

# Mold Inspection DIY Guide

Room-by-room checklist to find hidden mold in your home

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## IDEAL HUMIDITY

30–50% (buy a hygrometer, \$10–15)

## MOLD GROWTH THRESHOLD

Above 60% humidity for 48+ hours

## TESTING OPTION

ERMI dust test (\$150–300) for species ID

## PROFESSIONAL INSPECTION

\$300–700 for full home assessment

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### Bathroom

- Check caulking around tub/shower for black or pink discoloration
- Inspect under sink (look behind pipes at drywall)
- Check ceiling above shower for bubbling paint or staining
- Pull back shower curtain/door track and inspect
- Smell test: musty odor = mold even if you can't see it
- Verify exhaust fan works (hold tissue to vent — it should stick)

### Kitchen

- Check under sink for leaks or water damage
- Pull out refrigerator and inspect wall/floor behind it
- Check dishwasher door gasket and drain area
- Inspect window sills for condensation damage

### Basement

- Look for white mineral deposits on walls (efflorescence = water intrusion)
- Check corners where walls meet floor for discoloration
- Inspect stored items (cardboard boxes, clothing) for musty smell
- Check sump pump area and floor drain

### Attic

- Inspect roof sheathing (underside of roof) for dark staining
- Check around roof penetrations (vents, chimney)

- Look for daylight coming through (indicates gaps where moisture enters)
- Verify bathroom exhaust vents to outside, not into attic

### Bedrooms

- Check window frames and sills for condensation or mold
- Pull furniture away from exterior walls and inspect
- Check closets (especially exterior wall closets) for musty smell
- Inspect mattress underside if on floor or low platform

### HVAC System

- Remove a supply vent cover and look inside ductwork with a flashlight
- Check around AC unit for standing water or staining
- Inspect air handler drip pan and condensate drain line
- Note when filter was last changed (every 90 days max)

#### IMPORTANT

If you find mold covering more than 10 sq ft, or if it's in HVAC ducts, hire a professional remediation company (not just a handyman). DIY cleanup of large mold areas can spread spores throughout the house. Do NOT use bleach on porous materials — it doesn't kill mold roots in drywall or wood.