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 cardboards 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
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(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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