

St. Louis Mold Inspection & Remediation Checklist

A practical, printable checklist for St. Louis and St. Charles County homeowners: what to photograph, how to log humidity, what a real inspection includes, and what to confirm before signing a remediation contract. Published by STL Home Pros — stlhomepros.com/mold-remediation-st-louis

1. Photograph this before anyone visits

- ☐ Wide shot of the whole room from the doorway, floor to ceiling.
- ☐ Close-up of each affected area with a tape measure in frame for scale.
- ☐ Bottom two feet of every wall in the room — including the clean ones.
- ☐ Rim joist, sill plate and the underside of the subfloor where accessible.
- ☐ Staining, tide lines or white efflorescence on foundation walls.
- ☐ Backs of baseboard, drywall or carpet pad if anything has been pulled up.
- ☐ Air handler cabinet interior, condensate pan and drain line, first feet of duct.
- ☐ Under sinks on exterior walls, plus water heater and washer connections.
- ☐ Outside: downspout discharge points, grade within 10 ft, window wells, gutter overflow marks.
- ☐ The same exterior shots again during or right after a heavy rain.
- ☐ Any prior repair paperwork, sewer lateral invoice or insurance claim for the same area.

Tips: use the flash even in a lit basement, keep date/location metadata on, do not crop or filter originals, record a short narrated video (odor is evidence you cannot photograph), and do not clean, spray or paint anything before the photos are taken.

2. Fourteen-day humidity log

Place a digital hygrometer in the affected space about three feet off the floor, away from vents and doors. Record twice a day. Rain-correlated spikes indicate bulk water; humidity-correlated readings indicate condensation.

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How to read your log

- Consistently above 60% RH all summer with no rain correlation: condensation / dehumidification problem, not a leak.
- Spikes 24–72 hours after heavy rain: bulk water — grading, downspouts, window wells or the sewer lateral. Fix drainage before remediation.
- Under 50% RH but a persistent musty odor: likely a hidden wet cavity — one of the few cases where testing before demolition is worth paying for.
- Sharp indoor RH rise while the AC runs: check the condensate pan and drain line in the air handler.

3. What a real mold inspection should include

- ☐ Moisture-meter readings of walls, floors and trim — not just a visual walk-through.
- ☐ Any air sampling paired with a same-day outdoor control sample.
- ☐ An independent lab, disclosed by name, for sample analysis.
- ☐ A written report with moisture map, sample locations and lab results.
- ☐ A written answer to whether the inspector also sells remediation services.
- ☐ Identification of a specific moisture source, not just the presence of mold.
- ☐ Your own dated photos taken before the visit.

4. Before you sign a remediation contract

- ☐ The proposal names a specific moisture source and includes the correction for it.
- ☐ You know whether the testing company and the removal company are the same business.
- ☐ You have the general liability certificate and checked it for a mold or fungus exclusion.
- ☐ The scope is in writing by room and material: what is removed, cleaned and left in place.
- ☐ Containment and HEPA negative air are included for anything larger than a small patch.
- ☐ You know the post-work humidity target and how it will be maintained.
- ☐ Independent post-remediation clearance testing is budgeted for contested or health-driven jobs.

5. Quote-ready packet

- ☐ Dated photo folder link, wide shots first.
- ☐ Fourteen-day humidity log with weather notes.
- ☐ Approximate square footage of visible growth and the materials involved.
- ☐ When you first noticed it and whether it returns seasonally.
- ☐ Any known water events with dates (sewer backup, burst line, sump failure, roof leak).
- ☐ Open insurance claim number, if any.
- ☐ Whether anyone in the household has asthma, allergies or immune compromise.

Sources: U.S. EPA mold and moisture guidance; EPA mold testing and sampling guidance; CDC mold and health; Missouri Department of Health and Senior Services; IICRC S520; AIHA; NOAA National Weather Service St. Louis. Missouri does not license mold assessors or remediators — STL Home Pros does not verify credentials on your behalf, so confirm certification and insurance directly. This checklist is general information, not professional or legal advice.