



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

WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

### DEFINITIONS OF TERMS USED IN STANDARDS

The following definitions related to inspectable areas are used in the attached proposed standards:

<b>Unit</b>	A Unit (or “dwelling Unit”) of HUD housing refers to the interior components of an individual Unit. Examples of components in the interior of a Unit may include the bathroom, call-for-aid (if applicable), ceiling, doors, electrical systems, floors, water heater, heating ventilation and air conditioning (HVAC) (where individual Units are provided), kitchen, lighting, outlets, switches, smoke detectors, stairs, walls, and windows.
<b>Inside</b>	Inside of HUD housing refers to the common areas and building systems that can be generally found within the building interior and are not inside a Unit. Examples of “inside” common areas may include, basements, interior or attached garages, enclosed carports, restrooms, closets, utility rooms, mechanical rooms, community rooms, day care rooms, halls, corridors, stairs, shared kitchens, laundry rooms, offices, enclosed porches, enclosed patios, enclosed balconies, and trash collection areas. Examples of building systems include those components that provide domestic water, electricity, elevators, emergency power, fire protection, HVAC, and sanitary services.
<b>Outside</b>	Outside of HUD housing (or “outside areas”) refers to the building site, building exterior components, and any building systems located outside of the building or unit. Examples of “outside” components may include facades, fencing, retaining walls, grounds, lighting, mailboxes, project signs, parking lots, detached garage or carport, driveways, play areas and equipment, refuse disposal, roads, storm drainage, non-dwelling buildings, and walkways. Components found on the exterior of the building are also considered outside areas, and examples may include doors, attached porches, attached patios, balconies, car ports, fire escapes, foundations, lighting, roofs, walls, and windows.

The following definitions related to health and safety are used in the attached proposed standards:

<b>Life-Threatening</b>	The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death or severe illness or injury to a resident.
<b>Severe Non-Life Threatening</b>	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.
<b>Standard</b>	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.
<b>Advisory</b>	Deficiencies critical to habitability but not presenting a substantive health or safety risk to resident.
<b>HCV Pass/Fail</b>	Units participating in the Housing Choice Voucher (HCV) programs do not receive a score for physical inspections, so deficiencies are indicated only as a pass or fail. Items that fail must be corrected per the guidelines in the regulations.

**TABLE 1—ADDRESS AND SIGNAGE STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	Unique number and name identifiers assigned to property.
<b>Location</b>	Outside: Near building entrances (either above or alongside the entrance or on a nearby post) and road entrances where the property's private road meets a public road.
<b>Deficiency 1 – Address and Signage: Outside</b>	
<b>Deficiency</b>	Address, signage, or building identification codes are broken, illegible, or not visible.
<b>Deficiency Criteria</b>	Address or building identification codes are broken, illegible, or not visible.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If address, signage, or building identification codes are broken, illegible, or not visible, and there is an emergency, then first responders may be delayed if they are unable to efficiently locate the property.</p> <p>If address, signage, or building identification codes are broken, illegible, or not visible, then it is likely that routine or daily maintenance activities are not being addressed.</p>

**TABLE 2—BATHTUB AND SHOWER STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	Fixtures typically found in bathrooms that dispense clean water used for bathing and self-care which also contain a method for draining used water.
<b>Location</b>	Unit: Bathroom  Inside: Bathroom
<b>Deficiency 1 – Bathtub and Shower: Unit</b>	
<b>Deficiency</b>	Only 1 bathtub or shower is present, and it is inoperable or does not drain.
<b>Deficiency Criteria</b>	Only 1 bathtub or shower is present within the unit, and it is inoperable (i.e., overall system is not meeting function or purpose, with or without visible damage) or standing water is present such that the inspector believes water is unable to drain.

<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If only 1 bathtub or shower is present within the Unit and it is inoperable or standing water is present such that the inspector believes water is unable to drain, then the resident's ability to maintain hygienic practices is limited, which may result in an increased risk of illness from infectious disease.</p> <p>If only 1 bathtub or shower is present within the Unit and it is inoperable or standing water is present such that the inspector believes water is unable to drain, then the resident may not be able to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if only 1 bathtub or shower is present within the Unit and it is inoperable or standing water is present, and to recognize it is important enough to report it to property management because it may present sanitary hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in sanitary hazards.</p>

#### **Deficiency 1 – Bathtub and Shower: Inside**

<b>Deficiency</b>	Only 1 bathtub or shower is present, and it is inoperable or does not drain.
<b>Deficiency Criteria</b>	Only 1 bathtub or shower is present within the Inside, and it is inoperable (i.e., overall system is not meeting function or purpose, with or without visible damage) or standing water is present such that the inspector believes water is unable to drain.
<b>Health and Safety determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass

<b>Rationale</b>	<p>If only 1 bathtub or shower is present within the Inside and it is inoperable or standing water is present such that the inspector believes water is unable to drain, then the resident may not be able to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify if there is only 1 bathtub or shower present within the Inside and it is inoperable or standing water is present such that the inspector believes water is unable to drain. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in usability barriers.</p>
<b>Deficiency 2 – Bathtub and Shower: Unit</b>	
<b>Deficiency</b>	A bathtub or shower is inoperable or does not drain and at least 1 bathtub or shower is present elsewhere that is operational.
<b>Deficiency Criteria</b>	A bathtub or shower is inoperable (i.e., overall system is not meeting function or purpose, with or without visible damage) or standing water is present such that the inspector believes water is unable to drain and at least 1 bathtub or shower is present elsewhere within the Unit that is operational.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a bathtub or shower is inoperable or standing water is present such that the inspector believes water is unable to drain and at least 1 bathtub or shower is present elsewhere within the Unit that is operational, then the resident's ability to maintain hygienic practices is limited, which may result in an increased risk of illness from infectious disease.</p> <p>If a bathtub or shower is inoperable or standing water is present such that the inspector believes water is unable to drain and at least 1 bathtub or shower is present elsewhere within the Unit that is operational, then the resident may not be able to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If there are multiple bathtubs or showers present with the Unit, the resident is likely to notice if one is inoperable or has standing water and to recognize it is important enough to report it to property management because it may present sanitary hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in sanitary hazards.</p>

**Deficiency 2 – Bathtub and Shower: Inside**

<b>Deficiency</b>	A bathtub or shower is inoperable or does not drain and at least 1 bathtub or shower is present elsewhere that is operational.
<b>Deficiency Criteria</b>	A bathtub or shower is inoperable (i.e., overall system is not meeting function or purpose, with or without visible damage) or standing water is present such that the inspector believes water is unable to drain and at least 1 bathtub or shower is present elsewhere within the Inside that is operational.
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	<p>If a bathtub or shower is inoperable or standing water is present such that the inspector believes water is unable to drain and at least 1 bathtub or shower is present elsewhere within the Inside that is operational, then the resident may not be able to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify if there are multiple bathtubs or showers present within the Inside and one is inoperable or has standing water present such that the inspector believes water is unable to drain. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in usability barriers.</p>

**Deficiency 3 – Bathtub and Shower: Unit**

<b>Deficiency</b>	Bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident's ability to maintain personal hygiene.
<b>Deficiency criteria</b>	<p>Bathtub component or shower component is damaged (i.e., visibly defective; impacts functionality) such that it may limit the resident's ability to maintain personal hygiene.</p> <p>OR</p> <p>Bathtub component or shower component is inoperable (i.e., component is not meeting function or purpose, with or without visible damage) such that it may limit the resident's ability to maintain personal hygiene.</p> <p>OR</p>

	Bathtub component or shower component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) such that it may limit the resident's ability to maintain personal hygiene.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident's ability to maintain personal hygiene, then the resident may be at an increased risk of illness from infectious diseases.</p> <p>If a bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident's ability to maintain personal hygiene, then the resident may not be able to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident's ability to maintain personal hygiene, then the resident is likely to notice this and to recognize it is important enough to report it to property management because it may present sanitary hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in sanitary hazards.</p>

### **Deficiency 3 – Bathtub and Shower: Inside**

<b>Deficiency</b>	Bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident's ability to maintain personal hygiene.
<b>Deficiency criteria</b>	<p>Bathtub component or shower component is damaged (i.e., visibly defective; impacts functionality) such that it may limit the resident's ability to maintain personal hygiene.</p> <p>OR</p> <p>Bathtub component or shower component is inoperable (i.e., component is not meeting function or purpose, with or without visible damage) such that it may limit the resident's ability to maintain personal hygiene.</p> <p>OR</p> <p>Bathtub component or shower component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) such that it may limit the resident's ability to maintain personal hygiene.</p>

<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	<p>If a bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident's ability to maintain personal hygiene, then the resident may not be able to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify a bathtub component or shower component that is damaged, inoperable, or missing such that it may not provide a sanitary area to maintain personal hygiene. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in sanitary hazards or usability barriers.</p>

#### **Deficiency 4 – Bathtub and Shower: Unit**

<b>Deficiency</b>	Bathtub component or shower component is damaged, inoperable, or missing and it does not limit the resident's ability to maintain personal hygiene.
<b>Deficiency criteria</b>	<p>Bathtub component or shower component is damaged (i.e., visibly defective; impacts functionality) and it does not limit the resident's ability to maintain personal hygiene.</p> <p>OR</p> <p>Bathtub component or shower component is inoperable (i.e., component is not meeting function or purpose, with or without visible damage) and it does not limit the resident's ability to maintain personal hygiene.</p> <p>OR</p> <p>Bathtub component or shower component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and it does not limit the resident's ability to maintain personal hygiene.</p>
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass



