

Mold

Definition: fungal growth that consists of small organisms often linked to dampness and moisture and whose presence is known to cause respiratory issues

Name mildew, black mold, fungus
Variants:

Most none
Common
Materials:

Most none
Common
Components:

Location & Inspection of Mold

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - Mobility for access to all areas of the property - Knowledge of the four primary indicators of mold
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Tools for Location & Inspection	Useful:	inspection mirror
	Required:	moisture meter, flashlight, infra-red camera, length measuring device

Common Locations:	Unit/Inside:	walls, floors, ceilings, bathrooms, kitchens, bedrooms, closets, mechanical rooms, basements, laundry rooms, any other area that wood, drywall and moisture are present
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How to Locate:	Visual Observation:	Look in any area that there is a high likelihood of moisture or water damage. Things to look for when evaluating the presence of mold: visible mold, mold odor, water damage, visible moisture.
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Possible Deficiencies:	Deficiency 1:	Mold is suspected to be present
	Deficiency 2:	Mold odor is present

Deficiency 1:

Mold is suspected to be present

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases probability of respiratory and other serious health issues. Decreases air quality.
	Cost:	Repair is significant enough to incur capital cost.

Health and Safety	Standard:	This is a standard health and safety issued requiring a correction, remedy, or act of abatement within 30 days.
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How to Inspect:	Visual Observation:	Look for the presence of mold in all unit and interior inspectable areas Mold can have a white, gray, yellowish, brown or black color. Mold's texture can be fuzzy or slimy and has irregularly shaped blemishes.
	Action:	Point—if you suspect you're seeing mold—the infrared camera at the suspected area and use the temperature differentials and thermal pattern readings to determine if there is an active leak present that is not visible.
	Please note:	This reading will not confirm the presence of mold but can serve as an indicator that mold growth is possible.
	Action:	Use the moisture meter near the suspected mold.
	Please note:	This reading will not confirm the presence of mold but a high reading can serve as an indicator that mold growth is possible.
	Action:	Measure the dimensions of the suspected mold. If the stain is out of reach, visually estimate the dimensions of the area.
	Action:	Photograph the suspected mold.
Please Note:	For the purpose of this inspection, do not include water stains and leaks with this deficiency.	

Record deficiency if:	suspected mold is visible.
	Level 1: suspected mold area is between 0-2 square feet and affects less than 10% of the surface area (e.g. an individual wall)
	Level 2: suspected mold area is greater than 2 square feet OR 10-30% of the surface area is affected
	Level 3: 30% or more of the surface area has been affected

Deficiency 2: Mold odor is present

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases probability of respiratory and other serious health issues. Decreases air quality.
	Cost:	Repair is significant enough to incur capital cost.

Health and Safety:	Standard:	This is a standard health and safety issued requiring a correction, remedy, or act of abatement within 30 days.
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How to Inspect:	Olfactory Observation:	Smell for a musty odor that may be an indication of the presence of mold.
	Visual Observation:	Look for the presence of mold in all unit and interior inspectable areas. Mold can have a white, gray, yellowish, brown or black color. Mold's texture can be fuzzy or slimy and has irregularly shaped blemishes.
	Action:	Point—if unable to see the mold you're smelling but can identify a general location—the infrared camera at the suspected area and use the temperature differentials and thermal pattern readings to determine if there is an active leak present that is not visible.
	Please note:	This reading will not confirm the presence of mold but can serve as an indicator that mold growth is possible.
	Action:	Use the moisture meter near the suspected area where mold may be.
	Please note:	This reading will not confirm the presence of mold but a high reading can serve as an indicator that mold growth is possible.

Record deficiency if:	evidence of mold odor and moisture meter reading of 15% or greater is present.
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