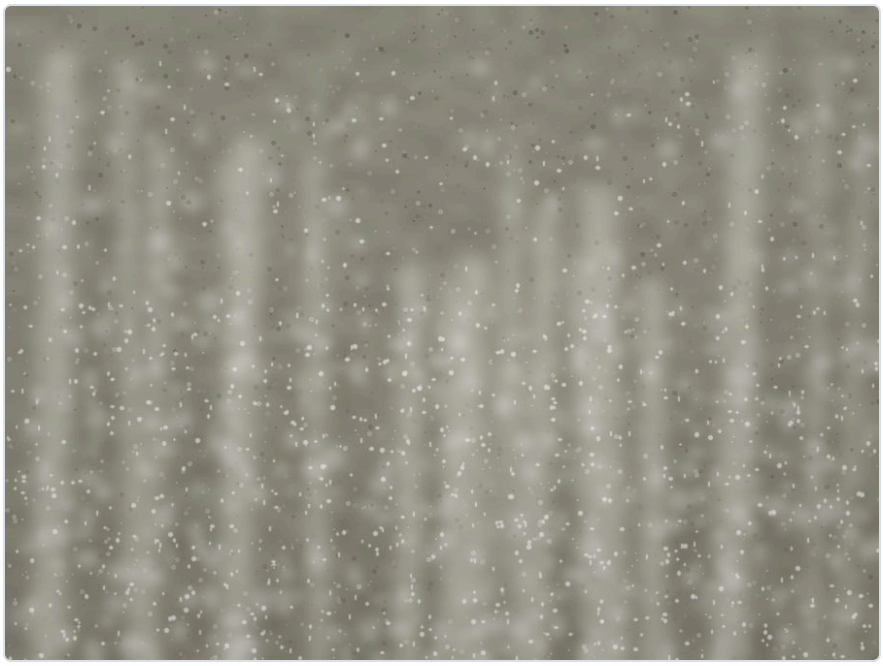
Elevated moisture was recorded in Drywall on the south foundation wall at this location with a moisture reading of 30%. Visible mold growth (apparent mold) was observed at this location. Damp patch with heavy speckled colonies; stored boxes had retained moisture against the wall.



Proof photo — Finding 1, Basement

Finding 2 — Basement — Recreation room, south wall

Efflorescence (mineral deposits) was observed at this location, indicating past moisture movement through the material. White mineral efflorescence on the bare slab, indicating past moisture movement through the foundation.



Proof photo — Finding 2, Basement

Attic — Above the second floor



Relative humidity (%): 63% · Temperature (°C): 17°C

- Apparent mold growth was reported/observed in this area.
- Small speckled colonies on the north sheathing
- A thermal anomaly was reported/observed in this area.
- Cold corners at the north roof sheathing on the IR scan
- Insulation: Insulation thin at the eaves; baffles missing on the north side.
- Condensation: Frost staining visible on nail heads at the north sheathing (winter pattern).

Inspected from the hatch and by limited traversal of the joists.

Findings in this area

Finding 1 — Attic — Above the second floor

Elevated moisture was recorded in North roof sheathing at this location with a moisture reading of 20%. Visible mold growth (apparent mold) was observed at this location. A thermal anomaly was observed at this location, consistent with a possible hidden moisture condition. Speckled growth on the north sheathing; the bathroom exhaust duct discharges into the attic space.



Proof photo — Finding 1, Attic

Living room — Main floor

Relative humidity (%): 45% · Temperature (°C): 22°C

No moisture intrusion, water damage, musty odors or apparent mold reported in this area.

AIR SAMPLING

SAMPLE	TYPE	LOCATION	DATE/TIME	WEATHER
S1	Control Sample (Outdoor)	Exterior, side entrance, upwind of the building	September 21, 2026 at 10:35 a.m.	Clear · Light
S2	Indoor Sample	Bathroom — Main floor — Centre of the room, one metre above the floor	September 21, 2026 at 11:05 a.m.	
S3	Indoor Sample	Basement — Recreation room, south wall — Near the south foundation wall	September 21, 2026 at 11:40 a.m.	
S4	Indoor Sample	Bedroom — Upstairs, northwest corner — At the corner wall, one metre above the floor	September 21, 2026 at 12:10 p.m.	

