

**TITLE:** FOUNDATION  
**VERSION:** VI.3  
**DATE PUBLISHED:** 7/31/20

**DEFINITION:** Lowest load-bearing part of a building.  
**PURPOSE:** Provide support for a structure by transferring the structural load to the surrounding soil while also isolating the structure from ground moisture.  
**NAME VARIANTS:** Slab; Pier; Post; Footing; Wall  
**COMMON MATERIALS:** Rebar; Concrete; Brick; Wood; Steel; Mortar; Moisture barrier (e.g., tar, rubber, sealant); Concrete masonry blocks; Stone  
**COMMON COMPONENTS:** Foundation vent; Footings; Slab; Masonry block; Pier; Post; Tie down straps  
**LOCATION:**  Unit Basement; floor; wall; ceiling  
 Inside Basement; floor; wall; ceiling  
 Outside Exterior of property  
**MORE INFORMATION:** None

**DEFICIENCY 1:** Foundation is cracked  
**LOCATION:**  Unit  Inside  Outside

**DEFICIENCY 2:** Missing or damaged foundation vents if required  
**LOCATION:**  Outside

**DEFICIENCY 3:** Foundation has exposed rebar or foundation is spalling, flaking, or chipping  
**LOCATION:**  Unit  Inside  Outside

**DEFICIENCY 4:** Foundation infiltrated by water  
**LOCATION:**  Unit  Inside

**DEFICIENCY 5:** Foundation support post, column, beam, or girder damaged  
**LOCATION:**  Unit  Inside  Outside

**DEFICIENCY 6:** The foundation appears to be in imminent danger of collapse or failure.  
**LOCATION:**  Unit  Inside  Outside

DEFICIENCY I — UNIT: FOUNDATION IS CRACKED

DEFICIENCY CRITERIA: Crack is present with a width of ¼ inch or greater and a length of 12 inches or greater.

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If foundation is cracked, then structure could be compromised resulting in potential hazards to the resident.
R2	Safety	Direct	Resident could be injured because of this condition.	If foundation is cracked, then structure could be compromised resulting in potential hazards to the resident.
R4	Security	Direct	Resident cannot control access to unit or property because of this condition.	If foundation is cracked, this may cause doors and windows may not operate correctly.
R5	Privacy	Direct	Condition limits the resident's reasonable expectation of privacy in their dwelling.	If foundation is cracked, this may cause doors and windows may not operate correctly.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If foundation is cracked, this may cause doors and windows may not operate correctly.
R7	Increased Monetary Impact to Resident	Direct	Resident would incur additional costs because of this condition.	If foundation is cracked, then thermal envelope could be broken resulting in the home being less energy efficient.
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.	It is reasonable to expect the resident to report issues that are characteristics of foundation damage, such as windows and doors not opening or closing.
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.	It is reasonable to expect the resident to report issues that are characteristics of foundation damage, such as windows and doors not opening or closing.

M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	Depending on the extent of the damage the cost will be variable.
M5	Increased Monetary Impact to HUD	Indirect	HUD would incur additional costs due to this condition.	If foundation is cracked, then thermal envelope could be broken resulting in the home being less energy efficient.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If foundation is cracked, then it may indicate a potential structural failure.

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**INSPECTION PROCESS:**

- OBSERVATION:** - Look at the foundation and identify if there are any indicators of foundation cracks (e.g., cracks in walls, no functioning doors, unlevel floors or windows).
- REQUEST FOR HELP:** - None
- ACTION:** - If crack is found, measure its length and width.
- More Information:** - Structural standard is related to this deficiency.

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**TOOLS OR EQUIPMENT:**

- REQUIRED:** - None
- USEFUL:** - Flashlight; Inspection mirror; Distance measuring device
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DEFICIENCY I — INSIDE: FOUNDATION IS CRACKED

DEFICIENCY CRITERIA: Crack is present with a width of ¼ inch or greater and a length of 12 inches or greater.

