



HOME MOLD INSPECTION CHECKLIST

Track moisture, identify risks, and document findings like a professional

PROPERTY INFORMATION

- Property Address: _____
 - Inspection Date: _____
 - Inspector Name: _____
 - Weather Conditions: _____
-

1. VISUAL INSPECTION CHECKLIST

Check all that apply:

Interior Areas

- Visible mold growth on walls or ceilings
- Water stains or discoloration
- Peeling or bubbling paint
- Warped drywall or baseboards
- Musty or earthy odors

Bathrooms

- Mold around tub/shower
- Caulking deterioration
- Poor ventilation
- Visible moisture buildup

Kitchen

- Mold under sink
- Cabinet damage
- Appliance leaks (dishwasher, fridge)



Attic

- Roof leaks or staining
- Mold on rafters or decking
- Poor ventilation

Crawlspace / Foundation

- Standing water
 - Damp soil
 - Mold on joists/subfloor
 - Musty odor
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💧 2. MOISTURE HOTSPOTS

Inspect these high-risk areas:

- Around windows and doors
- Plumbing penetrations
- Behind/under sinks
- Around water heaters
- HVAC drain lines
- Laundry areas
- Exterior wall corners

Moisture Meter Readings (if available):

Location: _____ % _____

Location: _____ % _____

Location: _____ % _____

🔧 3. HVAC MOLD INDICATORS

- Musty smell from vents
- Visible dust/debris buildup
- Mold on vents or registers
- Condensation on ductwork



- Dirty or clogged filters
- Drain pan moisture or buildup

⚠ 4. WHEN TO CALL A PROFESSIONAL

Check any that apply:

- Mold covers more than 10 sq. ft.
- Strong or persistent odors
- Recent water damage (flood, leak)
- Health symptoms (allergies, coughing, headaches)
- Mold in HVAC system
- Unsure of extent of contamination

👉 Recommendation:

If any boxes are checked above, professional mold testing is strongly recommended.

📝 5. INSPECTION NOTES

Use this section to document findings:

📷 PHOTO LOG (OPTIONAL)

Photo # Location

Description

1



Photo #	Location	Description
2	_____	_____
3	_____	_____

NEXT STEPS

If concerns are identified:

- 👉 Schedule professional mold testing
- 👉 Address moisture source immediately
- 👉 Avoid disturbing visible mold

REMEMBER:

Moisture is the root cause of mold.

If you don't fix the moisture, mold will return—every time.