<b>Rationale</b>	<p>If the resident's ability to maintain personal hygiene is not limited, but a bathtub component or shower component is damaged, inoperable, or missing, then the resident's ability to fully utilize an aspect of the fixture may be reduced.</p> <p>If a bathtub component or shower component is damaged, inoperable, or missing and it does not limit the resident's ability to maintain personal hygiene, then the resident may notice this and report it to property management. Property management may be expected to prioritize a work order to remedy this deficiency because it may result in the resident's limited ability to fully utilize an aspect of the fixture.</p>
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**TABLE 3—CABINETS STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	<p>A box-shaped piece of furniture with doors or drawers. Some cabinets are free-standing while others may be built into, or attached to, a wall. Generally, cabinets may have:</p> <ul style="list-style-type: none"> <li>- One or more doors on the front, mounted with door hardware, and occasionally a lock</li> <li>- One or more doors, drawers, or shelves.</li> </ul>
<b>Location</b>	<p>Unit: Kitchens, bathroom, laundry</p> <p>Inside: Kitchens, bathroom, laundry</p>
<b>Deficiency 1 – Cabinets: Unit</b>	
<b>Deficiency</b>	Cabinets are missing in Unit kitchen.
<b>Deficiency Criteria</b>	Within the Unit kitchen, 25% or more of the cabinets are missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If cabinets are missing in the Unit kitchen, then the resident may not have sufficient ability to store food and dishes in a safe manner.</p> <p>If cabinets are missing in the Unit kitchen, then the resident is unable to use a feature that is expected to be included and maintained as a part of their rent.</p>

	If cabinets are missing in the Unit kitchen, then the resident will likely report this defect and for facilities management to prioritize a work order response to fix that deficiency.
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#### **Deficiency 2 – Cabinets: Unit**

<b>Deficiency</b>	Cabinet components are damaged or missing.
<b>Deficiency Criteria</b>	<p>50% or more of the kitchen, bath, or laundry cabinet doors, drawers, or shelves are missing (i.e., evidence of prior installation, but now not present or is incomplete).</p> <p>OR</p> <p>50% or more of the kitchen, bath, or laundry cabinet doors, drawers, or shelves are damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>50% or more of the kitchen, bath, or laundry cabinet doors, drawers, or shelves are inoperable (i.e., overall system or component thereof not meeting function or purpose; with or without visible damage).</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If cabinet components are damaged or missing, then the resident may not have sufficient ability to store food, dishes, or personal or cleaning items in a safe and sanitary manner.</p> <p>If cabinet components are damaged or missing, then the resident may be unable to use a feature that is expected to be included and maintained in their rent.</p> <p>If cabinet components are damaged or missing, then this should be identified through normal maintenance activities, and the presence of this deficiency may indicate that routine maintenance activities are not being addressed.</p>

#### **Deficiency 2 – Cabinets: Inside**

<b>Deficiency</b>	Cabinet components are damaged or missing.
<b>Deficiency Criteria</b>	<p>50% or more of the kitchen, bath, or laundry cabinet doors, drawers, or shelves are missing (i.e., evidence of prior installation, but now not present or is incomplete).</p> <p>OR</p>

	<p>50% or more of the kitchen, bath, or laundry cabinet doors, drawers, or shelves are damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>50% or more of the kitchen, bath, or laundry cabinet doors, drawers, or shelves are inoperable (i.e., overall system or component thereof not meeting function or purpose; with or without visible damage).</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If cabinet components are damaged or missing, then the resident may not have sufficient ability to store food, dishes, or cleaning items in a safe and sanitary manner.</p> <p>If cabinet components are damaged or missing, the then resident may be unable to use a feature that is expected to be included and maintained in their rent.</p> <p>If cabinet components are damaged or missing, then this should be identified through normal maintenance activities and the presence of this deficiency may indicate that routine maintenance activities are not being addressed.</p>

**TABLE 4—CALL-FOR-AID SYSTEM STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	A call system used by a resident to summon aid during a medical emergency.
<b>Location</b>	<p>Unit: Bathroom, bedroom, hallway</p> <p>Inside: Common area, including bathroom and hallway</p>
<b>Deficiency 1 – Call-for-Aid System: Unit</b>	
<b>Deficiency</b>	Pull cord is missing or end is higher than 6 inches off the floor.
<b>Deficiency Criteria</b>	<p>Pull cord is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p> <p>OR</p> <p>Pull-cord end is higher than 6 inches off the floor.</p>

<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a pull-cord is missing or the end is higher than 6 inches off the floor, and the resident is unable to reach the cord, they may not have access to medical care as their ability to alert emergency services is impacted.</p> <p>If a pull-cord is missing or the end is higher than 6 inches off the floor, and the resident is unable to reach the cord, they may be injured when attempting to reach the cord.</p> <p>If a pull cord is missing or the end is higher than 6 inches off the floor, then the resident may not be able to fully use the device, which is assumed to be maintained as part of their rent.</p> <p>If a pull-cord is missing or the end is higher than 6 inches off the floor, then it is likely that complaint-based work orders are not being addressed.</p> <p>If a pull-cord is missing or the end is higher than 6 inches off the floor, then it is likely that routine maintenance activities are not being addressed.</p>

#### **Deficiency 1 – Call-for-Aid System: Inside**

<b>Deficiency</b>	Pull-cord is missing or end is higher than 6 inches off the floor.
<b>Deficiency Criteria</b>	<p>Pull-cord is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p> <p>OR</p> <p>Pull-cord end is higher than 6 inches off the floor.</p>
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If a pull-cord is missing or the end is higher than 6 inches off the floor, and the resident is unable to reach the cord, they may not have access to medical care as their ability to alert emergency services is impacted.</p> <p>If a pull-cord is missing or the end is higher than 6 inches off the floor, and the resident is unable to reach the cord, then they may be injured when attempting to reach the cord.</p> <p>If a pull-cord is missing or the end is higher than 6 inches off the floor, then the resident may not be able to fully use the device, which is assumed to be maintained as part of their rent.</p> <p>If a pull-cord is missing or the end is higher than 6 inches off the floor, then it is likely that complaint-based work orders are not being addressed.</p> <p>If a pull-cord is missing or the end is higher than 6 inches off the floor, then it is likely that routine maintenance activities are not being addressed.</p>
<b>Deficiency 2 – Call-for-Aid System: Unit</b>	
<b>Deficiency</b>	System does not function properly.
<b>Deficiency Criteria</b>	<p>A call-for-aid system does not emit sound or light or send signal to annunciator.</p> <p>OR</p> <p>The annunciator does not indicate the correct corresponding room.</p>
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a call-for-aid system does not function properly, then the resident may not have access to medical care as their ability to alert emergency services is impacted.</p> <p>If a call-for-aid system does not function properly, then the resident may not be able to fully use a feature that is expected to be maintained as part of their rent.</p> <p>If a call-for-aid system does not function properly, then the resident will likely report the deficiency, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p>

	If a call-for-aid system does not function properly, then the presence of this deficiency may indicate that routine maintenance activities are not being addressed.
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#### **Deficiency 2 – Call-for-Aid System: Inside**

<b>Deficiency</b>	System does not function properly.
<b>Deficiency Criteria</b>	<p>A call-for-aid system does not emit sound or light or send signal to annunciator.</p> <p>OR</p> <p>The annunciator does not indicate the correct corresponding room.</p>
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a call-for-aid system does not function properly, then the resident may not have access to medical care as their ability to alert emergency services is impacted.</p> <p>If a call-for-aid system does not function properly, then the resident may not be able to fully use a feature that is expected to be maintained as part of their rent.</p> <p>If a call-for-aid system does not function properly, then the resident will likely report the deficiency, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If a call-for-aid system does not function properly, then the presence of this deficiency may indicate that routine maintenance activities are not being addressed.</p>

#### **Deficiency 3 – Call-for-Aid System: Unit**

<b>Deficiency</b>	System is blocked.
<b>Deficiency Criteria</b>	Resident is physically impeded from using the call-for-aid pull cord.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours

<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the call-for-aid system is blocked, then the resident may not have access to medical care as their ability to alert emergency services is impacted.</p> <p>If the call-for-aid system is blocked, then the resident may not be able to fully use a feature that is expected to be maintained as part of their rent.</p> <p>If the call-for-aid system is blocked, then the presence of this deficiency may indicate that routine maintenance activities are not being addressed.</p>
<b>Deficiency 3 – Call-for-Aid System: Inside</b>	
<b>Deficiency</b>	System is blocked.
<b>Deficiency Criteria</b>	Resident is physically impeded from using the call-for-aid pull cord.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the call-for-aid system is blocked, then the resident may not have access to medical care as their ability to alert emergency services is impacted.</p> <p>If the call-for-aid system is blocked, then the resident may not be able to fully use a feature that is expected to be maintained as part of their rent.</p> <p>If the call-for-aid system is blocked, then the presence of this deficiency may indicate that routine maintenance activities are not being addressed.</p>

**TABLE 5—CARBON MONOXIDE ALARM STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	Device that detects elevated levels of carbon monoxide and signals via auditory or visual alarm in order to prevent carbon monoxide poisoning.
<b>Location</b>	<p>Unit: Where required as described in the Deficiency Criteria</p> <p>Inside: Where required as described in the Deficiency Criteria</p>

**Deficiency 1 – Carbon Monoxide Alarm: Unit**

**Deficiency** Carbon monoxide alarm is missing, not installed, or not installed in a proper location.

**Deficiency Criteria** Carbon monoxide alarm is missing (i.e., evidence of prior installation, but is now not present or is incomplete).

OR

One (1) or more of the following scenarios exists:

1. Unit contains a fuel-burning appliance or fuel-burning fireplace, and a carbon monoxide alarm is not installed:

- a. in the immediate vicinity of each sleeping area.

OR

- b. within each sleeping area.

2. Sleeping area or bathroom attached to sleeping area:

- a. contains a fuel-burning appliance or fuel-burning fireplace.

OR

- b. has adjacent spaces from which byproducts of combustion gases can flow.

AND

- c. Carbon monoxide alarm is not installed in each sleeping area.

3. Unit or sleeping area is served by a forced-air furnace that is located elsewhere and a carbon monoxide alarm is not installed:

- a. in the immediate vicinity of each sleeping area.

OR

- b. within each sleeping area.

OR

- c. within the room or area with the first duct register and the carbon monoxide alarm signals are automatically transmitted to an approved location.

4. Unit or sleeping area is located in a building that contains a fuel-burning appliance or fuel-burning fireplace and:

- a. a carbon monoxide alarm is not installed in an approved location between the fuel-burning appliance or fuel-burning fireplace and the Unit or sleeping area.

OR

- b. a carbon monoxide alarm is not installed on the ceiling of the room containing the fuel-burning appliance or fuel-burning fireplace.

