



Mold Remediation Inspection Checklist for Rental Properties

Initial Assessment & Documentation

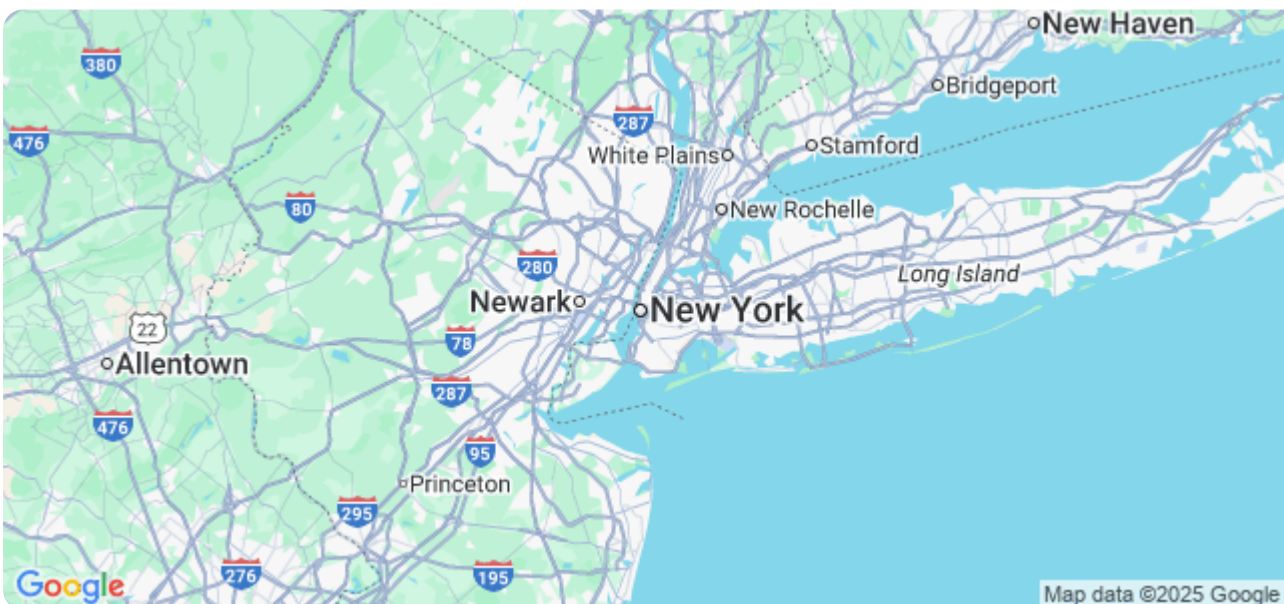
Record initial observations, property details, and contact information.

Inspection Date

Inspection Time

Property Address

 [Set My Current Location](#)



Property Type (e.g., Apartment, House)

Write something...

Unit Number (if applicable)

Write something...

Description of Initial Conditions (Brief)

Write something...

Weather Conditions

- ☐ Sunny
- ☐ Rainy
- ☐ Cloudy
- ☐ Snowy

Inspector Signature

Visual Inspection - Interior

Detailed check for visible signs of mold growth in all interior spaces.

Overall Room Condition Notes

Write something...

Visible Mold Presence (Walls)

- ☐ No Visible Mold
- ☐ Minor (Surface)
- ☐ Moderate (Localized)
- ☐ Severe (Widespread)

Visible Mold Presence (Ceiling)

- ☐ No Visible Mold
- ☐ Minor (Surface)
- ☐ Moderate (Localized)
- ☐ Severe (Widespread)

Visible Mold Presence (Floors)

- ☐ No Visible Mold
- ☐ Minor (Surface)
- ☐ Moderate (Localized)
- ☐ Severe (Widespread)

Moisture Meter Reading (Wall)

Enter a number...

Description of Mold Odor (if present)

Write something...

Photo Documentation (Walls)

