



FINAL ANALYSIS
Property Inspections

Mold Prevention Tips

1

Keep humidity in check

- Keep it below 50%. Mold thrives when humidity levels rise above 60%.
- Use a hygrometer in high-risk areas like basements, bathrooms, and laundry rooms.
- Install dehumidifiers in damp areas.
- Run your HVAC system regularly.
- Check for condensation on windows or pipes.

2

Ventilate properly

- Turn on exhaust fans in bathrooms and kitchens every time you shower or cook.
- Open windows for at least 15 minutes a day if weather and air quality allow.
- Check dryer vents often
- In basements or attics, consider adding vents or a small fan to keep air circulating.

3

Fix leaks promptly

- Check under sinks, behind toilets, and around appliances monthly.
- Look for stains on ceilings or bubbling paint.
- Tighten connections or replace hoses on washing machines, dishwashers, and fridges every 5 years.
- If you suspect roof leaks, inspect your attic after heavy rainfall.

4

Ventilate Properly

- Dry spills, leaks, or flooding within 24–48 hours.
- Pull back carpet and baseboards if water has soaked through.
- Remove and discard water-damaged ceiling tiles, insulation, or drywall if it can't be dried thoroughly.
- After a storm or flood, inspect the basement and run a dehumidifier immediately.

5

Mold-resistant materials

- If you're remodeling or finishing a basement, choose:
 - Mold-resistant drywall (also called "green board")
 - Anti-microbial paint additives
 - Moisture-resistant insulation
- In bathrooms, seal tile grout annually to prevent water intrusion behind tiles.

6

Direct water away

- Clean gutters every spring and fall (or more if you have overhanging trees).
- Add downspout extenders to direct water at least 5 feet away from the home.
- Make sure the soil around your home slopes away from the foundation.
- Watch for pooling water near the home after rain.

7

Maintain HVAC systems

- Replace air filters every 1–3 months (more frequently if you have pets or allergies).
- Clean drip pans and look for standing water or rust.
- Schedule annual HVAC inspections
- If you use a window AC unit, clean and dry the filters weekly during heavy use.

Looking for more mold resources?

Explore the sporecyte mold resource center.



Final Analysis provides mold and indoor air quality inspections and sampling with next day laboratory analysis from Sporecyte

sporecyte.com/mold-resources/

final-analysis.com

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