

TITLE: MOLD-LIKE SUBSTANCE
VERSION: V2.2
DATE PUBLISHED: 04/18/22

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 (friable) 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

NAME VARIANTS: Biological growth

COMMON MATERIALS: 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

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

LOCATION: Unit Inside

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

LOCATION: Unit Inside

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

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

LOCATION: Unit Inside

DEFICIENCY I — 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: N/A 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
RI	Health	Indirect	Condition could affect resident’s mental, or physical, or psychological state.	Presence of a mold-like substance at very low levels may be an indicator of conditions that may in turn lead to conditions that affect indoor air quality that may negatively impact respiratory health, including triggering asthma events.

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

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - Flashlight; Inspection mirror; Distance measuring device

DEFICIENCY I — 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: N/A 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
RI	Health	Indirect	Condition could affect resident’s mental, or physical, or psychological state.	Presence of a mold-like substance at very low levels may be an indicator of conditions that may in turn lead to conditions that affect indoor air quality that may negatively impact respiratory health, including triggering asthma events.

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

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight; Inspection mirror; Distance measuring device

DEFICIENCY 2 — UNIT: 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: **Standard** The Standard 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
RI	Health	Direct	Condition could affect resident’s mental, or physical, or psychological state.	A mold-like substance may be indicative of conditions that affect indoor air quality that may negatively impact respiratory health, including triggering asthma events.
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.	A resident is likely to notice a mold-like substance and recognize it is important enough to report it to property management. Property management should be expected to prioritize a work order for this condition and its presence may imply there are areas of opportunity to improve corrective maintenance practices.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	A mold-like substance may be indicative of conditions that may negatively impact structural conditions of the building, such as leaks or ventilation, that would require repair in order to appropriately remediate the mold-like substance.
M5	Increased Monetary Impact to HUD	Indirect	HUD would incur additional costs due to this condition.	A mold-like substance may be indicative of conditions that affect indoor air quality that may negatively impact respiratory health, including triggering asthma events; HUD may be financially liable for subsequent health impacts.

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

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Inspection mirror; Distance measuring device

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: N/A 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident’s mental, or physical, or psychological state.	A mold-like substance may be indicative of conditions that affect indoor air quality that may negatively impact respiratory health, including triggering asthma events. Outside of the Unit, residents may avoid lengthy exposure in areas with moderate levels of a mold-like substance.
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.	A resident is likely to notice a mold-like substance and recognize it is important enough to report it to property management. Property management should be expected to prioritize a work order for this condition and its presence may imply there are areas of opportunity to improve corrective maintenance practices.
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.	Facilities management and staff are likely to notice a mold-like substance during their regular, routine activities and its importance is likely to be recognized by facilities management and staff. Property management should be expected to prioritize a work order for this condition and its presence may imply there are areas of opportunity to improve routine maintenance practices.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	A mold-like substance may be indicative of conditions that may negatively impact structural conditions of the building, such as leaks or ventilation, that would require repair in order to appropriately remediate the mold-like substance.
M5	Increased Monetary Impact to HUD	Indirect	HUD would incur additional costs due to this condition.	A mold-like substance may be indicative of conditions that affect indoor air quality that may negatively impact respiratory health, including triggering asthma events; HUD may be financially liable for subsequent health impacts.

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

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - Flashlight; Inspection mirror; Distance measuring device
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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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
RI	Health	Direct	Condition could affect resident’s mental, or physical, or psychological state.	A mold-like substance may be indicative of conditions that affect indoor air quality that may negatively impact respiratory health, including triggering asthma events.
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.	A resident is likely to notice a mold-like substance and recognize it is important enough to report it to property management. Property management should be expected to prioritize a work order for this condition and its presence may imply there are areas of opportunity to improve corrective maintenance practices.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	A mold-like substance may be indicative of conditions that may negatively impact structural conditions of the building, such as leaks or ventilation, that would require repair in order to appropriately remediate the mold-like substance.
M5	Increased Monetary Impact to HUD	Indirect	HUD would incur additional costs due to this condition.	A mold-like substance may be indicative of conditions that affect indoor air quality that may negatively impact respiratory health, including triggering asthma events; HUD may be financially liable for subsequent health impacts.

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

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Inspection mirror; Distance measuring device

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: Standard The Standard 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident’s mental, or physical, or psychological state.	A mold-like substance may be indicative of conditions that affect indoor air quality that may negatively impact respiratory health, including triggering asthma events. Outside of the Unit, residents may temporarily avoid lengthy exposure in areas with high levels of a mold-like substance.
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.	A resident is likely to notice a mold-like substance and recognize it is important enough to report it to property management. Property management should be expected to prioritize a work order for this condition and its presence may imply there are areas of opportunity to improve corrective maintenance practices.
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.	Facilities management and staff are likely to notice a mold-like substance during their regular, routine activities and its importance is likely to be recognized by facilities management and staff. Property management should be expected to prioritize a work order for this condition and its presence may imply there are areas of opportunity to improve routine maintenance practices.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	A mold-like substance may be indicative of conditions that may negatively impact structural conditions of the building, such as leaks or ventilation, that would require repair in order to appropriately remediate the mold-like substance.

