Home Water Damage & Moisture Risk Assessment Checklist

Evidence-based structural drying & mold prevention | Non-commercial educational printout

INTENDED AUDIENCE: Homeowners, Property Managers, and Prospective Homebuyers
DOCUMENT STATUS: Printable Draft Edition | Last Reviewed: September 2026
COMPLIANCE NOTE: Non-commercial public health educational publication.

Document Overview & Purpose

A practical room-by-room physical inspection checklist to identify hidden leaks, failing appliance supply hoses, crawlspace dampness, and foundation water intrusion risks.

Key Inspection Modules Included:

- Main water shutoff valve location, tagging, and operational testing
- Appliance supply hose review (washing machine, dishwasher, refrigerator ice maker)
- Under-sink cabinet inspection for slow drain leaks or supply valve seepage
- Basement, crawlspace, and foundation perimeter moisture audit
- Attic and roof penetration inspection for staining or damp insulation

Checklist Action Items & Inspection Checkpoints:

Main Water Shutoff & Emergency Controls

- [ ] Locate the primary household water shutoff valve in basement or utility room.
- [ ] Test valve operation by turning a quarter-turn to ensure smooth closure without binding.
- [ ] Attach a high-visibility, waterproof emergency tag to the valve handle.
- [ ] Locate individual fixture shutoff valves (angle stops) under all sinks and behind toilets.

Appliance Water Supply Hoses

- [ ] Inspect washing machine rubber hoses for bulging, cracking, or mineral crusting.
- [ ] Check refrigerator ice maker flexible tubing for kinking, brittleness, or dampness.
- [ ] Verify dishwasher water inlet elbow and supply line under kitchen sink are dry.
- [ ] Inspect water heater tank base for signs of rust, weeping drain valves, or moisture.

Basement & Exterior Drainage

- [ ] Inspect sump pump pit and lift float switch to confirm motor activates.
- [ ] Verify sump pump discharge pipe extends at least 10 feet away from foundation.
- [ ] Ensure exterior gutters are clear and downspout extensions redirect water 5+ feet from home.

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