



WINNIPEG
Air Testing

Practical Health and Safety Solutions

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Client Name
132 Yourhome Street
Winnipeg, MB

August 21, 2020

Project Number: R12345

MOISTURE SURVEY IN BATHROOM

Summary of Findings

Parameter	Findings	Comments
Observations	Serious Problem Some Issues Normal	Indication of moisture issues. Some water staining on the floor linoleum.
Infrared Camera	High Significant Normal	Infrared camera shows evidence of water leakage from plumbing inside wall.
Moisture Measurements	Moisture Problem Slightly Elevated Normal	Significantly elevated levels of moisture in floor and wall beside bathtub.
Action	Corrective Action No Action Required	The plumbing leak should be fixed and the wet materials dried or replaced.

Dear Client:

Please find below the results of the moisture survey performed at Yourhome Street Winnipeg on August 19, 2020. The client reportedly has recently moved into the suite and is experiencing health effects. The moisture assessment included:

1. Visual inspection of the bathroom looking for visible mould, water damage, etc;
2. Inspection with an infrared camera to locate areas that may have hidden moisture; and
3. A moisture survey using a moisture meter to measure the moisture content of the structure and materials.

Testing Methodology

Moisture testing is used as an indicator of moisture intrusion or water damage. Areas with high moisture content are conducive to mould growth. An infrared camera was used to help identify potential problems. An infrared camera “sees” in terms of temperature. Locations that have water intrusion or high moisture content are typically

colder and thus appear differently to the infrared camera. Moisture content measurements were then taken with a hand-held moisture meter at points of concern and at various other locations to look for unusual water presence in the building structure.

Criteria for Evaluation

Normal moisture levels in building structures should be less than 16% moisture content. Higher levels are typically found in crawlspaces during some parts of the year.

Results

Observations

There were indications of water damage and water staining in the bathroom. There was discolouration on the floor beside the bathtub. The client indicated that these discolourations were there when they moved in. The inspector noticed a humid odour in the bathroom vanity and signs of water damage and water staining beside the bathtub.

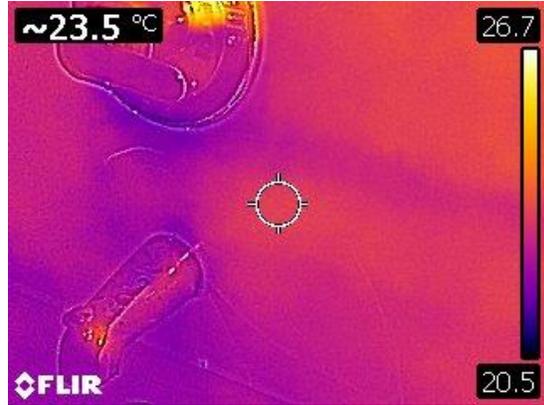
Moisture / Moisture Content

An inspection of the bathroom was performed using a moisture meter and an infrared camera. Both the wall/floor beside the bathtub and the bottom of the vanity cabinet had high moisture content that would support mould growth.



Left. Adjacent to the bathtub, visible discolouration of the floor can be seen. **Middle.** A moisture measurement shows high moisture content in the floor (72% moisture content). **Right.** A magnified image shows that the baseboard is visible wet.

An infrared camera was used to help identify the source of the moisture. An infrared camera shows cold areas as a purple whereas normal conditions are typically pink. The infrared camera has the ability to “see” inside the wall and detect the potential presence of moisture that the naked eye cannot see.



Above. The bathtub wall is dry to the touch. The infrared camera (right image) shows irregular cold areas that are very likely water leakage inside the shower wall. The purple lines indicate water leaking down from the shower control and seeping to the right.



Above. Adjacent to the bathtub, visible discolouration of the floor can be seen. The infrared camera shows the floor and the lower part of the wall to be cold due to presence of moisture.

Conclusion

There is clear presence of moisture issues in the bathroom. Although water damage can be seen on the floor, the source of the water damage is a leak inside the wall at the shower control lever.

I hope this information is of assistance to you. Should you have any questions, or if I can be of any further assistance, please contact me at (204) 668-3141.

Winnipeg Air Testing
Per:

Douglas N. Wylie

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