The air samples were analyzed by an accredited laboratory. The laboratory's complete analytical report, including spore types and concentrations, is provided as a separate document and forms an integral part of this inspection record.

Air sample interpretation

Indoor spore counts are elevated in the basement recreation room compared with the outdoor control sample, with a predominance consistent with damp building materials. The bathroom and bedroom samples are within the range observed outdoors. These findings should be read together with the laboratory report issued separately and with the moisture observations documented in this report.

LIMITATIONS

AREA	REASON	NOTES
North roof slope and chimney flashing	Not accessible	Limited by roof height and safety constraints; inspected from the ground with binoculars.
Attic, north half	Unsafe	Ceiling drywall below limits traversal; inspection by hatch and joist walk only.
Crawlspace under the kitchen addition	Obstructed	Entry panel blocked by stored framing materials; not opened during this inspection.
Flashings / penetrations	Not accessible	Not accessible during inspection
Ventilation	Not accessible	Not accessible during inspection

This inspection was non-invasive. The inspector inspected readily accessible, visible and installed systems and components only, and did not remove finishes, insulation, flooring, or stored contents, or inspect concealed or inaccessible areas. Concealed moisture or mold conditions may exist that were not detectable during this examination.

CONCLUSION

Conditions observed during this inspection are documented in the Interior Inspection section above.

RECOMMENDATIONS

Recommendations based on documented observations:

- Assess the extent of water damage at this location and repair with dry, clean materials. (Bathroom — Main floor)
- Identify and correct the source of moisture at this location, and monitor until readings return to normal. (Bathroom — Main floor)
- Have the apparent mold growth at this location assessed and remediated following recognized guidelines; correct the moisture source to prevent recurrence. (Bathroom — Main floor)
- Address the conditions conducive to mold growth reported in this area. (Bathroom — Main floor)
- Review drainage and moisture pathways at this location: efflorescence indicates past moisture movement through the material. (Basement — Recreation room, south wall)
- Investigate the source of the musty odor reported at this location, as it may indicate hidden mold growth. (Basement — Recreation room, south wall)
- Investigate the thermal anomaly at this location for hidden moisture or missing insulation. (Attic — Above the second floor)
- Laboratory results differ from the outdoor control sample for one or more locations; review the laboratory report and, if indicated, consult a qualified remediation professional.

INSPECTOR SIGNATURE — JORDAN BEAULIEU, CMI

DATE

General limitations and disclaimers. A mold inspection is valid for the date of the inspection and cannot predict future mold growth. Because conditions conducive to mold growth in a building can vary greatly over time, the results of this inspection (examination and sampling) can only be relied upon for the point in time at which it was conducted.

A mold inspection is not a home (property) inspection and is not a comprehensive indoor air quality inspection.

A mold inspection is not intended to eliminate the uncertainty or the risk of the presence of mold, or the adverse effects mold may cause to a building or its occupants.

Confidential — prepared for the exclusive use of the client named above.

Sample report — client, inspector and address are fictional. Photographs: “3rd Floor Bathroom Mold and Mildew” by andydr (CC BY 2.0); “1027 front entry ceiling water damage” by Collin Anderson (CC BY 2.0); “Moldy Wall” by Editor B (CC BY 2.0); “Black Mold” by satemkemet (CC BY-SA 2.0); “Abandoned Attic Space” by byzantiumbooks (CC BY 2.0); “Mossy & Mouldy Wall” by House Buy Fast (CC BY 2.0); “Rain damage” by craft-martingale (CC BY 2.0); “Crack in a Concrete Wall” by Doug NC (Public Domain Mark) (via Openverse/Flickr).