M5	Increased Monetary Impact to HUD	Indirect	HUD would incur additional costs due to this condition.	A mold-like substance may be indicative of conditions that affect indoor air quality that may negatively impact respiratory health, including triggering asthma events; HUD may be financially liable for subsequent health impacts.
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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

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - Flashlight; Inspection mirror; Distance measuring device

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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident’s mental, or physical, or psychological state.	A mold-like substance may be indicative of conditions that present a severe health risk due to indoor air quality that may negatively impact respiratory health, including triggering asthma events.
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.	A resident is likely to notice a mold-like substance and recognize it is important enough to report it to property management. Property management should be expected to prioritize a work order for this condition and its presence may imply there are areas of opportunity to improve corrective maintenance practices.
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.	Facilities management and staff are likely to notice a mold-like substance during their regular, routine activities and its importance is likely to be recognized by facilities management and staff. Property management should be expected to prioritize a work order for this condition and its presence may imply there are areas of opportunity to improve routine maintenance practices.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	A mold-like substance may be indicative of conditions that may negatively impact structural conditions of the building, such as leaks or ventilation, that would require repair in order to appropriately remediate the mold-like substance.

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

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Inspection mirror; Distance measuring device

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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
RI	Health	Direct	Condition could affect resident’s mental, or physical, or psychological state.	A mold-like substance may be indicative of conditions that present a severe health risk due to indoor air quality that may negatively impact respiratory health, including triggering asthma events.
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.	A resident is likely to notice a mold-like substance and recognize it is important enough to report it to property management. Property management should be expected to prioritize a work order for this condition and its presence may imply there are areas of opportunity to improve corrective maintenance practices.
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.	Facilities management and staff are likely to notice a mold-like substance during their regular, routine activities and its importance is likely to be recognized by facilities management and staff. Property management should be expected to prioritize a work order for this condition and its presence may imply there are areas of opportunity to improve routine maintenance practices.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	A mold-like substance may be indicative of conditions that may negatively impact structural conditions of the building, such as leaks or ventilation, that would require repair in order to appropriately remediate the mold-like substance.

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

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight; Inspection mirror; Distance measuring device
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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: Standard The Standard 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
RI	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If an operable exhaust fan, window, or adequate means of ventilation or dehumidification is not present, then this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.
MI	Corrective Maintenance	Indirect	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.	A resident is likely to notice an exhaust fan, window, or adequate means of ventilation or dehumidification that is inoperable or not present and to recognize it is important enough to report it to property management because it may increase moisture levels within the unit, resulting in potential health hazards. Property management should be expected to prioritize a work order for an exhaust fan, window, or adequate means of ventilation or dehumidification that is inoperable or not present because it may result in health hazards.

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.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

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: **Standard** The Standard 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If an operable exhaust fan, window, or adequate means of ventilation or dehumidification is not present, then this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.
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.	Property management would be expected to ensure that staff members understand how to identify an exhaust fan, window, or adequate means of ventilation or dehumidification that is inoperable or not present within the inside area. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy or repair the ventilation or dehumidification source, because it may increase moisture levels, resulting in potential health hazards.

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.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

SUMMARY OF CHANGES

TITLE: MOLD-LIKE SUBSTANCE

VERSION: V2.2

DATE PUBLISHED: 04/18/22

FIELD	CHANGE	VERSION	DATE
Deficiency 3		V2.2	2022-04-22
Rationale	Inside: Revised descriptions		
Deficiency 4		V2.2	2022-04-22
Health and Safety Determination	Unit: Revised to "Life-Threatening"		
Rationale	Inside: Revised descriptions		
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
Unit	Revised description		
Inside	Revised description		
Deficiency 1	Complete rework of deficiency	V2.1	2021-04-02
Title	Unit & Inside: Revised title		
Deficiency Criteria	Unit & Inside: Revised deficiency criteria		
Health and Safety Determination	Unit & Inside: Revised to "N/A"		
Rationale	Unit & Inside: Revised rationales, types, and explanations		
Inspection Process	Unit & Inside: Revised observation and more information		
Deficiency 2	Previous deficiency 2 moved to deficiency 5; added new deficiency 2	V2.1	2021-04-02
Title	Unit & Inside: Added title		
Deficiency Criteria	Unit & Inside: Added deficiency criteria		
Health and Safety Determination	Unit: Added as "Standard"; Inside: added as "N/A"		

Rationale	Unit & Inside: Added rationales, types, and explanations		
Inspection Process	Unit & Inside: Added observation and more information		
Tools or Equipment	Unit & Inside: Added useful tools or equipment		
Deficiency 3	Added new deficiency	V2.1	2021-04-02
Title	Unit & Inside: Added title		
Deficiency Criteria	Unit & Inside: Added deficiency criteria		
Health and Safety Determination	Unit: Added as "Severe Non-Life-Threatening"; Inside: added as "Standard"		
Rationale	Unit & Inside: Added rationales, types, and explanations		
Inspection Process	Unit & Inside: Added observation		
Tools or Equipment	Unit & Inside: Added useful tools or equipment		
Deficiency 4	Added new deficiency	V2.1	2021-04-02
Title	Unit & Inside: Added title		
Deficiency Criteria	Unit & Inside: Added deficiency criteria		
Health and Safety Determination	Unit: Added as "Standard"; Inside: added as "Severe Non-Life Threatening"		
Rationale	Unit & Inside: Added rationales, types, and explanations		
Inspection Process	Unit & Inside: Added observation		
Tools or Equipment	Unit & Inside: Added useful tools or equipment		
Deficiency 1		V2.0	2020-10-28
Title	Copyedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
Deficiency 2	Added deficiency — Unit and Inside	V2.0	2020-10-28
Overall Formatting	Complete rework of document format and layout	V1.3	2020-07-31
Definition	Revised definition	V1.3	2020-07-31
Purpose	Field added	V1.3	2020-07-31
Name Variants	Revised name variants	V1.3	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