





## Home Mold & Moisture Inspection Checklist

Identify risks, document conditions, and know when to call a professional.

*Mold Consultant Group*

Mold Testing • Inspections • Air Quality Assessments

 832-280-4747

 [www.moldconsultantgrp.com](http://www.moldconsultantgrp.com)

**Inspect • Test • Guide**



## Home Mold & Moisture Inspection Checklist

### Property Information

- Address: \_\_\_\_\_
  - Date: \_\_\_\_\_
  - Completed By: \_\_\_\_\_
- 

### Water & Moisture History

Check all that apply:

- Past flooding or water damage
- Roof leaks
- Plumbing leaks
- AC drain issues
- Water stains on walls/ceilings
- Poor drainage outside

Notes: \_\_\_\_\_

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### Odors

- Musty smell present
- Odor increases with humidity
- Odor when HVAC runs

Location(s): \_\_\_\_\_

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### Visible Mold or Damage



- Discoloration (black/green/white spots)
  - Bubbling paint or drywall
  - Warped baseboards or flooring
  - Staining around vents or ceilings
  - Mold inside cabinets/closets
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### **Bathrooms & Kitchen**

- Mold around tub/shower
  - Failing caulk or grout
  - Leaks under sinks
  - Cabinet damage
  - Poor ventilation
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### **HVAC & Air Quality**

- Dirty vents/registers
  - HVAC filter dirty or overdue
  - Condensation on vents
  - High indoor humidity
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### **Attic / Crawlspace**

(if safely accessible)

- Damp insulation
- Mold on wood framing



- Poor ventilation
  - Signs of roof leaks
  - Standing water
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### Indoor Humidity

- Comfortable
- Slightly humid
- Very humid

✓ Ideal Range: **30%–50%**

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### Health Symptoms (Optional)

- Allergies worsen indoors
  - Coughing or irritation
  - Headaches/fatigue
  - Symptoms improve when away
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### Photo Log:

### Area Description

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### Final Assessment

- No major concerns
  - Monitor conditions
  - Recommend professional inspection
- 

### Need a Professional?

If you checked multiple boxes or are unsure:

- ✓ Hidden mold may be present
  - ✓ Moisture sources may still exist
  - ✓ Air quality could be impacted
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### Schedule a Professional Inspection

#### Mold Consultant Group

832-280-4747

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### Prevention Tips

- Keep humidity below 50%
  - Fix leaks immediately
  - Use exhaust fans
  - Maintain HVAC system
  - Ensure proper exterior drainage
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