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Owner checklist for conditions that contribute to mold growth

- ** 1. Roof leaks
- ** 2. Leaking gutters or blocked gutters
- ** 3. Construction defects: Lack of vapor barrier; improper or missing flashing.
- ** 4. Inoperable sumps in the crawl space. Sump or storm water NOT directed away from the building.
- ** 5. Irrigation spray at the base of the building.
- ** 6. Storm water flow toward the building foundation—improper slope.
- ** 7. Yard waste or absorbent ground cover at the base of the building.
- ** 8. Standing water conditions.
- ** 9. Inoperable heat in units
- ** 10. Waste plumbing leaks in units.
- ** 11. Hot water heater leaks; laundry room leaks into habitable space.
- ** 12. Leaking windows.
- ** 13. Inoperable mechanical ventilation or improperly sized mechanical ventilation.
- ** 14. Water damaged material and “paint-over” repairs.
- ** 15. Overhead staining in units.
- ** 16. Deteriorated tile and grout; moldy caulking; leaking sinks; water damaged cabinetry.
- ** 17. Landscape water waste.
- ** 18. Defective PRV (Pressure regulating Valve).
- ** 19. Recurrent backflow conditions due to defective sewer plumbing.