



Before Your Inspection

To help ensure accurate results, please review the following guidelines before your inspection.

Temporary changes in the home can affect moisture readings, mold sampling, and indoor air quality observations.

Quick Summary

- 1 Keep windows and exterior doors closed (12–24 hours prior)
- 2 Operate heating or air conditioning normally
- 3 Avoid cleaning, cooking, or activities that create heat, moisture, or airborne particles
- 4 Avoid running air-altering devices (humidifiers, dehumidifiers, air purifiers, etc.)
- 5 Ensure access to key areas (attic, crawlspace, HVAC, plumbing)

Please Do the Following Before We Arrive

12–24 Hours Before the Inspection

- 1 Keep all windows and exterior doors closed as much as possible
- 2 Continue operating your heating or air conditioning normally
- 3 Normal entry and exit is fine, but avoid leaving doors or windows open for extended periods

Please Avoid These Activities Before the Inspection

- 1 Cooking (especially frying, baking, or anything that creates excess heat, steam, or smoke)
- 2 Showering or running hot baths immediately before the appointment
- 3 Cleaning, dusting, sweeping, or vacuuming for at least 24 hours beforehand
- 4 Burning candles, incense, or using strong fragrances
- 5 Smoking indoors
- 6 Running humidifiers, dehumidifiers, air purifiers, ozone devices, or ionizers (unless discussed in advance)
- 7 Using strong cleaning chemicals, disinfectants, or sprays in areas of concern

Please Make These Areas Accessible

- 1 HVAC units and thermostats
- 2 Attic access
- 3 Crawlspace access

- 4 Under sinks and around plumbing fixtures
- 5 Utility rooms, laundry areas, and water heater areas
- 6 Any rooms or locations where you have noticed odors, staining, humidity, or past leaks

If stored items are blocking a suspected problem area, moving them ahead of time is very helpful.

Helpful Information to Share When We Arrive

- 1 Past or current roof leaks
- 2 Plumbing leaks or overflows
- 3 Flooding or storm-related water intrusion
- 4 Previous mold remediation or cleaning
- 5 Areas with musty odors
- 6 Areas where staining or moisture has been noticed
- 7 Any recent repairs involving walls, ceilings, flooring, cabinets, or HVAC systems

Situational Notes

If there has been a recent leak: Avoid aggressively drying or disturbing the area unless necessary to prevent active damage. Evaluating conditions as they currently exist is often helpful.

If the property is vacant: Please keep the HVAC operating at normal settings if possible. A shut-down home can produce indoor conditions that do not reflect typical occupancy.

If there has been recent heavy rain: This is helpful information—please mention it. Rain can provide useful context for exterior moisture intrusion, crawlspace conditions, and elevated humidity.

If post-remediation or clearance testing is being performed: Please avoid altering the indoor environment prior to the appointment unless those instructions were specifically provided by the remediation contractor or lab protocol.

Why These Steps Matter

Temporary changes in the indoor environment can affect inspection findings, moisture behavior, and air sample conditions.

Following these steps helps ensure we evaluate the property under normal, reliable conditions.

Questions Before the Appointment?

If you have any questions or unique circumstances at the property, please call or text before your appointment.

Call or Text: (843) 564-5646