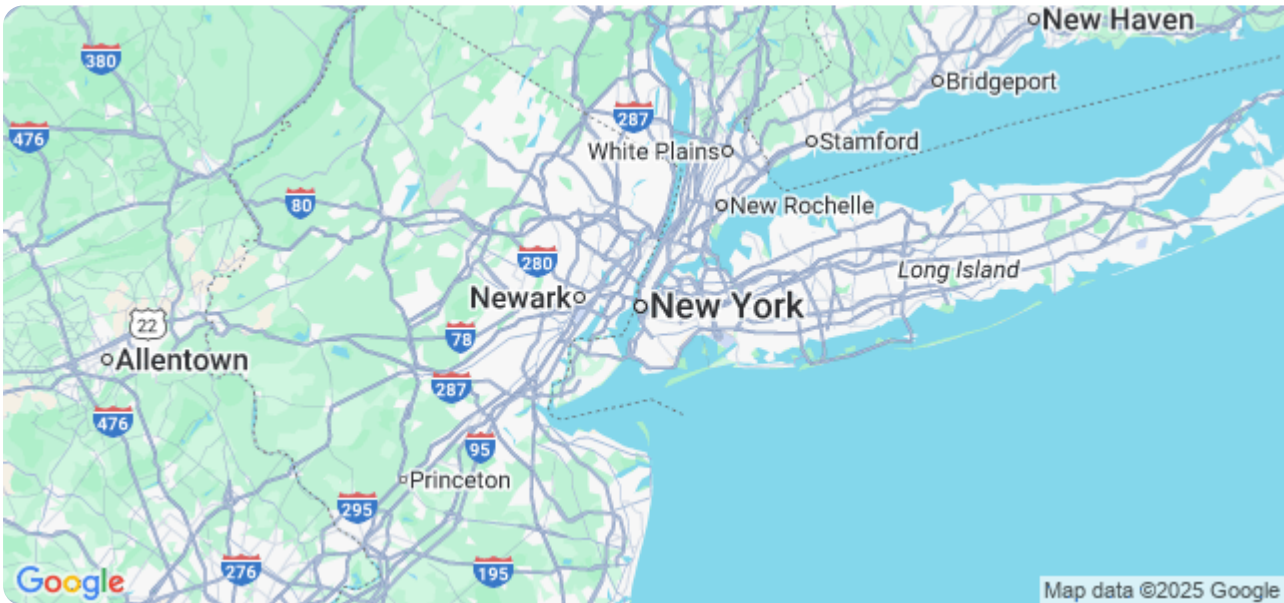
 Upload File

Visual Inspection - Exterior

Assess the exterior for potential water intrusion points and visible mold.

Identify Potential Water Intrusion Points (e.g., cracks, gaps)

 [Set My Current Location](#)




Visible Mold Growth on Exterior Surfaces?

- ☐ Yes
- ☐ No
- ☐ Uncertain

Description of Exterior Condition (e.g., peeling paint, damaged siding)

Write something...

Attach Photos of Exterior Areas of Concern

 Upload File

Roof Condition Rating (1-5, 1=Excellent, 5=Poor)

Enter a number...

Gutter Condition

- ☐ Clear and Functional
- ☐ Partially Blocked
- ☐ Blocked or Damaged

Moisture Meter Readings

Record moisture levels in suspected areas using a moisture meter.

Location 1 Moisture Reading (%)

Enter a number...

Location 2 Moisture Reading (%)

Enter a number...

Location 3 Moisture Reading (%)

Enter a number...

Location 4 Moisture Reading (%)

Enter a number...

Location 5 Moisture Reading (%)

Enter a number...

Moisture Meter Type

- ☐ Pin Type
- ☐ Pinless
- ☐ Other

Moisture Meter Serial Number

Write something...

Environmental Testing (If Applicable)

Document air and surface sample collection and lab details.

Sampling Methodology Description

Write something...

Air Sample Type

- ☐ Total Mold Spores
- ☐ Mold Species Identification
- ☐ Volatile Organic Compounds (VOCs)

Surface Sample Type

- ☐ Swab
- ☐ Tape Lift


Number of Air Samples Collected

Enter a number...

Number of Surface Samples Collected

Enter a number...

Chain of Custody Document

 Upload File

Laboratory Name

Write something...

Sample Collection Date

Enter date...

Source Identification & Repair Recommendations

Identify the source of moisture and propose necessary repairs.

Describe Suspected Water Intrusion Source

Write something...

Possible Source Type

- ☐ Plumbing Leak
- ☐ Roof Leak
- ☐ Foundation Issue
- ☐ Condensation
- ☐ HVAC System
- ☐ Unknown

Detailed Repair Recommendations

Write something...

Estimated Repair Cost (USD)

Enter a number...

Recommended Repair Completion Date

Enter date...

Repair Specialist Signature

Remediation Plan & Scope of Work

Outline the steps for mold remediation, including containment and cleaning.

Detailed Remediation Description

Write something...

Estimated Labor Hours

Enter a number...

Estimated Material Costs

Enter a number...

Containment Method

- ☐ Poly Sheeting
- ☐ Negative Air Pressure
- ☐ Combination

Cleaning Agents to be Used

- ☐ HEPA Vacuum
- ☐ Specialized Mold Cleaner
- ☐ Disinfectant

Start Date of Remediation

Enter date...

Estimated Completion Date

Enter date...

Remediation Plan Diagram (Optional)

 Upload File

Post-Remediation Verification

Document cleaning verification, including moisture readings and visual inspection.

Post-Remediation Moisture Readings (Interior Walls)

Enter a number...

Post-Remediation Moisture Readings (Exterior Walls)

Enter a number...

Visible Mold Presence Post-Remediation?

☐ Yes

☐ No

Detailed Observations Post-Remediation

Write something...

Date of Post-Remediation Verification

Enter date...

Time of Post-Remediation Verification

Inspector Signature

Final Documentation & Sign-Off

Complete all necessary paperwork and obtain signatures of involved parties.

Inspection Completion Date

Enter date...

Inspection Completion Time

Inspector Signature

Inspector Printed Name

Write something...

Property Manager/Owner Signature (Acknowledgement)

Property Manager/Owner Printed Name

Write something...

Summary of Findings & Recommendations (for record keeping)

Write something...

Supporting Documentation (photos, lab reports)

 Upload File