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<thead>
<tr>
<th>TITLE:</th>
<th>MOLD-LIKE SUBSTANCE</th>
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<tbody>
<tr>
<td>VERSION:</td>
<td>V2.2</td>
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<tr>
<td>DATE PUBLISHED:</td>
<td>06/23/22</td>
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**DEFINITION:**
A “Mold-like substance” can include regular or irregular patches or spots on surfaces that may be colored differently than the surface (coloration can be white, green, yellow, gray, brown, or black), and can be raised from the surface. 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 (frangible) when dry; mildew is generally a thin surface growth that can be wiped off easily. Note that algae are not to be recorded (algae are grass-green).

**PURPOSE:**
None

**COMMON COMPONENTS:**
None

**LOCATION:**
- × 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
- × 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
- □ Outside
None

**MORE INFORMATION:**
None

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**DEFICIENCY 1:**
Presence of mold-like substance at very low levels is observed visually.

**LOCATION:**
- × Unit
- × Inside

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

**LOCATION:**
- × Unit
- × Inside

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

**LOCATION:**
- × Unit
- × Inside

---

**DEFICIENCY 4:**
Presence of mold-like substance at extremely high levels is observed visually.

**LOCATION:**
- × Unit
- × Inside

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**DEFICIENCY 5:**
Bathroom does not have proper ventilation or dehumidification.

**LOCATION:**
- × Unit
- × Inside
DEFICIENCY 1 — UNIT: PRESENCE OF MOLD-LIKE SUBSTANCE AT VERY LOW LEVELS IS OBSERVED VISUALLY.

DEFICIENCY CRITERIA: Patches or spots are cumulatively less than 4 square inches, i.e., below de minimis. Odor is an indicator, but not a diagnostic; if a musty odor is detected, visual confirmation of “mold-like substance” is required. Odor may be indicated in a “notes” field. This deficiency is not recorded if observed on household items (e.g., clothing, upholstery, food).

HEALTH AND SAFETY DETERMINATION: Advisory
DEFICIENCIES CRITICAL TO HABITABILITY BUT NOT PRESENTING A SUBSTANTIVE HEALTH OR SAFETY RISK TO RESIDENT.

CORRECTION TIMEFRAME: N/A
HCV PASS / FAIL: Pass
HCV CORRECTION TIMEFRAME: N/A

INSPECTION PROCESS:

- Estimate area(s) of all patch(es) and spot(s).
- If a mold-like substance is present and the total cumulative area of all patches and spots in a room is less than 4 square inches, note this condition.

- Request for Help: None
- Action: None
- More Information: None
DEFICIENCY 1 — INSIDE: PRESENCE OF MOLD-LIKE SUBSTANCE AT VERY LOW LEVELS IS OBSERVED VISUALLY.

DEFICIENCY CRITERIA: Patches or spots are cumulatively less than 4 square inches, i.e., below de minimis. Odor is an indicator, but not a diagnostic; if a musty odor is detected, visual confirmation of “mold-like substance” is required. Odor may be indicated in a “notes” field. This deficiency is not recorded if observed on household items (e.g., clothing, upholstery, food).

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

CORRECTION TIMEFRAME: N/A
HCV PASS / FAIL: Pass
HCV CORRECTION TIMEFRAME: N/A

INSPECTION PROCESS:
- Observation: Estimate area(s) of all patch(es) and spot(s).
- If a mold-like substance is present and the total cumulative area of all patches and spots in a room is less than 4 square inches, note this condition.
- Request for Help: None
- Action: None
- More Information: None
DEFFICIENCY 2 — UNIT: PRESENCE OF MOLD-LIKE SUBSTANCE AT MODERATE LEVELS IS OBSERVED VISUALLY.

DEFFICIENCY CRITERIA: Cumulative area of patches is more than 4 square inches, i.e., above de minimis, and less than 1 square foot in a room. Odor is an indicator, but not a diagnostic; if a musty odor is detected, visual confirmation of “mold-like substance” is required. Odor may be indicated in a “notes” field. This deficiency is not recorded if observed on household items (e.g., clothing, upholstery, food).

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

DEFICIENCY CRITERIA: Cumulative area of patches is more than 4 square inches, i.e., above de minimis, and less than 1 square foot in a room. Odor is an indicator, but not a diagnostic; if a musty odor is detected, visual confirmation of “mold-like substance” is required. Odor may be indicated in a “notes” field. This deficiency is not recorded if observed on household items (e.g., clothing, upholstery, food).

HEALTH AND SAFETY DETERMINATION: Advisory

CORRECTION TIMEFRAME: N/A

HCY PASS / FAIL: Pass

HCY CORRECTION TIMEFRAME: N/A

INSPECTION PROCESS:

- 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 3 — 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. Odor is an indicator, but not a diagnostic; if a musty odor is detected, visual confirmation of “mold-like substance” is required. Odor may be indicated in a “notes” field. This deficiency is not recorded if observed on household items (e.g., clothing, upholstery, food).