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If foundation is cracked, then structure could be compromised resulting in potential hazards to the resident.
R2	Safety	Direct	Resident could be injured because of this condition.	If foundation is cracked, then structure could be compromised resulting in potential hazards to the resident.
R4	Security	Direct	Resident cannot control access to unit or property because of this condition.	If foundation is cracked, this may cause doors and windows may not operate correctly.
R5	Privacy	Direct	Condition limits the resident's reasonable expectation of privacy in their dwelling.	If foundation is cracked, this may cause doors and windows may not operate correctly.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If foundation is cracked, this may cause doors and windows may not operate correctly.
R7	Increased Monetary Impact to Resident	Direct	Resident would incur additional costs because of this condition.	If foundation is cracked, then thermal envelope could be broken resulting in the home being less energy efficient.
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.	It is reasonable to expect the resident to report issues that are characteristics of foundation damage, such as windows and doors not opening or closing.
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.	It is reasonable to expect the resident to report issues that are characteristics of foundation damage, such as windows and doors not opening or closing.

M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	Depending on the extent of the damage the cost will be variable.
M5	Increased Monetary Impact to HUD	Indirect	HUD would incur additional costs due to this condition.	If foundation is cracked, then thermal envelope could be broken resulting in the home being less energy efficient.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If foundation is cracked, then it may indicate a potential structural failure.

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**INSPECTION PROCESS:**

- OBSERVATION:** - Look at the foundation and identify if there are any indicators of foundation cracks (e.g., cracks in walls, no functioning doors, unlevel floors or windows).
- REQUEST FOR HELP:** - None
- ACTION:** - If crack is found, measure its length and width.
- More Information:** - Structural standard is related to this deficiency.

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**TOOLS OR EQUIPMENT:**

- REQUIRED:** - None
- USEFUL:** - Flashlight; Inspection mirror; Distance measuring device
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DEFICIENCY I — OUTSIDE: FOUNDATION IS CRACKED

DEFICIENCY CRITERIA: Crack is present with a width of ¼ inch or greater and a length of 12 inches or greater.

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If foundation is cracked, then structure could be compromised resulting in potential hazards to the resident.
R2	Safety	Direct	Resident could be injured because of this condition.	If foundation is cracked, then structure could be compromised resulting in potential hazards to the resident.
R4	Security	Direct	Resident cannot control access to unit or property because of this condition.	If foundation is cracked, this may cause doors and windows may not operate correctly.
R5	Privacy	Direct	Condition limits the resident's reasonable expectation of privacy in their dwelling.	If foundation is cracked, this may cause doors and windows may not operate correctly.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If foundation is cracked, this may cause doors and windows may not operate correctly.
R7	Increased Monetary Impact to Resident	Direct	Resident would incur additional costs because of this condition.	If foundation is cracked, then thermal envelope could be broken resulting in the home being less energy efficient.
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.	It is reasonable to expect the resident to report issues that are characteristics of foundation damage, such as windows and doors not opening or closing.
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.	It is reasonable to expect the resident to report issues that are characteristics of foundation damage, such as windows and doors not opening or closing.

M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	Depending on the extent of the damage the cost will be variable.
M5	Increased Monetary Impact to HUD	Indirect	HUD would incur additional costs due to this condition.	If foundation is cracked, then thermal envelope could be broken resulting in the home being less energy efficient.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If foundation is cracked, then it may indicate a potential structural failure.

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**INSPECTION PROCESS:**

- OBSERVATION:** - Look at the foundation and identify if there are any indicators of foundation cracks (e.g., cracks in walls, no functioning doors, unlevel floors or windows).
- REQUEST FOR HELP:** - None
- ACTION:** - If crack is found, measure its length and width.
- More Information:** - Structural standard is related to this deficiency.

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**TOOLS OR EQUIPMENT:**

- REQUIRED:** - None
- USEFUL:** - Flashlight; Inspection mirror; Distance measuring device
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**DEFICIENCY 2 — OUTSIDE: MISSING OR DAMAGED FOUNDATION VENT, IF REQUIRED**

**DEFICIENCY CRITERIA:** Foundation vent cover is missing (i.e. evidence of prior installation, but now not present or is incomplete) or has holes that may allow access for pests.

**HEALTH AND SAFETY DETERMINATION:** Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

**CORRECTION TIMEFRAME:** Within 30 days

**HCV — CORRECTION TIMEFRAME:** Within 30 days

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If vent cover is missing, then it may allow insects or vermin to penetrate to the dwelling.
R4	Security	Direct	Resident cannot control access to unit or property because of this condition.	If vent cover is missing, then resident may not be able to secure the home.

