



## **MOLD WORRY** – Is your strata keeping your home habitable?

### **Mold on the Window Frame**



Recently, we were referred to a client living in a Strata property, stressing and concerned about mold issue in her unit – due to her high sensitivities (medically-verified) and irritating allergic reactions.

A deluge of water had leaked into her unit, where roof-drains on a flat roof had become blocked by leaves and a lack of maintenance. In time this blockage forced rain water to back-up and flow into the client's top-floor unit down the inside of her patio windows.

The administration eventually un-clogged the roof-drains and the flow stopped, but the damage was done. However, no further action was taken and she was left to clean-up and deal with the situation. No water damage restoration / insurance claim(s) etc.

### **Interior Moisture - Water Streaks**



Surface mold has now grown on the window frames and this client's worries were about 'unseen' underlying mold, and justifiably so...

We documented the obvious surface mold and water-streaks, visible on the inside of the windows; the moisture had clearly entered from the top interior wall edge. So any argument or excuse from the strata that it was 'interior condensation' causing the window mold was easily dismissed by the evidence – GOTCHA!

We recorded all evidence and rendered a detailed written report on our findings (with photos) to support her claim for damages / restoration and clean-up against the strata administration (who seemed to want her to 'just go-away').

After receiving our official report she was immediately relieved, empowered, thankful and de-stressed - even though she still faces an uphill battle with the administration (strata council)!

\* Follow-up – this Client has had to engage a Lawyer, due to continued refusal to respond on the part of that administration to accept responsibility and provide a solution – despite their legal obligations stated in the Strata Property Act of BC.

*Who do YOU know who is battling a negligent strata council?*

*Who do YOU know who is stressing needlessly?*

*\* We can help and we really do care!*

*If you're not sure what to look for,  
consider a Safety Inspection by a  
Professional Home Inspector.*

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