OR

- c. the Unit or sleeping area has communicated openings to the fuel-burning appliance or fuel-burning fireplace and a carbon monoxide alarm is not installed:

- i. in the immediate vicinity of each sleeping area.

OR



- 
- ii. within each sleeping area.
5. Unit or sleeping area is located one (1) story or less above or below an attached private garage that:
- a. does not have natural ventilation.  
OR
  - b. is enclosed and does not have a ventilation system for vehicle exhaust.  
AND
  - c. Carbon monoxide alarm is not installed:
    - i. in the immediate vicinity of each sleeping area.  
OR
    - ii. within each sleeping area.

<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a carbon monoxide alarm is missing, not installed, or not installed in a proper location and there is an elevated level of carbon monoxide in the Unit, then the health of the resident may be at risk due to potential carbon monoxide poisoning.</p> <p>If a carbon monoxide alarm is missing, not installed, or not installed in a proper location, then this will likely be observed during routine maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p>

#### Deficiency 1 – Carbon Monoxide Alarm: Inside

<b>Deficiency</b>	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.
<b>Deficiency Criteria</b>	<p>Carbon monoxide alarm is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p> <p>OR</p> <p>One (1) or more of the following scenarios exists:</p> <ol style="list-style-type: none"> <li>1. Classroom contains a fuel-burning appliance or fuel-burning fireplace, and a carbon monoxide alarm is not installed:           <ul style="list-style-type: none"> <li>a. in the immediate vicinity of each sleeping area. OR</li> <li>b. within each sleeping area.</li> </ul> </li> <li>2. Sleeping area or bathroom attached to sleeping area:</li> </ol>

- 
- a. contains a fuel-burning appliance or fuel-burning fireplace.  
OR
  - b. has adjacent spaces from which byproducts of combustion gases can flow.  
AND
  - c. Carbon monoxide alarm is not installed in each sleeping area.
3. Sleeping area or classroom is served by a forced-air furnace that is located elsewhere and a carbon monoxide alarm is not installed:
- a. in the immediate vicinity of each sleeping area.  
OR
  - b. within each sleeping area.  
OR
  - c. within the room or area with the first duct register and the carbon monoxide alarm signals are automatically transmitted to an approved location.
4. Sleeping area or classroom is located in a building that contains a fuel-burning appliance or fuel-burning fireplace and:
- a. a carbon monoxide alarm is not installed in an approved location between the fuel-burning appliance or fuel-burning fireplace and the sleeping area or classroom.  
OR
  - b. a carbon monoxide alarm is not installed on the ceiling of the room containing the fuel-burning appliance or fuel-burning fireplace.  
OR
  - c. the sleeping area or classroom has communicated openings to the fuel-burning appliance or fuel-burning fireplace and a carbon monoxide alarm is not installed:
    - i. in the classroom  
OR
    - ii. in the immediate vicinity of each sleeping area.  
OR
    - iii. within each sleeping area.
5. Sleeping area or classroom is located one (1) story or less above or below an attached private garage that:
- a. does not have natural ventilation.  
OR
  - b. is enclosed and does not have a ventilation system for vehicle exhaust.  
AND
  - c. Carbon monoxide alarm is not installed:
    - i. in the classroom.  
OR
    - ii. in the immediate vicinity of each sleeping area.  
OR
    - iii. within each sleeping area.
-

<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a carbon monoxide alarm is missing, not installed, or not installed in a proper location and there is an elevated level of carbon monoxide in the classroom, then the health of the care provider or recipient may be at risk due to potential carbon monoxide poisoning.</p> <p>If a carbon monoxide alarm is missing, not installed, or not installed in a proper location, then this will likely be observed during routine maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p>

#### **Deficiency 2 – Carbon Monoxide Alarm: Unit**

<b>Deficiency</b>	Carbon monoxide alarm is obstructed.
<b>Deficiency Criteria</b>	Carbon monoxide alarm is obstructed.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a carbon monoxide alarm is obstructed and there is a carbon monoxide leak, then the resident's health may be at risk.</p> <p>If a carbon monoxide alarm is obstructed and there is a carbon monoxide leak, then the resident may not be alerted.</p> <p>If a carbon monoxide alarm is obstructed, then the resident may not be able to use a feature that is expected to be provided and maintained as part of the rent.</p> <p>If a carbon monoxide alarm is obstructed, then this will likely be observed during routine maintenance activities and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p>

#### **Deficiency 2 – Carbon Monoxide Alarm: Inside**

<b>Deficiency</b>	Carbon monoxide alarm is obstructed.
<b>Deficiency Criteria</b>	Carbon monoxide alarm is obstructed.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a carbon monoxide alarm is obstructed and there is a carbon monoxide leak, then the resident's health may be at risk.</p> <p>If a carbon monoxide alarm is obstructed, then this will likely be observed during routine maintenance activities and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p>

#### **Deficiency 3 – Carbon Monoxide Alarm: Unit**

<b>Deficiency</b>	Carbon monoxide alarm does not produce an audio or visual alarm when tested.
<b>Deficiency Criteria</b>	Carbon monoxide alarm does not produce audio or visual alarm when tested.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a carbon monoxide alarm does not produce an audio or visual alarm, and there is carbon monoxide leak, then the health and safety of the resident could be at risk as they may not be alerted.</p> <p>If a carbon monoxide alarm does not produce an audio or visual alarm, then this will likely be observed during routine maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed, as carbon monoxide alarms should be tested monthly and batteries changed yearly.</p>

#### **Deficiency 3 – Carbon Monoxide Alarm: Inside**

<b>Deficiency</b>	Carbon monoxide alarm does not produce audio or visual alarm when tested.
<b>Deficiency Criteria</b>	Carbon monoxide alarm does not produce an audio or visual alarm when tested.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a carbon monoxide alarm does not produce an audio or visual alarm, and there is carbon monoxide leak, then the health and safety of the resident could be at risk as they may not be alerted.</p> <p>If a carbon monoxide alarm does not produce an audio or visual alarm, then this will likely be observed during routine maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed, as carbon monoxide alarms should be tested monthly and batteries changed yearly.</p>

**TABLE 6—CEILING STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	The upper interior surface of a room that provides separation between rooms, spaces, and floors.
<b>Location</b>	Unit: Upper interior surface of room  Inside: Upper interior surface of room
<b>Deficiency 1 – Ceiling: Unit</b>	
<b>Deficiency</b>	Ceiling has an unstable surface.
<b>Deficiency Criteria</b>	Ceiling has an unstable surface.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days

<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the ceiling has an unstable surface, then the resident could be injured by falling debris.</p> <p>If the ceiling has an unstable surface, then a feature of the home that is expected to be provided and maintained as part of the resident's rent may be jeopardized.</p> <p>If the ceiling has an unstable surface, then it is likely the resident will report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p>

#### **Deficiency 1 – Ceiling: Inside**

<b>Deficiency</b>	Ceiling has an unstable surface.
<b>Deficiency Criteria</b>	Ceiling has an unstable surface.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the ceiling has an unstable surface, then the resident could be injured by falling debris.</p> <p>If the ceiling has an unstable surface, then a feature of the home that is expected to be provided and maintained as part of the resident's rent may be jeopardized.</p> <p>If the ceiling has an unstable surface, then it is likely the resident will report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p>

#### **Deficiency 2 – Ceiling: Unit**

<b>Deficiency</b>	Ceiling has a hole.
<b>Deficiency Criteria</b>	<p>A hole is present that opens directly to the outside environment.</p> <p>OR</p> <p>A hole is present that is 2 inches or greater in diameter.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days

<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the ceiling has a hole, then the resident may be exposed to potentially harmful materials that may be in the space above the ceiling (e.g., weather, insulation, vermin).</p> <p>If the ceiling has a hole, then it may compromise the fire stop and smoke stop properties of the ceiling. Openings (including those due to breaking, displacing, or removing ceiling tiles) can enable hot gases and smoke from a fire to rise and accumulate above detectors and sprinklers, which can delay their activation, enabling fires to rapidly grow larger before an alarm and response can occur. This has the potential to put the resident at increased risk in the event of a fire.</p> <p>If the ceiling has a hole, then the resident is unable to fully rely on or use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If the ceiling has a hole, and the resident is responsible for utilities, then this may result in increased utility costs to the resident.</p> <p>If the ceiling has a hole, then it is likely the resident will report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p>
<b>Deficiency 2 – Ceiling: Inside</b>	
<b>Deficiency</b>	Ceiling has a hole.
<b>Deficiency Criteria</b>	<p>A hole is present that opens directly to the outside environment.</p> <p>OR</p> <p>A hole is present that is 2 inches or greater in diameter.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the ceiling has a hole, then the resident may be exposed to potentially harmful materials that may be in the space above the ceiling (e.g., weather, insulation, vermin).</p>

If the ceiling has a hole, then it may compromise the fire stop and smoke stop properties of the ceiling. Openings (including those due to breaking, displacing, or removing ceiling tiles) can enable hot gases and smoke from a fire to rise and accumulate above detectors and sprinklers, which can delay their activation, enabling fires to rapidly grow larger before an alarm and response can occur. This has the potential to put the resident at increased risk in the event of a fire.

If the ceiling has a hole, then the resident is unable to fully rely on or use a feature that is expected to be provided and maintained as part of their rent.

If the ceiling has a hole, and the resident is responsible for utilities, then this may result in increased utility costs to the resident.

If the ceiling has a hole, then it is likely the resident will report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.

