

Mold Prevention Inspection Checklist

Leaking ducts:

1. In attic spaces where moisture may accumulate and "feed" molds.
2. Where ducts of exhaust pipes are not running on a continual slope to exit.
3. Where exhaust pipes and ducts are installed in "reverse" to air flow.

Foundations:

1. Poor backfill technique/material.
2. Poor installation of footing drains.
3. Pooling water at backfill.
4. Lack of/inadequate gutter/down spout/splash block.

Drip edge:

1. From top to bottom, house should be constructed to provide continuous drip path to ground.

Exterior coverings:

1. Vinyl Wall coverings with low perm ratings can trap moisture at drywall surface.

Behind tub/shower enclosures:

1. Leaks in enclosure penetrations (faucets, shower head, trip waste).
2. Leaks in ceramic tile/joints, especially if installed over MR board.

Laundry rooms:

1. Main and second floor drains and leaks.
2. Overflow pans build into floor may help.

Poorly ventilated high moisture areas:

1. 50 cfm fans with no make up air.
2. Older fans that have not been periodically cleaned.

Crawl spaces:

1. Rarely built with footing drains.
2. Air vents are usually closed to minimize air cold air under floor.
3. Code requires 1 perm vapor retarder.
4. Best strategy is to insulate perimeter, drain, and circulate tempered air through it.

Plumbing supplies and DWV:

1. When located in exterior walls can cause condensate.

Flashing:

1. All through roof penetrations.
2. Utilize step flashing with shim underlay where permissible.
3. Mechanical flashing vs caulk wherever possible - windows/doors.
4. Eaves to minimum code requirements.
5. Roof valleys underlay with ice and water shield.

Household humidity:

1. Most molds require in excess 50% humidity to flourish.

High heat loss areas - (rate of loss):

1. Rim joists - bad air seals, high moisture, low R value, convective loops.
2. Rough openings at windows/doors. High exfiltration can deposit moisture.
3. Intersection of exterior walls and clgs.

Condensate pans under air conditioners/refrigerators:

1. May catch water without proper evaporation.

Attics:

1. Excess ceiling penetrations, those with heat sources.
2. Poor installation techniques for insulation.
3. Sheathing/felt not properly trimmed for roof vents.

Finished basements:

1. Poor techniques for constructing/securing frame walls to foundations.
2. Poor technique for insulating frame walls attached to foundations.

Delivered materials:

1. Inspect materials as used for visible signs of suspected molds.
2. Materials storage - off the ground, covered, ventilated.

Exterior of building:

1. Low circulation areas - heavily wooded.
2. Low sunlight areas - dormers, valleys with accumulated ice and wetting.
3. Organic siding materials.
4. Shrubs and trees not trimmed away from building.

Indoor air quality:

1. Adequate make up air systems.
2. HEPA filters in furnace and vacuum.