

Mold Inspection Checklist: Moisture Walk of a US House

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Property

INSPECTION DATE

INSPECTED BY

PROPERTY ADDRESS

OCCUPANCY

UNDER-FLOOR SPACES

RECENT WATER EVENT

INDOOR RELATIVE HUMIDITY IF MEASURED (%)

WEATHER DURING THE WALK

☐ Owner or agent present

Rooms and living areas

Item	OK	Defect	N/A	Notes
No visible mold on walls, ceilings, or floors	☐	☐	☐	
No moisture stains, rings, or active wet spots	☐	☐	☐	
No musty or moldy odor in rooms walked	☐	☐	☐	
Windows, sills, and nearby drywall dry	☐	☐	☐	
Carpet and pad not damp or musty	☐	☐	☐	
Paint, wallpaper, or paneling not peeling or bubbling from moisture	☐	☐	☐	
Walls behind large furniture not damp or moldy	☐	☐	☐	
Ceiling tiles not stained, sagging, or moldy	☐	☐	☐	
Closets and stored goods on exterior walls not musty or damp	☐	☐	☐	

Baths, kitchen, and laundry

Item	OK	Defect	N/A	Notes
Shower, tub, tile, and grout: no heavy or spreading mold	☐	☐	☐	
Bathroom exhaust fan present and runs	☐	☐	☐	
Bathroom exhaust ducts to the outdoors, not the attic	☐	☐	☐	
Under-sink cabinets in baths and kitchen dry	☐	☐	☐	
Toilet base, supply, and nearby floor dry	☐	☐	☐	
Kitchen exhaust or an open window used when cooking	☐	☐	☐	
Clothes dryer vents to the outdoors	☐	☐	☐	
No soaked carpet in bathrooms or other wet rooms	☐	☐	☐	

Washer, dishwasher, and ice-maker lines not leaking onto floors or pads ☐ ☐ ☐ _____

Basement and crawl space

Item	OK	Defect	N/A	Notes
Basement or crawl viewed or entered if it is safe to do so	☐	☐	☐	_____
No standing water on the floor, slab, or crawl soil	☐	☐	☐	_____
Walls, rim joists, and the slab edge not actively seeping	☐	☐	☐	_____
No visible mold on walls, joists, or stored goods	☐	☐	☐	_____
No strong musty odor in the basement or crawl	☐	☐	☐	_____
Insulation not wet, compressed, or fallen from moisture	☐	☐	☐	_____
Dirt-floor crawl: soil cover present and not ponding on top	☐	☐	☐	_____
Sump pit if present: not holding moldy standing water	☐	☐	☐	_____
Stored paper, fabric, and wood not sitting on a damp floor	☐	☐	☐	_____

HVAC condensate and air handler

Item	OK	Defect	N/A	Notes
Accessible condensate drip pan clean and not holding standing water	☐	☐	☐	_____
Condensate drain line unobstructed and able to flow	☐	☐	☐	_____
Condensate pump if present: not overflowing or growing mold	☐	☐	☐	_____
Air filter dry, seated, and not moldy	☐	☐	☐	_____
No visible mold on the accessible air handler, fan, or housing	☐	☐	☐	_____
Sample of supply and return registers: no mold on the grille or nearby ceiling	☐	☐	☐	_____
Readily visible ductwork dry; wrap or liner not wet or moldy	☐	☐	☐	_____
Central humidifier if present: not leaking or growing mold	☐	☐	☐	_____
System left off if mold is known or strongly suspected in the HVAC	☐	☐	☐	_____

Attic

Item	OK	Defect	N/A	Notes
Attic entered or viewed from the hatch if it is safe	☐	☐	☐	_____
Roof sheathing and framing: no active wet stains or visible mold	☐	☐	☐	_____
Attic insulation not wet, stained, or compressed from leaks	☐	☐	☐	_____
Bath or kitchen exhaust does not terminate in the attic	☐	☐	☐	_____
Plumbing vents, fans, and skylight wells dry at the roof deck	☐	☐	☐	_____
No condensation or rust on nails, truss plates, or ducts in the attic	☐	☐	☐	_____

Soffit or roof vents not fully buried by insulation or stored goods

☐☐☐

Living-area ceiling under the attic free of new leak stains

☐☐☐

Hidden-moisture clues

Item	OK	Defect	N/A	Notes
No musty odor that you cannot trace to a visible source	☐	☐	☐	
Known past leak or flood areas are dry now	☐	☐	☐	
Drywall not soft, crumbling, or stained in a way that suggests a wet backside	☐	☐	☐	
Wallpaper, vinyl, or paneling not bulging from trapped moisture	☐	☐	☐	
Carpet edges and transitions not damp on the underside	☐	☐	☐	
Visible sweating or leaking pipes in cabinets and unfinished walls	☐	☐	☐	
Gutters and nearby soil not holding water against the house	☐	☐	☐	
Hidden sites left closed unless a professional is opening them	☐	☐	☐	

Findings and sign-off

FINDINGS

ACTION

INSPECTOR SIGNATURE

OWNER OR AGENT SIGNATURE

TIME SIGNED

Reference only. Verify against local codes, a licensed inspector or a qualified contractor.