### Deficiency 3 – Ceiling: Unit

<b>Deficiency</b>	Ceiling has a sign of structural failure.
<b>Deficiency Criteria</b>	<p>There is sagging or dropping of the plasterboard sheeting or the cornice.</p> <p>OR</p> <p>There is cracking or small circles or blisters (nail pops) on the ceiling (which are a sign the plasterboard sheeting may be pulling away from the nails or screws).</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the ceiling has a sign of structural failure, then the resident could be injured by failing materials.</p> <p>If the ceiling has a sign of structural failure, then the resident is unable to fully rely on or use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If the ceiling has a sign of structural failure, then it is likely the resident will report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p>



	<p>If the ceiling has a sign of structural failure, then it may be costly to repair.</p> <p>If the ceiling has a sign of structural failure, then there may be a structural failure of the building.</p>
<b>Deficiency 3 – Ceiling: Inside</b>	
<b>Deficiency</b>	Ceiling has a sign of structural failure.
<b>Deficiency Criteria</b>	<p>There is sagging or dropping of the plasterboard sheeting or the cornice.</p> <p>OR</p> <p>There is cracking or small circles or blisters (nail pops) on the ceiling (which are a sign the plasterboard sheeting may be pulling away from the nails or screws).</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the ceiling has a sign of structural failure, then the resident could be injured by failing materials.</p> <p>If the ceiling has a sign of structural failure, then the resident is unable to fully rely on or use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If the ceiling has a sign of structural failure, then it is likely the resident will report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If the ceiling has a sign of structural failure, then it may be costly to repair.</p> <p>If the ceiling has a sign of structural failure, then there may be a structural failure of the building.</p>

**TABLE 7—CHIMNEY STANDARD**

<b>Definition and Location</b>
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<b>Definition</b>	A vertical or near vertical passageway connected to a fireplace or wood-burning appliance.
<b>Location</b>	<p>Unit: Any enclosed, habitable space where a gas fireplace, wood-burning fireplace, or wood-burning appliance is located</p> <p>Inside: Any enclosed, shared space where a gas fireplace, wood-burning fireplace, or wood-burning appliance is located</p> <p>Outside: Any exterior, visually accessible component of a gas fireplace, wood-burning fireplace, or wood-burning appliance</p>
<b>Deficiency 1 – Chimney: Unit</b>	
<b>Deficiency</b>	A visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior.
<b>Deficiency Criteria</b>	<p>A visually accessible (i.e., can be reasonably accessed and observed) chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete (i.e., evidence of a previously installed component that is now not present) such that it may not safely contain fire and convey smoke and combustion gases to the exterior.</p> <p>OR</p> <p>A visually accessible (i.e., can be reasonably accessed and observed) chimney, flue, or firebox connected to a fireplace or wood-burning appliance is damaged (i.e., visibly defective; impacts functionality) such that it may not safely contain fire and convey smoke and combustion gases to the exterior.</p>
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior when used, then the resident may be at an increased risk of exposure to gases or smoke, which may result in respiratory issues or asphyxiation.</p> <p>If a visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior</p>

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when used, then there may be an increased safety risk to the resident of fire spread, which may result in injury or death.

Property management would be expected to ensure that staff members understand how to identify if a visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may lead to health and safety hazards.

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**Deficiency 1 – Chimney: Inside**

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<b>Deficiency</b>	A visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior.
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<b>Deficiency Criteria</b>	<p>A visually accessible (i.e., can be reasonably accessed and observed) chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete (i.e., evidence of a previously installed component that is now not present) such that it may not safely contain fire and convey smoke and combustion gases to the exterior.</p> <p>OR</p> <p>A visually accessible (i.e., can be reasonably accessed and observed) chimney, flue, or firebox connected to a fireplace or wood-burning appliance is damaged (i.e., visibly defective; impacts functionality) such that it may not safely contain fire and convey smoke and combustion gases to the exterior.</p>
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<b>Health and Safety Determination</b>	Life-Threatening
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<b>Correction Timeframe</b>	24 hours
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<b>HCV Correction Timeframe</b>	24 hours
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<b>HCV Pass/Fail</b>	Fail
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<b>Rationale</b>	<p>If a visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior when used, then the resident may be at an increased risk of exposure to gases or smoke, which may result in respiratory issues or asphyxiation.</p> <p>If a visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior</p>
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when used, then there may be an increased safety risk to the resident of fire spread, which may result in injury or death.

Property management would be expected to ensure that staff members understand how to identify if a visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may lead to health and safety hazards.

#### **Deficiency 1 – Chimney: Outside**

<b>Deficiency</b>	A visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior.
<b>Deficiency Criteria</b>	<p>A visually accessible (i.e., can be reasonably accessed and observed) chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete (i.e., evidence of a previously installed component that is now not present) such that it may not safely contain fire and convey smoke and combustion gases to the exterior.</p> <p>OR</p> <p>A visually accessible (i.e., can be reasonably accessed and observed) chimney, flue, or firebox connected to a fireplace or wood-burning appliance is damaged (i.e., visibly defective; impacts functionality) such that it may not safely contain fire and convey smoke and combustion gases to the exterior.</p>
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior when used, then there may be an increased safety risk to the resident of fire spread, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or</p>

damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may lead to health and safety hazards.

#### **Deficiency 2 – Chimney: Outside**

<b>Deficiency</b>	Chimney exhibits signs of structural failure.
<b>Deficiency Criteria</b>	The chimney exhibits signs of structural failure such that the integrity of the chimney is jeopardized.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the chimney exhibits signs of structural failure such that the integrity of the chimney is jeopardized, then there may be an increased safety risk to the resident due to falling debris, instability, or fire spread, which may result in injury or death.</p> <p>If the chimney exhibits signs of structural failure such that the integrity of the chimney is jeopardized, then the resident may not be able to safely use the fireplace or wood-burning appliance.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a chimney exhibits signs of structural failure such that the integrity of the chimney is jeopardized. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.</p> <p>If the chimney exhibits signs of structural failure such that the integrity of the chimney is jeopardized, then the chimney may be unable to safely support its related components.</p>

**TABLE 8—CLOTHES DRYER EXHAUST VENTILATION STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	The system connected to the clothes dryer vent outlet that exhausts air from the dryer blower to a designated area.
<b>Location</b>	Unit: Laundry room, washer and dryer area

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Inside: Laundry room, washer and dryer area

Outside: Exterior vent cover

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**Deficiency 1 – Clothes Dryer Exhaust Ventilation: Unit**

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<b>Deficiency</b>	Electric dryer transition duct is detached or missing.
<b>Deficiency Criteria</b>	Electric dryer transition duct is detached or missing (i.e., evidence of prior installation, but is now not present or is incomplete).
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the electric dryer transition duct is detached or missing, this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>If the electric dryer transition duct is detached or missing, and there is a fire within the appliance or dryer transition duct, the ducting cannot adequately contain the fire, and the resident may be at an increased risk of injury or death.</p> <p>If the electric dryer transition duct is detached or missing, then the resident may not be able to fully utilize features of an appliance.</p> <p>Property management would be expected to ensure that staff members understand how to identify an electric dryer transition duct that is detached or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in health or safety hazards or usability barriers.</p>

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**Deficiency 1 – Clothes Dryer Exhaust Ventilation: Inside**

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<b>Deficiency</b>	Electric dryer transition duct is detached or missing.
<b>Deficiency Criteria</b>	Electric dryer transition duct is detached or missing (i.e., evidence of prior installation, but is now not present or is incomplete).
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours

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<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the electric dryer transition duct is detached or missing, this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>If the electric dryer transition duct is detached or missing, and there is a fire within the appliance or dryer transition duct, the ducting cannot adequately contain the fire, and the resident may be at an increased risk of injury or death.</p> <p>If the electric dryer transition duct is detached or missing, then the resident may not be able to fully utilize features of an appliance.</p> <p>Property management would be expected to ensure that staff members understand how to identify an electric dryer transition duct that is detached or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in health or safety hazards or usability barriers.</p>

#### **Deficiency 2 – Clothes Dryer Exhaust Ventilation: Unit**

<b>Deficiency</b>	Gas dryer transition duct is detached or missing.
<b>Deficiency Criteria</b>	Gas dryer transition duct is detached or missing (i.e., evidence of prior installation, but is now not present or is incomplete).
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the gas dryer transition duct is detached or missing, then the resident may be at an increased risk of carbon monoxide exposure, which may cause respiratory issues or death due to carbon monoxide poisoning.</p> <p>If the gas dryer transition duct is detached or missing, and there is a fire within the appliance or dryer transition duct, the ducting cannot adequately contain the fire, and the resident may be at an increased risk of injury or death.</p> <p>If the gas dryer transition duct is detached or missing, then the resident may not be able to safely utilize features of an appliance.</p>

Property management would be expected to ensure that staff members understand how to identify a gas dryer transition duct that is detached or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in health hazards or usability barriers.

#### **Deficiency 2 – Clothes Dryer Exhaust Ventilation: Inside**

<b>Deficiency</b>	Gas dryer transition duct is detached or missing.
<b>Deficiency Criteria</b>	Gas dryer transition duct is detached or missing (i.e., evidence of prior installation, but is now not present or is incomplete).
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the gas dryer transition duct is detached or missing, then the resident may be at an increased risk of carbon monoxide exposure, which may cause respiratory issues or death due to carbon monoxide poisoning.</p> <p>If the gas dryer transition duct is detached or missing, and there is a fire within the appliance or dryer transition duct, the ducting cannot adequately contain the fire, and the resident may be at an increased risk of injury or death.</p> <p>If the gas dryer transition duct is detached or missing, then the resident may not be able to safely utilize features of an appliance.</p> <p>Property management would be expected to ensure that staff members understand how to identify a gas dryer transition duct that is detached or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in health hazards or usability barriers.</p>

#### **Deficiency 3 – Clothes Dryer Exhaust Ventilation: Unit**

<b>Deficiency</b>	Electric dryer exhaust ventilation system has restricted airflow.
<b>Deficiency Criteria</b>	Electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted.
<b>Health and Safety Determination</b>	Life-Threatening



<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>If the electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, and the clothes dryer achieves a high enough temperature due to the obstruction, there may be an increased safety risk to the resident of fire, which may result in injury or death.</p> <p>If the electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, then the resident may not be able to fully utilize features of an appliance.</p> <p>A resident is likely to notice if the electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted within the unit and to recognize it is important enough to report it to property management because it may present usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health or safety hazards.</p>

#### **Deficiency 3 – Clothes Dryer Exhaust Ventilation: Inside**

<b>Deficiency</b>	Electric dryer exhaust ventilation system has restricted airflow.
<b>Deficiency Criteria</b>	Electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p>

If the electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, and the clothes dryer achieves a high enough temperature due to the obstruction, there may be an increased safety risk to the resident of fire, which may result in injury or death.

