

TITLE: MOLD
VERSION: VI.3
DATE PUBLISHED: 7/31/20

DEFINITION: Fungal growth that consists of organisms often linked to dampness and moisture and whose presence is known to cause respiratory issues.

PURPOSE: Air quality is impacted by the presence of mold or mildew.

NAME VARIANTS: Mildew; Fungus

COMMON MATERIALS: None

COMMON COMPONENTS: None

LOCATION: Unit Areas where there could be potential water intrusion or captive moisture: walls, floors, ceilings, bathrooms, kitchens, bedrooms, closets, basements, laundry rooms, any other area that wood, drywall, and moisture are present

Inside Areas where there could be potential water intrusion or captive moisture: Walls, floors, ceilings, bathrooms, kitchens, mechanical rooms, basements, laundry rooms, any other area that wood, drywall, and moisture are present

Outside None

MORE INFORMATION: None

DEFICIENCY 1: Presence of mold or mildew is observed visually or through smell.

LOCATION: Unit Inside

DEFICIENCY I — UNIT: PRESENCE OF MOLD OR MILDEW IS OBSERVED VISUALLY OR THROUGH SMELL.

DEFICIENCY CRITERIA: Any mold detected visually or through smell.

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident’s mental, or physical, or psychological state.	If mold is present, then resident’s health may be impacted (e.g., air quality).
R7	Increased Monetary Impact to Resident	Direct	Resident would incur additional costs because of this condition.	If mold is present, then resident may incur additional medical costs due to treatment of related medical conditions.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If mold is present, then resident will likely report, and its presence may indicate complaint-based work orders are not being addressed.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If mold is present, then it will likely be identified through daily maintenance activities, and its presence may indicate self-generated work orders are not being addressed.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If mold is present, then significant costs may be incurred related to remediation activities.
M5	Increased Monetary Impact to HUD	Indirect	HUD would incur additional costs due to this condition.	If mold is present, and a resident becomes ill as a result of exposure, then HUD may be financially liable.

INSPECTION PROCESS:

- OBSERVATION:**
- Look for the presence of mold. Mold will grow in places with a lot of moisture, such as around leaks in roofs, windows, or pipes, or where there has been flooding.
 - Identify any musty, earthy, damp, or tangy, odors.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:**
- For the purpose of this inspection, do not include water stains and leaks.
 - Mold grows well on paper products, cardboard, ceiling tiles, and wood products.

- Mold can also grow in dust, paints, wallpaper, insulation, drywall, carpet, fabric, and upholstery.
- Mold can have a white, gray, yellowish, brown or black color.
- Mold's texture can be fuzzy or slimy and has irregularly shaped blemishes.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Inspection mirror; Distance measuring device

DEFICIENCY I — INSIDE: PRESENCE OF MOLD OR MILDEW IS OBSERVED VISUALLY OR THROUGH SMELL.

DEFICIENCY CRITERIA: Any mold detected visually or through smell.

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

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SUMMARY OF CHANGES

TITLE: MOLD
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FIELD	CHANGE	VERSION	DATE
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Definition	Revised definition	VI.3	2020-07-31
Purpose	Field added	VI.3	2020-07-31
Name Variants	Revised name variants	VI.3	2020-07-31
Location	Revised inspectable locations	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
Deficiency 1	Separated by inspectable locations — Unit and Inside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as “Within 30 days”		
HCV — Correction Timeframe	Field added; response input as “Within 30 days”		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Deficiency 2	Removed deficiency	VI.3	2020-07-31