

Homeowners Mold Inspection Checklist

Mold and bacteria can manifest anywhere, in both the interior and exterior of your home. The source can be caused by improper construction, lack of maintenance or just bad luck! As long as the moisture and temperature level are right, mold can sprout and spread in 2-3 days after initial occurrence; resulting in potential infestation. Environmental Solutions and Service (ESS) is a third party consultant that can diagnose, advise and help you cure your mold and bacteria problems. Review our checklist and discover if the symptoms you are experiencing could be the result of mold or bacteria!

General Questions:

1. *Is there a musty or other odd smell?*
2. *Are there visible signs of water damage anywhere?*
3. *Are there signs of roof leaks, plumbing leaks or sewer overflow?*
4. *Has the home ever experienced any other water problems?*
5. *Do you clean surfaces only to have stains return?*
6. *When running the AC unit continually in the summer, does the air feel cold, damp and heavy or does the air feel warm and moist? Either condition indicates a problem!*

Indoor Inspection:

Checking the Basement

- ✓ Do you have any musty odors?
- ✓ Do the walls, floors and ceilings have any visible signs of cracks or stains?
- ✓ Are there any suspicious growths?

Checking the H.V.A.C.

- ✓ Do you have a routine maintenance program?
- ✓ Are your supply air vents clean with no signs of rust, dust or mold?
- ✓ Do your supply air vents condense or have droplets of water on them?
- ✓ Do you have a supply air vent under a cabinet (toe vent)?

Checking the Kitchen

- ✓ Do your cabinets have signs of mold growing on or in them?
- ✓ Are there any leaks or water stains under the sink?

Checking all Ceilings

- ✓ Are there any spots or stains? *These are all mold indicators.*

Checking the Laundry Room

- ✓ Is the caulking around the tub, shower, and sink present and clean?
- ✓ For tiled floors, is the grout properly set and you have repaired any loose or damaged tile?
- ✓ Any signs of leaks or stains underneath the sink?

Checking the Attic

- ✓ Does your attic have any musty odors, leaks from the roof or visible signs of mold?

Checking the Living Areas

- ✓ Is there any water damage or moisture in or around the fireplace?
- ✓ Is there any rippling in the carpet or cupping of hardwood floors?
- ✓ Do you have any dark spots around the edges of your carpet?
- ✓ Does the humidity within your bathroom seem high?

Outdoor Inspection:

Checking the Foundation

- ✓ Do you see water pools or excessive moisture in the crawlspace?
- ✓ Are gardens, trees, and bushes planted against the home? *All three will draw water into your home via their roots?*
- ✓ Do you see brown surface mold or a different color substance on the wood in the crawlspace?

Checking around the Outside of the Home

- ✓ Do you have physical evidence of pooling water on the ground outside the home?

Checking the Windows and Doors

- ✓ Are there any signs of wood rot or decay around your windows or doors?
- ✓ Do you see any water stains or other signs of moisture?
- ✓ Are any seals broken?

Checking around the Central Air Unit

- ✓ Is the main drain line dripping or is the emergency line dripping? *Do you know which one is which?*

Checking Faucets, Sprinklers and other hose attachments

- ✓ Are all outside faucets secured properly to hoses and are NOT leaking?
- ✓ Is water directed away from the home?

Checking the Roof

- ✓ Do you have any missing shingles?

If you answered YES to any of these questions, a home inspection from ESS is recommended to help discover and cure any potential mold problems your home may have!