

Moisture Intrusion Diagnostic Checklist

RAC Technical Field Checklist (example)

Purpose

This checklist is used to systematically identify, document, and evaluate **moisture intrusion mechanisms** in roof and wall assemblies, including bulk water intrusion, air-transported moisture, and condensation-related moisture accumulation.

Section 1 – General Information

- Project Name: _____
- Address: _____
- Date of Inspection: _____
- Inspector: _____
- Weather Conditions:
 - Dry Rain Snow Freeze Thaw
- Reported Symptoms:
 - Active leaking
 - Staining
 - Odor
 - Condensation
 - Visible microbial growth
 - Material deterioration

Section 2 – Roof Assembly Evaluation

- Roof type identified
- Slope appropriate for the roof system
- Evidence of ponding or standing water
- Penetrations evaluated
- Flashings observed and documented
- Sealants intact/aged / failed
- Drainage system evaluated
- Ice dam or freeze exposure indicators present

Section 3 – Wall & Transition Interfaces

- Roof-to-wall transitions evaluated
- Wall-to-foundation transitions evaluated
- Window and door openings reviewed
- Cladding terminations observed
- Kick-out flashing present where applicable
- Weep paths identified or absent

Section 4 – Air & Moisture Transport Indicators

- Evidence of air leakage paths
- Insulation displacement or voids
- Thermal bridging observed
- Condensation patterns identified
- Staining consistent with moisture transport pathways

Section 5 – Interior & Concealed Conditions

- Ceiling finishes evaluated
- Wall finishes evaluated
- Attic or interstitial spaces observed
- Visible moisture on framing or sheathing
- Odors consistent with chronic moisture
- Conditions allow for drying (yes / no / limited)

Section 6 – Preliminary Moisture Assessment

- Moisture source identified
- Moisture source suspected but not confirmed
- Multiple contributing mechanisms present
- Additional investigation required

Section 7 – Drying & Mitigation Considerations (IICRC-Aligned)

(Documentation only – not a scope of work)

- Materials observed as:
 - Non-porous
 - Semi-porous
 - Porous
- Materials appear:
 - Actively wet
 - Damp
 - Previously wet / dried
- Potential for in-place drying observed

- Conditions may inhibit drying (low temp, high RH, vapor barriers)
- Removal may be required to achieve effective drying
- Conditions consistent with **secondary damage** due to delayed drying
- Evaluation aligned with IICRC principles (documentation only)

Section 8 – Environmental / Hygienist Evaluation (If Applicable)

(To be completed by a qualified third party)

- Conditions warrant hygienist or environmental professional involvement
- Suspected:
 - Fungal growth
 - Bacterial contamination
- Sampling recommended:
 - Air
 - Surface
 - Bulk material
- Sampling performed by: _____
- Laboratory / Firm: _____

Notes:

Disclaimer

This checklist supports systematic documentation and evaluation. It does not replace professional judgment, invasive investigation, environmental testing, or jurisdictional authority.

Reference (Informational)

This checklist aligns with generally accepted principles and terminology found in:

- IICRC S500 – Water Damage Restoration (documentation and drying principles)
- International Building Code (water-resistive construction concepts)
- International Residential Code (flashing, drainage, and moisture management)
- Building Science Corporation publications on moisture transport and drying

These references inform the structure of this checklist but do not prescribe repair methods or determine code compliance.