**INSPECTION PROCESS:**

**OBSERVATION:** - If present, locate the foundation vent and determine if the vent cover is intact.

**REQUEST FOR HELP:** - None

**ACTION:** - None

**More Information:** - Foundation vents are required on homes with raised foundations.

**TOOLS OR EQUIPMENT:**

**REQUIRED:** - None

**USEFUL:** - Flashlight



**DEFICIENCY 3 — UNIT: FOUNDATION HAS EXPOSED REBAR OR FOUNDATION IS SPALLING, FLAKING, OR CHIPPING**

**DEFICIENCY CRITERIA:** The structure has any exposed rebar.

OR

Foundation is spalling, flaking, or chipping and the affected area is 12x12 inches or greater and goes into the foundation at a depth of ¾ inch or greater.

**HEALTH AND SAFETY DETERMINATION:** Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

**CORRECTION TIMEFRAME:** Within 30 days

**HCV — CORRECTION TIMEFRAME:** Within 30 days

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If foundation has exposed rebar or it is spalling, flaking, or chipping, then it may be a cut hazard to residents.
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.	If foundation has exposed rebar or it is spalling, flaking, or chipping, then it should be detected through regular maintenance activities and its presence may indicate that self-generated work orders are not being addressed.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If foundation has exposed rebar or it is spalling, flaking, or chipping, then there may be a structural defect.

**INSPECTION PROCESS:**

**OBSERVATION:** - Look at a structure and examine it for any exposed rebar or foundation has of spalling, flaking, or chipping.

**REQUEST FOR HELP:** - None

**ACTION:** - If signs are found, measure the affected area.

**More Information:** - None

**TOOLS OR EQUIPMENT:**

**REQUIRED:** - Distance measuring device

**USEFUL:** - None

**DEFICIENCY 3 — INSIDE: FOUNDATION HAS EXPOSED REBAR OR FOUNDATION IS SPALLING, FLAKING, OR CHIPPING**

**DEFICIENCY CRITERIA:** The structure has any exposed rebar.

OR

Foundation is spalling, flaking, or chipping and the affected area is 12x12 inches or greater and goes into the foundation at a depth of ¾ inch or greater.

**HEALTH AND SAFETY DETERMINATION:** Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

**CORRECTION TIMEFRAME:** Within 30 days

**HCV — CORRECTION TIMEFRAME:** Within 30 days

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If foundation has exposed rebar or it is spalling, flaking, or chipping, then it may be a cut hazard to residents.
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.	If foundation has exposed rebar or it is spalling, flaking, or chipping, then it should be detected through regular maintenance activities and its presence may indicate that self-generated work orders are not being addressed.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If foundation has exposed rebar or it is spalling, flaking, or chipping, then there may be a structural defect.

**INSPECTION PROCESS:**

**OBSERVATION:** - Look at a structure and examine it for any exposed rebar or foundation has of spalling, flaking, or chipping.

**REQUEST FOR HELP:** - None

**ACTION:** - If signs are found, measure the affected area.

**More Information:** - None

**TOOLS OR EQUIPMENT:**

**REQUIRED:** - Distance measuring device

**USEFUL:** - None

**DEFICIENCY 3 — OUTSIDE: FOUNDATION HAS EXPOSED REBAR OR FOUNDATION IS SPALLING, FLAKING, OR CHIPPING**

**DEFICIENCY CRITERIA:** The structure has any exposed rebar.

OR

Foundation is spalling, flaking, or chipping and the affected area is 12x12 inches or greater and goes into the foundation at a depth of ¾ inch or greater.

**HEALTH AND SAFETY DETERMINATION:** Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

**CORRECTION TIMEFRAME:** Within 30 days

**HCV — CORRECTION TIMEFRAME:** Within 30 days

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If foundation has exposed rebar or it is spalling, flaking, or chipping, then it may be a cut hazard to residents.
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.	If foundation has exposed rebar or it is spalling, flaking, or chipping, then it should be detected through regular maintenance activities and its presence may indicate that self-generated work orders are not being addressed.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If foundation has exposed rebar or it is spalling, flaking, or chipping, then there may be a structural defect.

**INSPECTION PROCESS:**

**OBSERVATION:** - Look at a structure and examine it for any exposed rebar or foundation has of spalling, flaking, or chipping.

