



**U.S. DEPARTMENT OF HOUSING AND URBAN  
DEVELOPMENT**

WASHINGTON, DC 20410-5000

Dear Colleagues,

A consistent trend exists in the observed occurrence of mold/mildew during physical inspections of assisted and insured housing. Based on the potential health risks that mold poses it is imperative that we explore avenues that have a potential of reducing the occurrence of observed mold. Moisture presence is the primary factor that produces conditions that are conducive for mold growth within housing. For mold to develop there must be a moisture source. There are several moisture detection tools that can assist in identifying the presence of moisture on unit walls, ceilings, and floors such as infrared cameras and moisture meters.

REAC will conduct a demonstration starting on June 18, 2018 that involves the use of moisture meters and infrared cameras to determine their usefulness in identifying the presence of moisture possibly before mold appears. The demonstration will be for a period of one year. The demonstration will be done during the normal course of physical inspections conducted by REAC Quality Assurance inspectors on properties throughout the country. The integration of moisture meters and infrared cameras during the demonstration will be seamless as the inspection is conducted. In other words, the demonstration will not slow down the inspection process and at the most will add only minutes to the overall inspection time. Inspectors will record data collected from moisture meters and infrared cameras for the purposes of analyzing, processing, and sharing the data with property owners and executive directors to determine if a reduction in mold occurrence and/or whether preventive measures can be taken based on the data to prevent mold from developing from specific moisture sources.

The demonstration will not constitute a change in REAC UPCS inspection protocol under which a deficiency must be observable for an inspector to record it. If moisture is detected during the demonstration by an infrared camera or moisture meter but is not visible to the naked eye, there will be no point loss during the inspection. However, this information will be shared with project ownership and management in a collaborative manner as a proactive mold preventive or remedial measure.

Your PHA or MF property may be included in the demonstration. If you have questions, please email them to [REACQC@hud.gov](mailto:REACQC@hud.gov) or call Terry Holcombe at 770-330-2105.

Regards,

Delton Nichols, Director

HUD Real Estate Assessment Center (REAC)