

TITLE: MOLD-LIKE SUBSTANCE
VERSION: V3.0
DATE PUBLISHED: 06/20/23

DEFINITION: A "Mold-like substance" can include regular or irregular patches or spots on surfaces that may be colored differently than the surface (coloration may be white, green, yellow, gray, brown, or black), and can be raised from the surface, and are generally composed of minute filaments. A "Mold-like substance" can appear "fuzzy" or "cottony" and a musty or earthy odor can be associated with it.

"Mold-like substance" would also include what is often identified as "mildew," i.e., small patches, generally on non-porous surfaces, and dusty (friable) when dry; mildew is generally a thin surface growth that can be wiped off easily. Note that algae are not mold-like substances (algae are grass-green).

PURPOSE: None

COMMON COMPONENTS: None

LOCATION:

<input checked="" type="checkbox"/>	Unit	Includes areas where there could be potential water intrusion or captive moisture: e.g., walls, floors, ceilings, bathrooms, kitchens, bedrooms, closets, basements, laundry rooms, any other area that wood, drywall, and moisture are present. This list is not exhaustive for all areas to be inspected for mold.
<input checked="" type="checkbox"/>	Inside	'Includes areas where there could be potential water intrusion or captive moisture: e.g., walls, floors, ceilings, bathrooms, kitchens, mechanical rooms, basements, laundry rooms, any other area that wood, drywall, and moisture are present. This list is not exhaustive for all areas to be inspected for mold.
<input type="checkbox"/>	Outside	None

MORE INFORMATION: None

DEFICIENCY 1: Presence of mold-like substance at moderate levels is observed visually.

LOCATION: Unit Inside

DEFICIENCY 2: Presence of mold-like substance at high levels is observed visually.

LOCATION: Unit Inside

DEFICIENCY 3: Presence of mold-like substance at extremely high levels is observed visually.

LOCATION: Unit Inside

DEFICIENCY 4: Elevated moisture level.

LOCATION: Unit Inside

DEFICIENCY I — UNIT: PRESENCE OF MOLD-LIKE SUBSTANCE AT MODERATE LEVELS IS OBSERVED VISUALLY.

DEFICIENCY CRITERIA: Cumulative area of patches is more than 4 square inches and less than 1 square foot in a room.

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Estimate area(s) of all patch(es) and spot(s).
- If the total cumulative area of all patches and spots in a room is more than 4 square inches and less than 1 square foot, record this deficiency.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

DEFICIENCY I — INSIDE: PRESENCE OF MOLD-LIKE SUBSTANCE AT MODERATE LEVELS IS OBSERVED VISUALLY.

DEFICIENCY CRITERIA: Cumulative area of patches is more than 4 square inches and less than 1 square foot in a room.

HEALTH AND SAFETY DETERMINATION: Low Deficiencies critical to habitability but not presenting a substantive health or safety risk to resident.

CORRECTION TIMEFRAME: 60 days

HCV PASS / FAIL: Pass

HCV CORRECTION TIMEFRAME: N/A

INSPECTION PROCESS:

OBSERVATION: - Estimate area(s) of all patch(s) and spot(s).
- If the total cumulative area of all patches and spots in a room is more than 4 square inches and less than 1 square foot, record this deficiency.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

DEFICIENCY 2 — UNIT: PRESENCE OF MOLD-LIKE SUBSTANCE AT HIGH LEVELS IS OBSERVED VISUALLY.

DEFICIENCY CRITERIA: Cumulative area of patches is more than 1 square foot and less than 9 square feet in a room.

HEALTH AND SAFETY DETERMINATION: Severe The Severe category includes deficiencies that, if evident in the home or on the property, present a high risk of permanent disability, or serious injury or illness, to a resident; or the physical security or safety of a resident or their property would be seriously compromised.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Estimate area(s) of all patch(s) and spot(s).
- If the total cumulative area of all patches and spots in a room is more than 1 square foot and less than nine square feet, record this deficiency.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

DEFICIENCY 2 — INSIDE: PRESENCE OF MOLD-LIKE SUBSTANCE AT HIGH LEVELS IS OBSERVED VISUALLY.