**REQUEST FOR HELP:** - None

**ACTION:** - If signs are found, measure the affected area.

**More Information:** - None

**TOOLS OR EQUIPMENT:**

**REQUIRED:** - Distance measuring device

**USEFUL:** - None

DEFICIENCY 4 — UNIT: FOUNDATION INFILTRATED BY WATER

DEFICIENCY CRITERIA: Evidence of water infiltration through foundation.

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If foundation infiltrated by water, then there is an increased risk of mold exposure which could negatively impact air quality.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If foundation infiltrated by water, then the resident may be exposed to an unsanitary environment.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If foundation infiltrated by water, then resident may be unable to fully utilize a feature (i.e. sealed foundation) that is expected to be provided and maintained as part of their rent.
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.	If foundation infiltrated by water, then resident will likely report this deficiency its presence may indicate a lack of corrective maintenance.
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.	If foundation infiltrated by water, then this should be identified through routine maintenance and its presence may indicate self-generated work orders are not being addressed.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If foundation infiltrated by water, then it may cause deterioration to the structure.

INSPECTION PROCESS:

OBSERVATION: - Look at the entire foundation for evidence of water infiltration (e.g. excessive dampness, collected water, stains, or mineral deposits).

- Look for evidence of water ponding against the foundation.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

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DEFICIENCY 4 — INSIDE: FOUNDATION INFILTRATED BY WATER

DEFICIENCY CRITERIA: Evidence of water infiltration through foundation.

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If foundation infiltrated by water, then there is an increased of risk of mold exposure which could negatively impact air quality.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If foundation infiltrated by water, then the resident may be exposed to an unsanitary environment.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If foundation infiltrated by water, then resident may be unable to fully utilize a feature (i.e. sealed foundation) that is expected to be provided and maintained as part of their rent.
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.	If foundation infiltrated by water, then resident will likely report this deficiency its presence may indicate a lack of corrective maintenance.
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.	If foundation infiltrated by water, then this should be identified through routine maintenance and its presence may indicate self-generated work orders are not being addressed.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If foundation infiltrated by water, then it may cause deterioration to the structure.

INSPECTION PROCESS:

OBSERVATION: - Look at the entire foundation for evidence of water infiltration (e.g. excessive dampness, collected water, stains, or mineral deposits).

- Look for evidence of water ponding against the foundation.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

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**DEFICIENCY 5 — UNIT: FOUNDATION SUPPORT POST, COLUMN, BEAM, OR GIRDER DAMAGED**

**DEFICIENCY CRITERIA:** Any support post, column, or girder area is damaged (i.e., visibly defective; impacts functionality).

**HEALTH AND SAFETY DETERMINATION:** Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

**CORRECTION TIMEFRAME:** Within 30 days

**HCV — CORRECTION TIMEFRAME:** Within 30 days

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If foundation support post, column, beam, or girder is damaged, then it may cause the structure to become unstable.
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.	If foundation support post, column, beam, or girder is damaged, then maintenance should identify it through regular maintenance activities and its present may indicate self-generated work orders are not being addressed.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If foundation support post, column, beam, or girder is damaged, then it could be a sign of a structural issue.

**INSPECTION PROCESS:**

**OBSERVATION:** - Look at the foundation and identify if there are any areas of damage (e.g. rot) on support posts, columns, or girders.

**REQUEST FOR HELP:** - None

**ACTION:** - None

**More Information:** - None

**TOOLS OR EQUIPMENT:**

**REQUIRED:** - None

**USEFUL:** - None



**DEFICIENCY 5 — INSIDE: FOUNDATION SUPPORT POST, COLUMN, BEAM, OR GIRDER DAMAGED**

**DEFICIENCY CRITERIA:** Any support post, column, or girder area is damaged (i.e., visibly defective; impacts functionality).

**HEALTH AND SAFETY DETERMINATION:** Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

**CORRECTION TIMEFRAME:** Within 30 days

**HCV — CORRECTION TIMEFRAME:** Within 30 days

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If foundation support post, column, beam, or girder is damaged, then it may cause the structure to become unstable.
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.	If foundation support post, column, beam, or girder is damaged, then maintenance should identify it through regular maintenance activities and its present may indicate self-generated work orders are not being addressed.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If foundation support post, column, beam, or girder is damaged, then it could be a sign of a structural issue.

**INSPECTION PROCESS:**

**OBSERVATION:** - Look at the foundation and identify if there are any areas of damage (e.g. rot) on support posts, columns, or girders.