Health and Safety Determination: Severe Non-Life-Threatening. The Severe Non-Life-Threatening 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 3 — 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. Odor is an indicator, but not a diagnostic; if a musty odor is detected, visual confirmation of “mold-like substance” is required. Odor may be indicated in a “notes” field. This deficiency is not recorded if observed on household items (e.g., clothing, upholstery, food).

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 4 — 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. Odor is an indicator, but not a diagnostic; if a musty odor is detected, visual confirmation of “mold-like substance” is required. Odor may be indicated in a “notes” field. This deficiency is not recorded if observed on household items (e.g., clothing, upholstery, food).

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 4 — 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. Odor is an indicator, but not a diagnostic; if a musty odor is detected, visual confirmation of “mold-like substance” is required. Odor may be indicated in a “notes” field. This deficiency is not recorded if observed on household items (e.g., clothing, upholstery, food).

**Health and Safety Determination:** Severe Non-Life-Threatening

The Severe Non-Life-Threatening 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
DEFICIENCY 5 — UNIT: BATHROOM DOES NOT HAVE PROPER VENTILATION OR DEHUMIDIFICATION.

DEFICIENCY CRITERIA: Neither an exhaust fan, window, nor adequate means of ventilation or dehumidification is present and operable.

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:  
- Exhaust fan: Look for the presence of an exhaust fan or vent containing a screen and a corresponding switch.  
- Window: Look for a window that is operable from the interior.  
- Other: Look for alternate means of dehumidification.

REQUEST FOR HELP:  
- If there is a vent, but no switch, ask the POA how the space is being ventilated.  
- If the POA indicates the vent is connected to an event-activated vent (i.e., timer) elsewhere in the building, disregard this deficiency.

ACTION:  
- Exhaust fan: If present, activate the switch to determine if the exhaust fan turns on and verify there is airflow.  
- Window: If present, attempt to open the window to verify operability.  
- Other: If present, activate other means of dehumidification to verify operability.

MORE INFORMATION:  
- A high-rise building may have a passive or motorized central ventilation system and if there is a vent in the bathroom, this may require an alternate means of detecting airflow if otherwise undetectable.  
- The POA is allowed to plug in an exhaust fan if it is present and unplugged.
DEFICIENCY 5 — INSIDE: BATHROOM DOES NOT HAVE PROPER VENTILATION OR DEHUMIDIFICATION.

DEFICIENCY CRITERIA: Neither an exhaust fan, window, nor adequate means of ventilation or dehumidification is present and operable.

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:
- Exhaust fan: Look for the presence of an exhaust fan or vent containing a screen and a corresponding switch.
- Window: Look for a window that is openable from the interior.
- Other: Look for alternate means of dehumidification.

REQUEST FOR HELP:
- If there is a vent, but no switch, ask the POA how the space is being ventilated.
- If the POA indicates the vent is connected to an event-activated vent (i.e., timer) elsewhere in the building, disregard this deficiency.

ACTION:
- Exhaust fan: If present, activate the switch to determine if the exhaust fan turns on and verify there is airflow.
- Window: If present, attempt to open the window to verify operability.
- Other: If present, activate other means of dehumidification to verify operability.

MORE INFORMATION:
- A high-rise building may have a passive or motorized central ventilation system and if there is a vent in the bathroom, this may require an alternate means of detecting airflow if otherwise undetectable.
- The POA is allowed to plug in an exhaust fan if it is present and unplugged.
# SUMMARY OF CHANGES

**TITLE:** MOLD-LIKE SUBSTANCE  
**VERSION:** V2.2  
**DATE PUBLISHED:** 06/23/22

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<td>V2.2</td>
<td>2022-06-23</td>
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| Health and Safety Determination | Unit: Relabeled from "N/A" to "Advisory"  
Inside: Relabeled from "N/A" to "Advisory" | | |
| Deficiency 2 | | V2.2 | 2022-06-23 |
| Health and Safety Determination | Unit: Relabeled from "Standard" to "Moderate"  
Inside: Relabeled from "N/A" to "Advisory" | | |
| Deficiency 3 | | V2.2 | 2022-06-23 |
| Health and Safety Determination | Inside: Relabeled from "Standard" to "Moderate" | | |
| Deficiency 4 | | V2.2 | 2022-06-23 |
| Health and Safety Determination | Unit: Revised to "Life-Threatening" | | |
| Deficiency 5 | | V2.2 | 2022-06-23 |
| Health and Safety Determination | Unit: Relabeled from "Standard" to "Moderate"  
Inside: Relabeled from "Standard" to "Moderate" | | |
<p>| Title | Revised title | V2.1 | 2021-04-02 |
| Definition | Revised definition | V2.1 | 2021-04-02 |
| Purpose | Revised purpose | V2.1 | 2021-04-02 |
| Location | | V2.1 | 2021-04-02 |</p>
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<td>Unit &amp; Inside: Revised deficiency criteria</td>
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<td>Unit &amp; Inside: Revised rationales, types, and explanations</td>
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