If the electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, then the resident may not be able to fully utilize features of an appliance.

Property management would be expected to ensure that staff members understand how to identify an electric dryer exhaust ventilation system that is blocked or damaged such that airflow may be restricted. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in health or safety hazards or usability barriers.

### **Deficiency 3 – Clothes Dryer Exhaust Ventilation: Outside**

<b>Deficiency</b>	Electric dryer exhaust ventilation system has restricted airflow.
<b>Deficiency Criteria</b>	Electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>If the electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, and the clothes dryer achieves a high enough temperature due to the obstruction, there may be an increased safety risk to the resident of fire, which may result in injury or death.</p> <p>If the electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, then the resident may not be able to fully utilize features of an appliance.</p> <p>Property management would be expected to ensure that staff members understand how to identify an electric dryer exhaust ventilation system that is blocked or damaged such that airflow may be restricted. Management</p>

practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in health or safety hazards or usability barriers.

#### **Deficiency 4 – Clothes Dryer Exhaust Ventilation: Outside**

<b>Deficiency</b>	Exterior dryer vent cover, cap, or a component thereof is missing.
<b>Deficiency Criteria</b>	Exterior dryer vent cover, cap, or a component thereof is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	Property management would be expected to ensure that staff members understand how to identify an exterior dryer vent cover, cap, or a component thereof that is missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may allow pests to access the dryer ventilation system and build nests resulting in a blockage.

#### **Deficiency 5 – Clothes Dryer Exhaust Ventilation: Unit**

<b>Deficiency</b>	Dryer transition duct is constructed of unsuitable material.
<b>Deficiency Criteria</b>	Dryer transition duct is not constructed of metal or an approved material.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the dryer transition duct is not constructed of metal or an approved material, and there is a fire within the appliance or dryer transition duct, the ducting cannot adequately contain the fire, and the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify a dryer transition duct that is not constructed of metal or an approved material. Management practices would be expected</p>

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to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.

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**Deficiency 5 – Clothes Dryer Exhaust Ventilation: Inside**

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<b>Deficiency</b>	Dryer transition duct is constructed of unsuitable material.
<b>Deficiency Criteria</b>	Dryer transition duct is not constructed of metal or an approved material.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the dryer transition duct is not constructed of metal or an approved material, and there is a fire within the appliance or dryer transition duct, the ducting cannot adequately contain the fire, and the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify a dryer transition duct that is not constructed of metal or an approved material. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.</p>

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**Deficiency 6 – Clothes Dryer Exhaust Ventilation: Unit**

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<b>Deficiency</b>	Gas dryer exhaust ventilation system has restricted airflow.
<b>Deficiency Criteria</b>	Gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, then the resident may be at an increased risk of

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carbon monoxide exposure, which may cause respiratory issues or death due to carbon monoxide poisoning.

If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.

If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, and the clothes dryer achieves a high enough temperature due to the obstruction, there may be an increased safety risk to the resident of fire, which may result in injury or death.

If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, then the resident may not be able to fully utilize features of an appliance.

A resident is likely to notice if the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted within the unit and to recognize it is important enough to report it to property management because it may present usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health or safety hazards.

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**Deficiency 6 – Clothes Dryer Exhaust Ventilation: Inside**

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<b>Deficiency</b>	Gas dryer exhaust ventilation system has restricted airflow.
<b>Deficiency Criteria</b>	Gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, then the resident may be at an increased risk of carbon monoxide exposure, which may cause respiratory issues or death due to carbon monoxide poisoning.</p> <p>If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p>

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If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, and the clothes dryer achieves a high enough temperature due to the obstruction, there may be an increased safety risk to the resident of fire, which may result in injury or death.

If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, then the resident may not be able to fully utilize features of an appliance.

Property management would be expected to ensure that staff members understand how to identify a gas dryer exhaust ventilation system that is blocked or damaged such that airflow may be restricted. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in health or safety hazards or usability barriers.

#### **Deficiency 6 – Clothes Dryer Exhaust Ventilation: Outside**

<b>Deficiency</b>	Gas dryer exhaust ventilation system has restricted airflow.
<b>Deficiency Criteria</b>	Gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, then the resident may be at an increased risk of carbon monoxide exposure, which may cause respiratory issues or death due to carbon monoxide poisoning.</p> <p>If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, and the clothes dryer achieves a high enough temperature due to the obstruction, there may be an increased safety risk to the resident of fire, which may result in injury or death.</p>

If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, then the resident may not be able to fully utilize features of an appliance.

Property management would be expected to ensure that staff members understand how to identify a gas dryer exhaust ventilation system that is blocked or damaged such that airflow may be restricted. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in health or safety hazards or usability barriers.

**TABLE 9—COOKING APPLIANCE STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	<p><u>Cooking range</u>: An electric or gas stove with several burners and one or more connected ovens.</p> <p><u>Cooktop</u>: Usually a standalone device that may be built into a counter and has one or more electric or gas burners.</p> <p><u>Oven</u>: A thermally insulated chamber used for cooking, heating, and baking food.</p>
<b>Location</b>	<p>Unit: Kitchen</p> <p>Inside: Kitchen</p>
<b>Deficiency 1 – Cooking Appliance: Unit</b>	
<b>Deficiency</b>	Cooking range, cooktop, or oven is not producing heat or regulating heat temperature.
<b>Deficiency Criteria</b>	<p>50% of the burners on the cooking range or cooktop are not producing heat.</p> <p>OR</p> <p>50% of the burners on the cooking range or cooktop are not regulating heat temperature.</p> <p>OR</p> <p>The oven is not producing heat.</p> <p>OR</p> <p>The oven is not regulating heat temperature.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days

<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the cooking range, cooktop, or oven is not producing heat or igniting, and there is a gas burner on, then gas may be released into the environment, resulting in a fire hazard.</p> <p>If the cooking range, cooktop, or oven is not producing heat, then the resident is unable to use an appliance that is expected to be include in their rent.</p> <p>If the cooking range, cooktop, or oven is not producing or regulating heat, then it is likely the resident will report this deficiency and its presence may indicate that maintenance is not addressing complaint-based work orders.</p>
<b>Deficiency 1 – Cooking Appliance: Inside</b>	
<b>Deficiency</b>	Cooking range, cooktop, or oven is not producing heat or regulating heat temperature.
<b>Deficiency Criteria</b>	<p>50% of the burners on the cooking range or cooktop are not producing heat.</p> <p>OR</p> <p>50% of the burners on the cooking range or cooktop are not regulating heat temperature.</p> <p>OR</p> <p>The oven is not producing heat.</p> <p>OR</p> <p>The oven is not regulating heat temperature.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	If the cooking range, cooktop, or oven is not producing heat or igniting, and there is a gas burner on, then gas may be released into the environment, resulting in a fire hazard.



If the cooking range, cooktop, or oven is not producing heat, then the resident is unable to use an appliance that is expected to be included in their rent.

If the cooking range, cooktop, or oven is not producing or regulating heat, then it is likely the resident will report this deficiency and its presence may indicate that maintenance is not addressing complaint-based work orders.

#### **Deficiency 2 – Cooking Appliance: Unit**

<b>Deficiency</b>	Cooking range, cooktop, or oven components are missing.
<b>Deficiency Criteria</b>	Burner grate, oven rack, oven handle, or seal is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	<p>If the cooking range, cooktop, or oven components are missing, then the resident may be unable to fully use an appliance that is expected to be included in their rent.</p> <p>If the components are missing, then it is likely the resident will report this deficiency and its presence may indicate that maintenance is not addressing complaint-based work orders.</p>

#### **Deficiency 2 – Cooking Appliance: Inside**

<b>Deficiency</b>	Cooking range, cooktop, or oven components are missing.
<b>Deficiency Criteria</b>	Burner grate, oven rack, oven handle, or seal is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass

<b>Rationale</b>	<p>If cooking range, cooktop, or oven components are missing, then the resident may be unable to fully use an appliance that is expected to be included in their rent.</p> <p>If the components are missing, then it is likely the resident will report this deficiency and its presence may indicate that maintenance is not addressing complaint-based work orders.</p>
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#### **Deficiency 3 – Cooking Appliance: Unit**

<b>Deficiency</b>	Primary cooking appliance is missing.
<b>Deficiency Criteria</b>	Primary cooking appliance is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the primary cooking appliance is missing, then the resident may be unable to cook food in a sanitary manner.</p> <p>If the primary cooking appliance is missing, then the resident cannot use an appliance that is expected to be included in their rent.</p> <p>If the primary cooking appliance is missing, then it is likely the resident will report this deficiency and its presence may indicate that maintenance is not addressing complaint-based work orders.</p>

#### **Deficiency 3 – Cooking Appliance: Inside**

<b>Deficiency</b>	Primary cooking appliance is missing.
<b>Deficiency Criteria</b>	Primary cooking appliance is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If the primary cooking appliance is missing, then the resident may be unable to cook food in a sanitary manner.</p> <p>If the primary cooking appliance is missing, then the resident cannot use an appliance that is expected to be included in their rent.</p> <p>If the primary cooking appliance is missing, then it is likely the resident will report this deficiency and its presence may indicate that maintenance is not addressing complaint-based work orders.</p>
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**TABLE 10—DOOR – ENTRY STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	<p>A door that provides a means of access to the Unit from the Inside or Outside.</p> <p>OR</p> <p>A door that provides a means of access to the Inside from the Outside.</p>
<b>Location</b>	<p>Unit: Entrance to the Unit from the Outside or Inside</p> <p>Inside: Entrance to the Inside from the Outside</p>
<b>Deficiency 1 – Door – Entry: Unit</b>	
<b>Deficiency</b>	Entry door will not open.
<b>Deficiency Criteria</b>	Entry door will not open.
<b>Health and Safety Determination</b>	Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the entry door will not open, then the resident’s ability to leave or grant access to the Unit may be limited, which may result in an increased safety risk in the event of an emergency.</p> <p>If the entry door will not open, then the resident’s ability to grant access to the Unit may be limited.</p>

If the entry door will not open, then the resident's ability to leave or grant access to the Unit may be limited.

A resident is likely to notice if the entry door will not open and to recognize it is important enough to report it to property management because it may present safety hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.