**REQUEST FOR HELP:** - None

**ACTION:** - None

**More Information:** - None

**TOOLS OR EQUIPMENT:**

**REQUIRED:** - None

**USEFUL:** - None

**DEFICIENCY 5 — OUTSIDE: FOUNDATION SUPPORT POST, COLUMN, BEAM, OR GIRDER DAMAGED**

**DEFICIENCY CRITERIA:** Any support post, column, or girder area is damaged (i.e., visibly defective; impacts functionality).

**HEALTH AND SAFETY DETERMINATION:** Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

**CORRECTION TIMEFRAME:** Within 30 days

**HCV — CORRECTION TIMEFRAME:** Within 30 days

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If foundation support post, column, beam, or girder is damaged, then it may cause the structure to become unstable.
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.	If foundation support post, column, beam, or girder is damaged, then maintenance should identify it through regular maintenance activities and its present may indicate self-generated work orders are not being addressed.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If foundation support post, column, beam, or girder is damaged, then it could be a sign of a structural issue.

**INSPECTION PROCESS:**

**OBSERVATION:** - Look at the foundation and identify if there are any areas of damage (e.g. rot) on support posts, columns, or girders.

**REQUEST FOR HELP:** - None

**ACTION:** - None

**More Information:** - None

**TOOLS OR EQUIPMENT:**

**REQUIRED:** - None

**USEFUL:** - None

**DEFICIENCY 6 — UNIT:** THE FOUNDATION APPEARS TO BE IN IMMINENT DANGER OF COLLAPSE OR FAILURE

**DEFICIENCY CRITERIA:** The foundation appears to be in imminent danger of collapse or failure.

**HEALTH AND SAFETY DETERMINATION:** Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

**CORRECTION TIMEFRAME:** 24 hours

**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.	If the foundation appears to be in imminent danger of collapse or failure, then this could affect the health and safety of the resident.
R2	Safety	Direct	Resident could be injured because of this condition.	If the foundation appears to be in imminent danger of collapse or failure, then the resident may be at a high risk of injury.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If the foundation appears to be in imminent danger of collapse or failure, then resident may be unable to fully utilize a feature that is expected to be provided and maintained as part of their rent.
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.	If the foundation appears to be in imminent danger of collapse or failure, then resident will likely report this deficiency its presence may indicate a lack of corrective maintenance.
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.	If the foundation appears to be in imminent danger of collapse or failure, then this should be identified through routine maintenance activities and its presence may indicate self-generated work orders are not being addressed.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If the foundation appears to be in imminent danger of collapse or failure, then this may result in a capital expenditure.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If the foundation appears to be in imminent danger of collapse or failure, then there is a structural failure.

PPI	Market Appeal	Direct	If this defect occurs, HUD or the property would suffer reputational harm.	'If the foundation appears to be in imminent danger of collapse or failure, then HUD could suffer reputational harm.
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**INSPECTION PROCESS:**

- OBSERVATION:** - Look at structure for signs that it is structurally unsound or is in danger of collapsing.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:** - None

**TOOLS OR EQUIPMENT:**

- REQUIRED:** - None
- USEFUL:** - Level

**DEFICIENCY 6 — INSIDE: THE FOUNDATION APPEARS TO BE IN IMMINENT DANGER OF COLLAPSE OR FAILURE**

**DEFICIENCY CRITERIA:** The foundation appears to be in imminent danger of collapse or failure.

**HEALTH AND SAFETY DETERMINATION:** Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

**CORRECTION TIMEFRAME:** 24 hours

**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.	If the foundation appears to be in imminent danger of collapse or failure, then this could affect the health and safety of the resident.
R2	Safety	Direct	Resident could be injured because of this condition.	If the foundation appears to be in imminent danger of collapse or failure, then the resident may be at a high risk of injury.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If the foundation appears to be in imminent danger of collapse or failure, then resident may be unable to fully utilize a feature that is expected to be provided and maintained as part of their rent.
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.	If the foundation appears to be in imminent danger of collapse or failure, then resident will likely report this deficiency its presence may indicate a lack of corrective maintenance.
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.	If the foundation appears to be in imminent danger of collapse or failure, then this should be identified through routine maintenance activities and its presence may indicate self-generated work orders are not being addressed.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If the foundation appears to be in imminent danger of collapse or failure, then this may result in a capital expenditure.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If the foundation appears to be in imminent danger of collapse or failure, then there is a structural failure.

