

AHA DIY Home Moisture & Mold Inspection Checklist

Catch moisture early and avoid costly mold damage

Start With the Basics

Before you begin:

- Wear gloves and a mask if you're sensitive to mold
- Bring a flashlight, notebook, and your phone for photos
- Optional but helpful: moisture meter, hygrometer, or thermal camera



Outside the Home

Gutters & Downspouts

- ☐ Are gutters clear and draining away from the home?
- ☐ Are downspouts extended at least 3–6 feet from the foundation?

Grading & Drainage

- ☐ Does the ground slope away from the home (at least 6" over 10')?
- ☐ Any pooling water near the foundation after rain?

Exterior Walls

- ☐ Any visible cracks in siding or foundation?
- ☐ Look for staining, moss, or mildew on exterior walls.



Basement or Crawl Space

Foundation

- ☐ Check for cracks, damp patches, or white powder (efflorescence).
- ☐ Any musty smell after it rains?

Flooring & Walls

- ☐ Are carpets or rugs damp? Feel for cold/damp spots.
- ☐ Look behind storage items for discoloration or mold.

Air & Humidity

- ☐ Use a hygrometer: is relative humidity above 60%?
- ☐ Is there a dehumidifier running — and is it working?

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Bathrooms & Laundry Areas

Plumbing & Fixtures

- ☐ Check under sinks for leaks, drips, or water stains.
- ☐ Feel the floor around toilets and tubs — any soft spots?

Ventilation

- ☐ Does the exhaust fan work properly?
- ☐ Any peeling paint, warped surfaces, or mildew on ceilings?



Kitchen

- ☐ Look under the sink for signs of leaking pipes or mold.
- ☐ Inspect behind and beneath appliances — especially the dishwasher and fridge.



Bedrooms & Living Areas

- ☐ Look for mold on window sills, condensation on glass.
- ☐ Sniff for musty odors near walls, under furniture, or behind drapes.



Attic

- ☐ Check roof sheathing and insulation for staining or mold.
- ☐ Are any vents blocked or damaged?
- ☐ Look for signs of roof leaks: dark spots, sagging wood.



Final Check: Senses & Tools

Smell: Persistent musty odor = red flag.

Touch: Warped or soft baseboards, walls, or flooring.

Sight: Water stains, bubbling paint, black/green mold patches.

Test: Moisture meter readings over 15% = time to investigate further.



When to Call a Pro

- If you find visible mold larger than a dinner plate
- If there's recurring moisture or mold in the same area
- If you suspect mold in HVAC ducts, behind walls, or under floors
- If anyone in the home has asthma or health symptoms that worsen indoors

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Pro Tip:

Check during or just after a heavy rain — that's when leaks and dampness are easiest to spot.

Next Step

Keep this checklist handy and walk through your home every season. Catching issues early can save you thousands.

Want expert guidance?

Explore mold prevention tips and tools with AHA.

Additional Notes



A large, faint background image of a two-story house with a dark roof and several windows. A hand is holding a magnifying glass over the house, focusing on the roofline. The entire page is overlaid with a series of horizontal blue lines for writing notes. A vertical red line is positioned on the left side of the notes area, creating a margin.