#### **Deficiency 1 – Door – Entry: Inside**

<b>Deficiency</b>	Entry door will not open.
<b>Deficiency Criteria</b>	Entry door will not open.
<b>Health and Safety Determination</b>	Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the entry door will not open, then the resident's ability to leave or grant access to the Unit may be limited, which may result in an increased safety risk in the event of an emergency.</p> <p>If the entry door will not open, then the resident's ability to grant access to the Unit may be limited.</p> <p>If the entry door will not open, then the resident's ability to leave or grant access to the Unit may be limited.</p> <p>Property management would be expected to ensure that staff members understand how to identify an entry door that will not open. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.</p>

#### **Deficiency 2 – Door – Entry: Unit**

<b>Deficiency</b>	Entry door will not close.
<b>Deficiency Criteria</b>	Entry door does not close (i.e., door seats in frame).
<b>Health and Safety Determination</b>	Life Threatening
<b>Correction Timeframe</b>	24 hours

<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the entry door will not close, and there is inclement weather, then the resident may be at an increased risk of environmental exposure, which may result in illness.</p> <p>If the entry door will not close, then the resident's ability to manage access to the unit may be limited.</p> <p>If the entry door will not close, then the resident may be unable to reasonably ensure privacy within the unit.</p> <p>If the entry door will not close, then the resident's ability to manage access to the Unit may be limited.</p> <p>A resident is likely to notice if the entry door will not close and to recognize it is important enough to report it to property management because it may present health or safety hazards, or privacy or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health or safety hazards or privacy or usability barriers.</p>

#### **Deficiency 2 – Door – Entry: Inside**

<b>Deficiency</b>	Entry door will not close.
<b>Deficiency Criteria</b>	Entry door does not close (i.e., door seats in frame).
<b>Health and Safety Determination</b>	Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the entry door will not close, then the resident's ability to manage access to the building may be limited.</p> <p>If the entry door will not close, then the resident or POA's ability to manage access to the building may be limited.</p> <p>Property management would be expected to ensure that staff members understand how to identify an entry door that will not close. Management practices would be expected to assure prompt creation and prioritization of</p>

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a work order to remedy this deficiency because it may result in security hazards or usability barriers.

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**Deficiency 3 – Door – Entry: Unit**

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<b>Deficiency</b>	Entry door self-closing mechanism is damaged, inoperable, or missing.
<b>Deficiency Criteria</b>	<p>The self-closing mechanism is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>The self-closing mechanism does not pull the door closed and engage the latch.</p> <p>OR</p> <p>The self-closing mechanism is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p>
<b>Health and Safety Determination</b>	Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the entry door self-closer will not pull the door closed and latch, and there is an environmental threat, then the resident cannot reasonably assume measures are in place to mitigate exposure.</p> <p>If the entry door self-closer will not pull the door closed and latch, then the resident is unable to fully use the door, which is expected to be part of their rent.</p>

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**Deficiency 3 – Door – Entry: Inside**

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<b>Deficiency</b>	Entry door self-closing mechanism is damaged, inoperable, or missing.
<b>Deficiency Criteria</b>	<p>The self-closing mechanism is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>The self-closing mechanism does not pull the door closed and engage the latch.</p> <p>OR</p> <p>The self-closing mechanism is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p>

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<b>Health and Safety Determination</b>	Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the entry door self-closer will not pull the door closed and latch, and there is an environmental threat, then the resident cannot reasonably assume measures are in place to mitigate exposure.</p> <p>If the entry door self-closer will not pull the door closed and latch, then the resident is unable to fully use the door, which is expected to be part of their rent.</p>

#### **Deficiency 4 – Door – Entry: Unit**

<b>Deficiency</b>	Entry door cannot be secured.
<b>Deficiency Criteria</b>	Entry door cannot be secured (i.e., access controlled) by at least 1 installed lock.
<b>Health and Safety Determination</b>	Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the entry door cannot be secured by at least 1 installed lock, then the resident's ability to control access to the unit may be limited.</p> <p>If the entry door cannot be secured by at least 1 installed lock, then the resident may be unable to reasonably ensure privacy within the unit.</p> <p>If the entry door cannot be secured by at least 1 installed lock, then the resident's ability to control access to the unit may be limited.</p> <p>A resident is likely to notice if the entry door cannot be secured by at least 1 installed lock within the unit and to recognize it is important enough to report it to property management because it may limit their security or privacy. Property management should be expected to prioritize a work order to remedy this deficiency because it may limit the resident's security or privacy.</p>

#### **Deficiency 5 – Door – Entry: Unit**

<b>Deficiency</b>	Hole, split, or crack that penetrates completely through entry door.
<b>Deficiency Criteria</b>	<p>A hole ¼ inch or greater in diameter that penetrates all the way through the door.</p> <p>OR</p> <p>A split or crack ¼ inch or greater in width that penetrates all the way through the door.</p> <p>OR</p> <p>A hole or a crack with separation is present, or the glass is missing within the door, sidelites, or transom.</p>
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the entry door has a hole that penetrates all the way through the door, and there is inclement weather, then resident is in danger of excess cold and heat, dampness, and mold growth, and spread of smoke, fire, or poisonous gas, which will affect the resident's physical health.</p> <p>If the entry door has a hole that penetrates all the way through the door, then the resident may be in danger of intruders gaining access to the interior space.</p> <p>If the entry door has a hole that penetrates all the way through the door, then the resident cannot secure their privacy within the interior space.</p> <p>If the entry door has a hole that penetrates all the way through the door, then the resident is unable to fully use a feature of home that is expected to be part of their rent.</p> <p>If the entry door has a hole that penetrates all the way through the door, and the resident is responsible for utilities, then the resident may experience an increase in utility costs.</p> <p>If the entry door has a hole that penetrates all the way through the door, then it is likely complaint-based work orders are not being addressed.</p> <p>If the entry door has a hole that penetrates all the way through the door, then it is likely routine work orders are not being addressed.</p>

#### Deficiency 5 – Door – Entry: Inside



<b>Deficiency</b>	Hole, split, or crack that penetrates completely through entry door.
<b>Deficiency Criteria</b>	<p>A hole ¼ inch or greater in diameter that penetrates all the way through the door.</p> <p>OR</p> <p>A split or crack ¼ inch or greater in width that penetrates all the way through the door.</p> <p>OR</p> <p>A hole or a crack with separation is present, or the glass is missing within the door, sidelites, or transom.</p>
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the entry door has a hole that penetrates all the way through the door, and there is inclement weather, then the resident is in danger of excess cold and heat, dampness, and mold growth, and spread of smoke, fire, or poisonous gas, which will affect the resident's physical health.</p> <p>If the entry door has a hole that penetrates all the way through the door, then the resident may be in danger of intruders gaining access to the interior space.</p> <p>If the entry door has a hole that penetrates all the way through the door, then the resident cannot secure their privacy within the interior space.</p> <p>If the entry door has a hole that penetrates all the way through the door, then the resident is unable to fully use a feature that is expected to be part of their rent.</p> <p>If the entry door has a hole that penetrates all the way through the door, then it is likely complaint-based work orders are not being addressed.</p> <p>If the entry door has a hole that penetrates all the way through the door, then it is likely routine work orders are not being addressed.</p>
<b>Deficiency 6 – Door – Entry: Unit</b>	
<b>Deficiency</b>	Entry door is missing.
<b>Deficiency Criteria</b>	Entry door is missing.

<b>Health and Safety Determination</b>	Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the entry door is missing, and there is inclement weather or an emergency, then the resident's physical health may be in jeopardy.</p> <p>If the entry door is missing, then the resident cannot reasonably secure the property from intruders.</p> <p>If the entry door is missing, then the resident cannot secure their privacy within the interior space.</p> <p>If the entry door is missing, then the resident is unable to fully use a feature which is expected to be part of their rent.</p> <p>If the entry door is missing and the resident is responsible for utilities, then the resident may experience an increase in utility costs due to inability to protect from the outside environment.</p> <p>If the entry door is missing, then it is likely complaint-based work orders are not being addressed.</p> <p>If the entry door is missing, then it is likely routine work orders are not being addressed.</p> <p>If the entry door is missing, property visitors will observe the deficiency, which will impact their perception of the property.</p>

#### **Deficiency 6 – Door – Entry: Inside**

<b>Deficiency</b>	Entry door is missing
<b>Deficiency Criteria</b>	Entry door is missing.
<b>Health and Safety Determination</b>	Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If the entry door is missing, and there is inclement weather or an emergency, then the resident's physical health may be in jeopardy.</p> <p>If the entry door is missing, then the resident cannot reasonably secure the property from intruders.</p> <p>If the entry door is missing, then the resident cannot secure their privacy within the interior space.</p> <p>If the entry door is missing, then the resident is unable to fully use a feature, which is expected to be part of their rent.</p> <p>If the entry door is missing, then it is likely complaint-based work orders are not being addressed.</p> <p>If the entry door is missing, then it is likely routine work orders are not being addressed.</p> <p>If the entry door is missing, property visitors will observe the deficiency, which will impact their perception of the property.</p>
<b>Deficiency 7 – Door – Entry: Unit</b>	
<b>Deficiency</b>	Entry door surface is delaminated or separated.
<b>Deficiency Criteria</b>	<p>There is delamination or separation of the door surface 2 inches wide or greater.</p> <p>OR</p> <p>There is delamination or separation that affects the integrity of the door (i.e., surface protection or the strength of the door).</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If an entry door surface is pulling away from the door inner core, then pests (e.g., wasps) may be able to nest in the open space, which could affect the resident's physical health.</p> <p>If there is delamination or separation of the entry door, and it impacts the door's integrity, then intruders may be able to easily access the unit.</p>

	<p>If an entry door surface is pulling away from the door's inner core, then infestation (e.g., wasps) may occur in the open space. The resident will likely call this in; may indicate work orders are not being addressed.</p> <p>If the entry door is delaminated or separating, then the public or visitors may see this deficiency, potentially resulting in decreased property reputation.</p>
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#### **Deficiency 7 – Door – Entry: Inside**

