

A PRE-MOVE-IN

MOLD PREVENTION & IAQ CHECKLIST

FOR UNIVERSITY FACILITY TEAMS

Proactive steps today help ensure healthier indoor environments, fewer complaints and a better experience for students all year long.

1



INSPECT FOR MOISTURE INTRUSION

Check roofs, windows, walls, foundations, plumbing and mechanical spaces for leaks, water damage and signs of moisture.

2



SERVICE HVAC EQUIPMENT

Clean coils, clear drain lines, replace filters, verify outdoor air dampers and ensure systems are operating as designed.

3



VERIFY INDOOR HUMIDITY (30–50%)

Monitor and maintain indoor relative humidity between 30% and 50% to reduce the risk of mold growth.

4



ADDRESS MOLD BEFORE OCCUPANCY

Identify and remediate any mold or water-damaged materials. Follow industry best practices and dry affected areas within 24–48 hours whenever possible.

5



CONSIDER WHOLE-BUILDING HVAC AIR CLEANING DURING REMEDIATION

Use technologies such as [soft ionization](#) to help reduce airborne mold spores during and after remediation by treating the air as it circulates through the HVAC system.

6



UPGRADE FILTRATION WHERE APPROPRIATE

Use the highest MERV rating your system can support and maintain proper airflow to capture more airborne particles, including mold spores.

7



VERIFY INDOOR AIR QUALITY

Monitor PM_{2.5}, CO₂, humidity and other key parameters to confirm that IAQ targets are met before students return.

8



DEPLOY PORTABLE AIR CLEANING IN HIGHER-RISK SPACES

Use portable air cleaning in rooms, common areas, isolation spaces and other locations that need additional air cleaning support.



A comprehensive approach to mold prevention and IAQ creates healthier residence halls and a better experience for everyone.

WELL AIR