

Mold Control Home Inspection Checklist

Indications of excess moisture in the home

- Moisture meter indicates level above 50% relative humidity
- Musty smell
- Mold on surfaces (window sill, in closets, behind furniture)
- Condensation on windows, toilets, and exposed pipes
- Water stains on window sills, ceilings, walls
- Moisture under plastic in basement
- Airtight construction, allows odors to linger
- Damp bottoms on cardboard boxes sitting on the floor

Controlling sources of indoor moisture

Lifestyle of residents

- Limited number of occupants in living space
- Laundry hung outside to dry
- Wet shoes, coats, umbrellas left outside to dry
- Home and clothes are kept clean
- Aquariums are covered
- Houseplants are limited
- Pets and their food and water dishes are kept clean and dry

Appliances

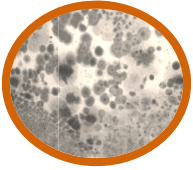
- Clothes dryer is vented to the outside
- Refrigerator drip pan emptied regularly
- Dehumidifier tank emptied regularly
- Air conditioner filter, coils, line maintained
- Combustion heating appliances properly vented to the outside
- Firewood stored outside
- Humidifiers used rarely
- Moderate indoor temperatures maintained during heating season

Leaks are identified and repaired

- Plumbing, including pipes to refrigerator, water heater, faucets and drains under cupboards and laundry spigots
- Roof, including vents and skylights
- Windows, doors
- Foundation vents

Adequate air circulation throughout the home

- Furniture away from walls
- Drapes or curtains opened
- Interior doors left open
- Heating/cooling vents open
- Maintain Heating, Ventilating and Air Conditioning system (HVAC)
- Low wattage bulb is kept on in closets or small enclosed areas



Mold Control Home Inspection Checklist (cont.)

Potential sources of water infiltration are eliminated

- Exposed soil in crawlspace is covered with vapor barrier
- Concrete foundation has adequate exterior protection from water
- Drainage directs water away from or around house
- No water pools near foundation of house
- Rain gutters are kept free of debris and in good repair
- Downspouts carry water away from house
- Siding is sealed along bottom edges
- Water from sprinklers is not allowed to hit house
- Plants and shrubs are trimmed back to allow air flow around exterior of home
- Exterior of house is properly maintained and kept free from mold

Moisture in home is removed

- Fans installed and used for spot ventilation
- Placed near moisture source in kitchen, bathroom, and laundry rooms
- Vented to the outside
- Check for effectiveness
- Leave on until all moisture is eliminated. (Install timers or controls with moisture meters built in)
- Roof vents to allow ventilation in attic space
- Vents in foundation are kept open to allow air flow
- Control condensation on cool surfaces inside the home
 - single pane windows
 - un-insulated walls
 - unfinished basements
 - un-insulated or metal doors
- Dehumidifier installed and used regularly**

Any signs of mold are removed by careful cleaning and drying.

Jeanne Brandt and Susan Busler, Family and Community Health 2007



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