<b>Deficiency</b>	Entry door surface is delaminated or separated.
<b>Deficiency Criteria</b>	<p>There is delamination or separation of the door surface 2 inches wide or greater.</p> <p>OR</p> <p>There is delamination or separation that affects the integrity of the door (i.e., surface protection or the strength of the door).</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If an entry door surface is pulling away from the door inner core, then pests (e.g., wasps) may be able to nest in the open space, which could affect the resident's physical health.</p> <p>If there is delamination or separation of the entry door, and it impacts the door's integrity, then intruders may be able to easily access the unit.</p> <p>If an entry door surface is pulling away from the door's inner core, then infestation (e.g., wasps) may occur in the open space. The resident will likely call this in; may indicate work orders are not being addressed.</p> <p>If the entry door is delaminated or separating, then the public or visitors may see this defect, potentially resulting in decreased property reputation.</p>

#### **Deficiency 8 – Door – Entry: Unit**

<b>Deficiency</b>	Entry door frame, threshold, or trim is damaged or missing.
<b>Deficiency Criteria</b>	<p>The entry door frame, threshold, or trim is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p>

	The entry door frame, threshold, or trim is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the entry door frame, threshold, or trim is damaged, and there is inclement weather or an emergency, then the resident's physical health may be in jeopardy.</p> <p>If the entry door frame, threshold, or trim is damaged or missing, then the resident cannot reasonably secure the property from intruders.</p> <p>If the entry door frame, threshold, or trim is damaged or missing, then the resident cannot secure their privacy within the interior space.</p> <p>If the entry door frame, threshold, or trim is damaged or missing, then the resident is unable to fully use a feature, which is expected to be part of their rent.</p> <p>If the entry door frame, threshold, or trim is damaged or missing, and the resident is responsible for utilities, then the resident may experience an increase in utility costs due to inability to protect from the outside environment.</p> <p>If the entry door frame, threshold, or trim is damaged or missing, then it is likely complaint-based work orders are not being addressed.</p> <p>If the entry door frame, threshold, or trim is damaged or missing, then it is likely routine work orders are not being addressed.</p>

#### **Deficiency 8 – Door – Entry: Inside**

<b>Deficiency</b>	Entry door frame, threshold, or trim is damaged or missing.
<b>Deficiency Criteria</b>	<p>The entry door frame, threshold, or trim is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>The entry door frame, threshold, or trim is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p>
<b>Health and Safety Determination</b>	Standard

<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the entry door frame, threshold, or trim is damaged, and there is inclement weather or an emergency, then the resident's physical health may be in jeopardy.</p> <p>If the entry door frame, threshold, or trim is damaged or missing, then the resident cannot reasonably secure the property from intruders.</p> <p>If the entry door frame, threshold, or trim is damaged or missing, then the resident cannot secure their privacy within the interior space.</p> <p>If the entry door frame, threshold, or trim is damaged or missing, then the resident is unable to fully use a feature, which is expected to be part of their rent.</p> <p>If the entry door frame, threshold, or trim is damaged or missing, then it is likely complaint-based work orders are not being addressed.</p> <p>If the entry door frame, threshold, or trim is damaged or missing, then it is likely routine work orders are not being addressed.</p>

#### **Deficiency 9 – Door – Entry: Unit**

<b>Deficiency</b>	Entry door seal, gasket, or stripping is damaged, inoperable, or missing.
<b>Deficiency Criteria</b>	<p>The entry door seal, gasket, or stripping is:</p> <ul style="list-style-type: none"> <li>- damaged (i.e., visibly defective; impacts functionality);</li> <li>- inoperable (i.e., overall system or component thereof is not meeting function/purpose, with or without visible damage); or</li> <li>- missing (i.e., evidence of prior installation, but now not present or is incomplete).</li> </ul> <p>AND ONE OF THE FOLLOWING CONDITIONS:</p> <p>Condition 1:</p> <ul style="list-style-type: none"> <li>- <u>General door type</u>: Results in a gap of ¼ inch wide or greater between the door slab and the stop molding on the jamb or the jamb itself, or between the bottom of the door and the threshold or floor AND permits light around the closed door.</li> <li>- <u>Special door type</u>: Results in a gap of ¼ inch wide or greater around or under the door or where the doors meet AND permits light around the closed door or where the doors meet.</li> </ul>

	<p>Condition 2:</p> <ul style="list-style-type: none"> <li>- <u>General door type</u>: There is evidence of water penetrating (e.g., water damage or dry rot) around or under the door.</li> <li>- <u>Special door type</u>: There is evidence of water penetrating (e.g., water damage or dry rot) around or under the door or where the doors meet.</li> </ul>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the entry door seal, gasket, or stripping is damaged, inoperable, or missing and there is inclement weather or an emergency (e.g., smoke or fire spread), then the resident's physical health may be in jeopardy.</p> <p>If the entry door seal, gasket, or stripping is damaged, inoperable, or missing and the resident is responsible for utilities, then the resident may experience an increase in utility costs due to inability to protect from the outside environment.</p>
<b>Deficiency 9 – Door – Entry: Inside</b>	
<b>Deficiency</b>	Entry door seal, gasket, or stripping is damaged, inoperable, or missing.
<b>Deficiency Criteria</b>	<p>The entry door seal, gasket, or stripping is:</p> <ul style="list-style-type: none"> <li>- damaged (i.e., visibly defective; impacts functionality);</li> <li>- inoperable (i.e., overall system or component thereof is not meeting function/purpose; with or without visible damage); or</li> <li>- missing (i.e., evidence of prior installation, but now not present or is incomplete).</li> </ul> <p>AND ONE OF THE FOLLOWING CONDITIONS:</p> <p>Condition 1:</p> <ul style="list-style-type: none"> <li>- <u>General door type</u>: Results in a gap of ¼ inch wide or greater between the door slab and the stop molding on the jamb or the jamb itself, or between the bottom of the door and the threshold or floor AND permits light around the closed door.</li> </ul>

- Special door type: Results in a gap of ¼ inch wide or greater around or under the door or where the doors meet AND permits light around the closed door or where the doors meet.

Condition 2:

- General door type: There is evidence of water penetrating (e.g., water damage or dry rot) around or under the door.
- Special door type: There is evidence of water penetrating (e.g., water damage or dry rot) around or under the door or where the doors meet.

<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	If the entry door seal, gasket, or stripping is damaged, inoperable, or missing and there is inclement weather or an emergency (e.g., smoke or fire spread), then the resident's physical health may be in jeopardy.

#### **Deficiency 10 – Door – Entry: Unit**

<b>Deficiency</b>	Entry door component is damaged, inoperable, or missing and it does not limit the door's ability to provide privacy or protection from weather or infestation.
<b>Deficiency Criteria</b>	<p>Entry door component is damaged (i.e., visibly defective; impacts functionality) and it does not limit the door's ability to provide privacy or protection from weather or infestation.</p> <p>OR</p> <p>Entry door component is inoperable (i.e., component is not meeting function or purpose, with or without visible damage), and it does not limit the door's ability to provide privacy or protection from weather or infestation.</p> <p>OR</p> <p>Entry door component is missing (i.e., evidence of prior installation, but it is now not present or is incomplete) and it does not limit the door's ability to provide privacy or protection from weather or infestation.</p>



<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	If the door's ability to provide privacy or protection from weather or infestation is not limited, but an entry door component is damaged, inoperable, or missing, then the resident may notice this within the Unit and may recognize it is important enough to report it to property management. Property management may be expected to prioritize a work order to remedy this deficiency because it may lead to usability barriers.
<b>Deficiency 10 – Door – Entry: Inside</b>	
<b>Deficiency</b>	Entry door component is damaged, inoperable, or missing and it does not limit the door's ability to provide privacy or protection from weather or infestation.
<b>Deficiency Criteria</b>	<p>Entry door component is damaged (i.e., visibly defective; impacts functionality) and it does not limit the door's ability to provide privacy or protection from weather or infestation.</p> <p>OR</p> <p>Entry door component is inoperable (i.e., component is not meeting function or purpose, with or without visible damage), and it does not limit the door's ability to provide privacy or protection from weather or infestation.</p> <p>OR</p> <p>Entry door component is missing (i.e., evidence of prior installation, but it is now not present or is incomplete) and it does not limit the door's ability to provide privacy or protection from weather or infestation.</p>
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	If the door's ability to provide privacy or protection from weather or infestation is not limited, but an entry door component is damaged,

inoperable, or missing, then property management would be expected to ensure that staff members understand how to identify this deficiency. Management practices may be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may lead to usability barriers.

**TABLE 11—DOOR – FIRE LABELED STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	A door with a fire-resistant rating (i.e., the time within which materials or assemblies have withstood fire exposure).
<b>Location</b>	Unit: All fire labeled doors throughout the Unit.  Inside: All fire labeled doors throughout the Inside.  Outside: All fire labeled doors throughout the Outside.
<b>Deficiency 1 – Door – Fire Labeled: Unit</b>	
<b>Deficiency</b>	Fire labeled door does not open.
<b>Deficiency Criteria</b>	Fire labeled door does not open such that it may limit access between spaces.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a fire labeled door does not open such that it may limit access between spaces, then there may be an increased safety risk for the resident in the event of an emergency.</p> <p>If a fire labeled door does not open, then the resident’s ability to move freely between spaces may be limited.</p> <p>A resident is likely to notice if a fire labeled door does not open such that it may limit access between spaces and to recognize it is important enough to report it to property management because it may present safety hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.</p>
<b>Deficiency 1 – Door – Fire Labeled: Inside</b>	

<b>Deficiency</b>	Fire labeled door does not open.
<b>Deficiency Criteria</b>	Fire labeled door does not open such that it may limit access between spaces.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a fire labeled door does not open such that it may limit access between spaces, then there may be an increased safety risk for the resident in the event of an emergency.</p> <p>If a fire labeled door does not open, then the resident's ability to move freely between spaces may be limited.</p> <p>Property management would be expected to ensure that staff members understand how to identify a fire labeled door that does not open such that it may limit access between spaces. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards or usability barriers.</p>

#### **Deficiency 1 – Door – Fire Labeled: Outside**

<b>Deficiency</b>	Fire labeled door does not open.
<b>Deficiency Criteria</b>	Fire labeled door does not open such that it may limit access between spaces.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a fire labeled door does not open such that it may limit access between spaces, then there may be an increased safety risk for the resident in the event of an emergency.</p> <p>Property management would be expected to ensure that staff members understand how to identify a fire labeled door that does not open such that</p>

it may limit access between spaces. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards.

