

Home Buyer's Mold Inspection Checklist

A free printable resource from Home Enviro — Licensed Mold Assessor, Florida License MRSA675. Serving Broward, Palm Beach & Miami-Dade Counties. Call (954) 994-8847.

Kitchens & Bathrooms

- Check under every sink for staining, softened wood, or a musty smell around supply lines and P-traps.
- Inspect grout and caulk lines around tubs and showers for discoloration, gaps, or soft spots.
- Press gently on flooring around toilets and tubs — sponginess suggests subfloor water damage.
- Confirm bathroom exhaust fans vent to the exterior, not into the attic space.
- Note any fresh paint or new caulk in only one room — a common way to mask recent leak repairs.

Windows, Doors & Wall Surfaces

- Look for condensation trails, bubbling paint, or dark spotting around window frames and sliding doors.
- Check exterior stucco and window sealant for cracks — a common wind-driven rain entry point.
- Run a hand along baseboards and drywall corners for warping, bubbling, or texture change.
- Take note of any musty odor as soon as you walk in.

Attic & Roof

- Ask about the roof's age — roofs nearing end of life are a leading cause of hidden attic moisture.
- If accessible, look for dark staining on the underside of the roof deck or around vent pipe boots.
- Check that attic ventilation (soffit and ridge vents) is not blocked by insulation.
- Ask about any history of roof leaks, insurance claims, or repairs in the seller's disclosure.

HVAC & Ductwork

- Ask when the AC was last serviced and whether the condensate drain line has ever clogged.
- Check the air handler closet floor and walls for staining, rust, or a musty smell.
- Ask whether the system is sized correctly — an oversized system leaves excess indoor humidity.
- Note any musty smell specifically when the AC first kicks on.

Slab, Crawlspace & Exterior

- Check that property grading slopes away from the foundation, not toward it.
- Look for efflorescence (white, chalky residue) on interior slab edges or garage walls.
- Verify gutters and downspouts direct water away from the foundation.
- Ask about any prior flooding, storm damage, or water intrusion insurance claims.

Garage, Laundry & Utility Areas

- Check around the water heater base for rust staining or standing water in the drain pan.
- Look behind and beneath the washing machine for staining on the floor or wall.
- Check garage walls and ceiling for water stains along the top plate.
- Confirm the dryer vent exhausts fully to the exterior.

Questions to Ask the Seller or Listing Agent

- Has this property ever had a water damage insurance claim, roof leak, or plumbing failure?
- Has any mold remediation ever been performed, and is a clearance report available?
- How old is the roof, water heater, and AC system, and when were they last serviced?
- Has the property been vacant recently?
- Are there any known drainage or grading issues, especially after heavy rain?

Questions to Ask Before Closing

- Has a licensed mold inspection been completed, and have I reviewed the full lab report?
- If mold was found, was independent post-remediation verification (PRV) completed?
- Have any negotiated repairs or credits been confirmed in writing in the final contract?
- Has the seller disclosed all known water damage, leaks, or prior remediation in writing?
- Do I have copies of all inspection reports, lab results, and disclosures for my records?

Indoor Humidity Risk Reference

Indoor Relative Humidity	Risk Level
Below 40%	Low
40% – 45%	Target Range
50% – 55%	Marginal
60% and above	Critical

Source: ASHRAE Standard 55 and EPA indoor air quality guidelines.

Ready for a Professional Pre-Purchase Inspection?

Licensed, independent, and conflict-free — Home Enviro never remediates. Call (954) 994-8847 or visit expressmoldinspection.com/home-buyers-mold-inspection-checklist.html for the full online guide.