PPI	Market Appeal	Direct	If this defect occurs, HUD or the property would suffer reputational harm.	'If the foundation appears to be in imminent danger of collapse or failure, then HUD could suffer reputational harm.
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INSPECTION PROCESS:

- OBSERVATION: - Look at structure for signs that it is structurally unsound or is in danger of collapsing.
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - None

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Level

**DEFICIENCY 6 — OUTSIDE: THE FOUNDATION APPEARS TO BE IN IMMINENT DANGER OF COLLAPSE OR FAILURE**

**DEFICIENCY CRITERIA:** The foundation appears to be in imminent danger of collapse or failure.

**HEALTH AND SAFETY DETERMINATION:** Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

**CORRECTION TIMEFRAME:** 24 hours

**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.	If the foundation appears to be in imminent danger of collapse or failure, then this could affect the health and safety of the resident.
R2	Safety	Direct	Resident could be injured because of this condition.	If the foundation appears to be in imminent danger of collapse or failure, then the resident may be at a high risk of injury.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If the foundation appears to be in imminent danger of collapse or failure, then resident may be unable to fully utilize a feature that is expected to be provided and maintained as part of their rent.
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.	If the foundation appears to be in imminent danger of collapse or failure, then resident will likely report this deficiency its presence may indicate a lack of corrective maintenance.
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.	If the foundation appears to be in imminent danger of collapse or failure, then this should be identified through routine maintenance activities and its presence may indicate self-generated work orders are not being addressed.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If the foundation appears to be in imminent danger of collapse or failure, then this may result in a capital expenditure.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If the foundation appears to be in imminent danger of collapse or failure, then there is a structural failure.

PPI	Market Appeal	Direct	If this defect occurs, HUD or the property would suffer reputational harm.	'If the foundation appears to be in imminent danger of collapse or failure, then HUD could suffer reputational harm.
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INSPECTION PROCESS:

- OBSERVATION: - Look at structure for signs that it is structurally unsound or is in danger of collapsing.
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - None

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Level



## SUMMARY OF CHANGES

**TITLE:** FOUNDATION  
**VERSION:** VI.3  
**DATE PUBLISHED:** 7/31/20

FIELD	CHANGE	VERSION	DATE
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Definition	Revised definition	VI.3	2020-07-31
Purpose	Field added	VI.3	2020-07-31
Name Variants	Revised name variants	VI.3	2020-07-31
Common Materials	Revised common materials	VI.3	2020-07-31
Common Components	Revised common components	VI.3	2020-07-31
Location	Revised inspectable locations	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
<b>Deficiency 1</b>	<b>Separated by inspectable locations — Unit, Inside, and Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Revised title; added inspectable locations (previously Deficiency 2)		
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		
<b>Deficiency 2</b>	<b>Added deficiency by inspectable location — Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Added "Missing or damaged foundation vent, if required" by inspectable location		
Deficiency Criteria	Added deficiency criteria		
Health and Safety Determination	Added to "Standard" 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	Added rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Added observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
<b>Deficiency 3</b>	<b>Separated by inspectable locations – Unit, Inside, and Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Revised title; added inspectable locations (previously Deficiency 3)		
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		
<b>Deficiency 4</b>	<b>Separated by inspectable locations – Unit and Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Added inspectable locations (previously Deficiency 1)		
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		
<b>Deficiency 5</b>	<b>Separated by inspectable locations – Unit, Inside, and Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Revised title; added inspectable locations (previously Deficiency 4)		
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
<b>Deficiency 6</b>	<b>Added by inspectable locations – Unit, Inside, and Outside</b>
	<b>VI.3</b>
	<b>2020-07-31</b>
Title	Added “Foundation appears to be in imminent danger of collapse or failure” by inspectable location
Deficiency Criteria	Added deficiency criteria
Health and Safety Determination	Added to “Life-Threatening” determination; added standardized description
Correction Timeframe	Field added; response input as “24 hours”
HCV – Correction Timeframe	Field added; response input as “24 hours”
Rationale	Added rationale categories, types, and explanations; added standardized codes and descriptions
Inspection Process	Added observation, request for help, action, and more information
Tools or Equipment	Field added to deficiency