

Mold inspection checklist

Property / address: _____

Inspector: _____

Date: _____

Client: _____

Inspection details

Front of property

Reason for inspection

Property type

Occupied?

Known history of water damage or leaks?

Previous mold remediation?

Outdoor temperature (°F)

Outdoor relative humidity (%)

Answer

Photo #

Exterior

Grading slopes away from the foundation?

Gutters and downspouts clear and draining away?

Siding, windows or roof damage that lets water in?

Exterior moisture concerns

Exterior notes

Answer

Photo #

Moisture sources

Active leaks found?

Leak location(s)

Plumbing leaks under sinks or around fixtures?

Condensation on windows, pipes or ducts?

Bathroom exhaust fans vent outside?

Dryer vents outside?

Signs of flooding or standing water?

Answer

Photo #

Interior

Indoor temperature (°F)

Indoor relative humidity (%)

Musty odor present?

Visible mold growth?

Where mold was seen

Size of affected area

Staining or discoloration on walls or ceilings?

Peeling paint or bubbling drywall?

Visible mold

Interior notes

Answer

Photo #

Moisture readings

Moisture meter used

Highest wall reading (location and %)

Highest floor reading (location and %)

Thermal imaging used?

Moisture readings

Answer

Photo #

Attic, basement & crawlspace

Attic ventilation adequate?

Mold on attic sheathing?

Basement or crawlspace damp?

Vapor barrier in crawlspace?

Sump pump working?

Attic, basement or crawlspace

Answer

Photo #

HVAC

Mold or debris in ducts or registers?

Condensate drain line clear?

Filter condition

Air handler

Answer

Photo #

Sampling

Samples taken?

Sample types

Outdoor control sample taken?

Sample locations and IDs

Lab sent to

Answer

Photo #

Findings & recommendations

Overall mold risk

Remediation recommended?

Recommended scope

Moisture source to correct

Recommendations

Occupant safety concerns

Answer

Photo #
