



The Ultimate Mold Inspection Checklist for Home Buyers and Renters

This checklist is an extension to our original post here: <http://cleanfirst.ca/mold-inspection-checklist/>

We understand that there are a lot of items to look out for when buying or renting a house, so we've compiled it all into a summarized checklist for easy reference.

The best way to use this document is to print it out and examine each task individually.

By doing these inspections, you ensure that you're living in a healthy environment and protect your family from having to deal with thousands of dollars of remediation costs in the future.

	Item	Description	Good/Bad
House Exterior	Roof Leakages	Check for missing or curling of shingles.	
	Incorrect Grading	The landscape should be sloped away from the house so that water is drained properly.	
	Visible Cracks or recent patches	Look for any foundation cracks.	
	Large hanging trees	Large trees have equally large roots underground, and can cause potential pipe damage costing tens of thousands of dollars.	
	Siding, trim, gutters and paint	Check for damages, peeling, bubbling or dislodging.	
House Interior	Ceiling patches or stains	Examine ceilings corners exposed to the outside or those that are located directly under a bathroom as these are most prone to water damage.	
	Musty Smells	Mold has a musty, stale and damp smell.	
	Window mold growth	Examine the corners and look for wet spots around window.	
	Bathrooms	Inspect the cabinets, caulking, grout, tiles and plumbing under the sink.	
	Carpet Undersides	If you can't check the underside of the carpet, inspect the room corners, baseboards and drywall around carpet areas.	
	Drywalls	Pay attention to any discolorations, peeling and bubbling	
	Attic Spaces	Mold will grow from improper ventilation or a leaky roof. Check the wood sheets and joists.	

	Kitchen Cabinetry	Inspect under the cabinets and all wooden components.	
	Unfinished Basements	Inspect the ceilings, joist and stairs.	
	Finished Basements	Basements have higher humidity levels, so be more thorough. Check the drywall, baseboards and flooring for any peeling, imperfections or discoloration.	
	Fan Coil Units	Open the fan coil units and check for obvious signs of mold - especially on the insulation paper.	