



## Landlord Inspection Checklist

Landlords should follow this simple two-step process for mold prevention in their properties.

**Property Address** \_\_\_\_\_ **Date** \_\_\_\_\_

### **Step 1.** Perform these simple tasks in your unit prior to rental:

- Repair any leaks that let water into the building.
- Ensure good drainage around the building
- Gutters and downspouts should be connected and clear of debris
- Grade soil away, not towards, the building
- Test drainage with a hose
- Repair any plumbing leaks, including tightening clamps on washing machine connections
- Vent all dryers to the outside.
- Insulate water supply piping.
- Install kitchen and bath fans that are vented to the outside. (Low-noise fans have a better chance of being used by tenant or tie to the light switch)
- Seal, caulk, and replace broken glass on old windows to minimize air leakage, or replace with new windows.
- Replace any drywall, insulation, carpet/pad, and (if necessary) wood surfaces that have been wet for more than 48 hours.
- Provide dehumidification in chronically damp areas, such as basements and crawlspaces.
- Remove carpets from uninsulated basement slabs.
- Post a copy of "Tenant's Checklist for Preventing Mold in Apartments" in a prominent location in the apartment. Review it with each tenant

List any items that need attention: \_\_\_\_\_

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### **Step 2.**

Conduct a moisture inspection every year or between tenants. Check the following areas for wet spots, condensation, leaks, or water stains. Insects and insect damage may

also be a sign of water problems. A moisture meter can be effective at identifying problems that have yet to create visual damage.

- Bathroom(s)
  - Behind and on the floor around the toilet. Water impacted vinyl usually turns grey
  - On the floor and walls on each side of the shower/tub. Around any windows in the tub area. Inspect condition of grout and caulking for damage or mildew.
  - Under the vanity cabinet(s), inspecting the floor of the cabinet.
  - Inspect the ceiling for water marks or mold starting to grow. Inadequate ventilation can cause ceiling mold issues, so exhaust fans should be in place. (wiring the fan on the light can require the tenant to use the fan, as many will not due to noise)
  - Inspect box around large jetted tubs. Typically, an access panel is available.
- Kitchen
  - Under refrigerators or other appliances with ice makers/water dispensers.
  - Under the kitchen sink. Inspect the back and the floor of the cabinet.
  - Under and around the dishwasher.
  - Ensure countertop is sealed to the backsplash and sink.
- Garage/Utility
  - Water Heater- Inspect floor around unit, as well as the top for water staining/moisture.
  - Furnace- Look under furnace and around exhaust for moisture. If furnace has a condensate line, make sure it is run to a drain to the exterior, and that any condensate pumps are functioning.
  - Fire Suppression- Look under equipment for leaks, especially around any drains/backflows.
  - Ensure no vents to the exterior have been blocked, as this is often required for gas appliances
- Crawlspace Basements
  - Inspect for puddles on the ground that could indicate a leak from above.
  - Look at foundation walls to see if there is evidence of standing water. (a high water line)
  - Is there a bunch of debris and fallen insulation on the ground?
- Other Rooms
  - Inspect all ceiling surfaces for water staining, especially around chimney flues.
  - Look at all window sills, and the areas under windows for moisture.
  - Exterior doors, especially sliders, should be inspected. Inspect the track, the flooring and trim around each side of the door.

List any items that need attention: \_\_\_\_\_

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*If you find mold damage you may be able to handle it yourself. It is very important to ensure your repairs are not creating unhealthy conditions for your tenants. Simply painting over mold damage will not solve your problem and often results in lost rent and require additional repairs.*

*We are available to provide mold assessments as well as estimates for remediation. Contact us at 530-583-6653 or [info@tahoemoldandwater.com](mailto:info@tahoemoldandwater.com) to make an appointment today. Additional information and resources available at [www.tahoemoldandwater.com](http://www.tahoemoldandwater.com).*

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