DEFICIENCY CRITERIA: Cumulative area of patches is more than 1 square foot and less than 9 square feet in a room.

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Estimate area(s) of all patch(es) and spot(s).
- If the total cumulative area of all patches and spots in a room is more than 1 square foot and less than nine square feet, record this deficiency.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

DEFICIENCY 3 — UNIT: PRESENCE OF MOLD-LIKE SUBSTANCE AT EXTREMELY HIGH LEVELS IS OBSERVED VISUALLY.

DEFICIENCY CRITERIA: Cumulative area of patches is more than 9 square foot in a room.

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

OBSERVATION: - Estimate area(s) of all patch(es) and spot(s).
- If the total cumulative area of all patches and spots in a room is more than nine square feet, record this deficiency.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

DEFICIENCY 3 — INSIDE: PRESENCE OF MOLD-LIKE SUBSTANCE AT EXTREMELY HIGH LEVELS IS OBSERVED VISUALLY.

DEFICIENCY CRITERIA: Cumulative area of patches is more than 9 square foot in a room.

HEALTH AND SAFETY DETERMINATION: Severe The Severe category includes deficiencies that, if evident in the home or on the property, present a high risk of permanent disability, or serious injury or illness, to a resident; or the physical security or safety of a resident or their property would be seriously compromised.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION: - Estimate area(s) of all patch(s) and spot(s).
 - If the total cumulative area of all patches and spots in a room is more than nine square feet, record this deficiency.
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - None
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DEFICIENCY 4 — UNIT: ELEVATED MOISTURE LEVEL.

DEFICIENCY CRITERIA: Elevated moisture level.

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Visually inspect for evidence of elevated moisture level (e.g., peeling paint or wallpaper, a wall that is warped or stained, or a buckled, cracked, or water-stained ceiling, carpet, or wooden floor).

REQUEST FOR HELP: - None

ACTION: - If evidence of elevated moisture level is present, then test for the condition using a pinless moisture meter.

MORE INFORMATION:

- Infrared cameras are optional and will not be used on their own to evaluate this a deficiency. If a thermal anomaly is observed using an infrared camera, the moisture meter must be used to confirm whether there is elevated moisture present.
- If evidence of an active leak is present, evaluate the condition under the Leak — Water standard or the Leak — Sewage System standard, respectively.
- If mold-like substance is present, then evaluate the condition under Deficiency 1, Deficiency 2, Deficiency 3, or Deficiency 4 of this standard.

DEFICIENCY 4 — INSIDE: ELEVATED MOISTURE LEVEL.

DEFICIENCY CRITERIA: Elevated moisture level.

HEALTH AND SAFETY DETERMINATION: Low Deficiencies critical to habitability but not presenting a substantive health or safety risk to resident.

CORRECTION TIMEFRAME: 60 days

HCV PASS / FAIL: Pass

HCV CORRECTION TIMEFRAME: N/A

INSPECTION PROCESS:

- OBSERVATION:** - Visually inspect for evidence of elevated moisture level (e.g., peeling paint or wallpaper, a wall that is warped or stained, or a buckled, cracked, or water-stained ceiling, carpet, or wooden floor).
- REQUEST FOR HELP:** - None
- ACTION:** - If evidence of elevated moisture level is present, then test for the condition using a pinless moisture meter.
- MORE INFORMATION:**
 - Infrared cameras are optional and will not be used on their own to evaluate this a deficiency. If a thermal anomaly is observed using an infrared camera, the moisture meter must be used to confirm whether there is elevated moisture present.
 - If evidence of an active leak is present, evaluate the condition under the Leak — Water standard or the Leak — Sewage System standard, respectively.
 - If mold-like substance is present, then evaluate the condition under Deficiency 1, Deficiency 2, Deficiency 3, or Deficiency 4 of this standard.