#### **Deficiency 2 – Door – Fire Labeled: Unit**

<b>Deficiency</b>	Fire labeled door does not close and latch or the self-closing hardware is damaged or missing such that the door does not self-close and latch.
<b>Deficiency Criteria</b>	Fire labeled door does not close (i.e., door seats in frame) and latch. OR Fire labeled door self-closing hardware is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but is now not present or is incomplete) such that the door does not self-close (i.e., door seats in frame) and latch.
<b>Health and Safety Determination</b>	Severe Non Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a fire labeled door does not close and latch or the fire labeled door self-closing hardware is damaged or missing such that the door does not self-close and latch, and there is a fire, then the door may not limit the spread of fire or smoke, which may result in an increased safety risk to the resident.</p> <p>If a fire labeled door does not close and latch or the fire labeled door self-closing hardware is damaged or missing such that the door does not self-close and latch, and there is a fire, then the resident may not be protected by this feature that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if a fire labeled door does not close and latch or the fire labeled door self-closing hardware is damaged or missing such that the door does not self-close and latch and to recognize it is important enough to report it to property management because it may present safety hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this defect because it may result in safety hazards or usability barriers.</p>

#### **Deficiency 2 – Door – Fire Labeled: Inside**

<b>Deficiency</b>	Fire labeled door does not close and latch or the self-closing hardware is damaged or missing such that the door does not self-close and latch.
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<b>Deficiency Criteria</b>	Fire labeled door does not close (i.e., door seats in frame) and latch. OR Fire labeled door self-closing hardware is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but is now not present or is incomplete) such that the door does not self-close (i.e., door seats in frame) and latch.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a fire labeled door does not close and latch or the fire labeled door self-closing hardware is damaged or missing such that the door does not self-close and latch, and there is a fire, then the door may not limit the spread of fire or smoke, which may result in an increased safety risk to the resident.</p> <p>If a fire labeled door does not close and latch or the fire labeled door self-closing hardware is damaged or missing such that the door does not self-close and latch, and there is a fire, then the resident may not be protected by this feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff understand how to identify a fire labeled door that does not close and latch or if the fire labeled door self-closing hardware is damaged or missing such that the door does not self-close and latch. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards or usability barriers.</p>

#### **Deficiency 2 – Door – Fire Labeled: Outside**

<b>Deficiency</b>	Fire labeled door does not close and latch or the self-closing hardware is damaged or missing such that the door does not self-close and latch.
<b>Deficiency Criteria</b>	Fire labeled door does not close (i.e., door seats in frame) and latch. OR Fire labeled door self-closing hardware is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but is now not present or is incomplete) such that the door does not self-close (i.e., door seats in frame) and latch.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening

<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a fire labeled door does not close and latch or the fire labeled door self-closing hardware is damaged or missing such that the door does not self-close and latch, and there is a fire, then the door may not limit the spread of fire or smoke, which may result in an increased safety risk to the resident.</p> <p>If a fire labeled door does not close and latch or the fire labeled door self-closing hardware is damaged or missing such that the door does not self-close and latch, and there is a fire, then the resident may not be protected by this feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff understand how to identify a fire labeled door that does not close and latch or if the fire labeled door self-closing hardware is damaged or missing such that the door does not self-close and latch. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards or usability barriers.</p>

#### **Deficiency 3 – Door – Fire Labeled: Unit**

<b>Deficiency</b>	Fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised.
<b>Deficiency Criteria</b>	<p>A fire labeled door assembly has a hole of any size.</p> <p>OR</p> <p>A fire labeled door assembly is damaged (i.e., visibly defective; impacts functionality) such that its integrity may be compromised.</p>
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	If a fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised, and there is a fire, then the door may not limit the spread of fire or smoke, which may result in an increased safety risk to the resident.

A resident is likely to notice if a fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised and to recognize it is important enough to report it to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.

### Deficiency 3 – Door – Fire Labeled: Inside

<b>Deficiency</b>	Fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised.
<b>Deficiency Criteria</b>	<p>A fire labeled door assembly has a hole of any size.</p> <p>OR</p> <p>A fire labeled door assembly is damaged (i.e., visibly defective; impacts functionality) such that its integrity may be compromised.</p> <p>OR</p> <p>25% of the door surface has rust that affects the integrity of the door.</p> <p>OR</p> <p>There is broken or missing glass.</p>
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised, and there is a fire, then the door may not limit the spread of fire or smoke, which may result in an increased safety risk to the resident.</p> <p>Property management would be expected to ensure that staff members understand how to identify a fire labeled door assembly that has a hole of any size or is damaged such that its integrity may be compromised. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards.</p>

### Deficiency 3 – Door – Fire Labeled: Outside

<b>Deficiency</b>	Fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised.
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<b>Deficiency Criteria</b>	<p>A fire labeled door assembly has a hole of any size.</p> <p>OR</p> <p>A fire labeled door assembly is damaged (i.e., visibly defective; impacts functionality) such that its integrity may be compromised.</p>
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised, and there is a fire, then the door may not limit the spread of fire or smoke, which may result in an increased safety risk to the resident.</p> <p>Property management would be expected to ensure that staff members understand how to identify a fire labeled door assembly that has a hole of any size or is damaged such that its integrity may be compromised. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards.</p>

#### **Deficiency 4 – Door – Fire Labeled: Unit**

<b>Deficiency</b>	Fire labeled door seal or gasket is damaged or missing.
<b>Deficiency Criteria</b>	<p>A fire labeled door seal or gasket is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>A fire labeled door seal or gasket is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p>
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail



<b>Rationale</b>	<p>If a fire labeled door seal or gasket is damaged or missing, and there is a fire, then the door may not limit the spread of fire or smoke, which may result in an increased safety risk to the resident.</p> <p>A resident is likely to notice if a fire labeled door seal or gasket is damaged or missing and to recognize it is important enough to report it to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.</p>
<b>Deficiency 4 – Door – Fire Labeled: Inside</b>	
<b>Deficiency</b>	Fire labeled door seal or gasket is damaged or missing.
<b>Deficiency Criteria</b>	<p>A fire labeled door seal or gasket is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>A fire labeled door seal or gasket is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p>
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a fire labeled door seal or gasket is damaged or missing, and there is a fire, then the door may not limit the spread of fire or smoke, which may result in an increased safety risk to the resident.</p> <p>Property management would be expected to ensure that staff members understand how to identify a fire labeled door seal or gasket that is damaged or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards.</p>
<b>Deficiency 4 – Door – Fire Labeled: Outside</b>	
<b>Deficiency</b>	Fire labeled door seal or gasket is damaged or missing.
<b>Deficiency Criteria</b>	<p>A fire labeled door seal or gasket is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>A fire labeled door seal or gasket is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p>

<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a fire labeled door seal or gasket is damaged or missing, and there is a fire, then the door may not limit the spread of fire or smoke, which may result in an increased safety risk to the resident.</p> <p>Property management would be expected to ensure that staff members understand how to identify a fire labeled door seal or gasket that is damaged or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards.</p>
<b>Deficiency 5 – Door – Fire Labeled: Unit</b>	
<b>Deficiency</b>	An object is present that may prevent the fire labeled door from closing and latching or self-closing and latching.
<b>Deficiency Criteria</b>	<p>An object is present that may prevent the fire labeled door from closing (i.e., door seats in frame) and latching.</p> <p>OR</p> <p>An object is present that may prevent the fire labeled door from self-closing (i.e., door seats in frame) and latching.</p>
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If an object is present that may prevent the fire labeled door from closing and latching or self-closing and latching, and there is a fire, then the door may not limit the spread of fire or smoke, which may result in an increased safety risk to the resident.</p> <p>If an object is present that may prevent the fire labeled door from closing and latching or self-closing and latching, then the resident may not be able to fully use a feature of that is expected to be provided and maintained as part of their rent.</p>

	A resident is likely to notice if an object is present that may prevent the fire labeled door from closing and latching or self-closing and latching and to recognize it is important enough to report it to property management because it may present safety hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this defect because it may result in safety hazards or usability barriers.
<b>Deficiency 5 – Door – Fire Labeled: Inside</b>	
<b>Deficiency</b>	An object is present that may prevent the fire labeled door from closing and latching or self-closing and latching.
<b>Deficiency Criteria</b>	<p>An object is present that may prevent the fire labeled door from closing (i.e., door seats in frame) and latching.</p> <p>OR</p> <p>An object is present that may prevent the fire labeled door from self-closing (i.e., door seats in frame) and latching.</p>
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If an object is present that may prevent the fire labeled door from closing and latching or self-closing and latching, and there is a fire, then the door may not limit the spread of fire or smoke, which may result in an increased safety risk to the resident.</p> <p>If an object is present that may prevent the fire labeled door from closing and latching or self-closing and latching, then the resident may not be able to fully use a feature of that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff understand how to identify if an object is present that may prevent the fire labeled door from closing and latching or self-closing and latching. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards or usability barriers.</p>
<b>Deficiency 5 – Door – Fire Labeled: Outside</b>	
<b>Deficiency</b>	An object is present that may prevent the fire labeled door from closing and latching or self-closing and latching.

<b>Deficiency Criteria</b>	<p>An object is present that may prevent the fire labeled door from closing (i.e., door seats in frame) and latching.</p> <p>OR</p> <p>An object is present that may prevent the fire labeled door from self-closing (i.e., door seats in frame) and latching.</p>
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If an object is present that may prevent the fire labeled door from closing and latching or self-closing and latching, and there is a fire, then the door may not limit the spread of fire or smoke, which may result in an increased safety risk to the resident.</p> <p>If an object is present that may prevent the fire labeled door from closing and latching or self-closing and latching, then the resident may not be able to fully use a feature of that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff understand how to identify if an object is present that may prevent the fire labeled door from closing and latching or self-closing and latching. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards or usability barriers.</p>

#### **Deficiency 6 – Door – Fire Labeled: Unit**

<b>Deficiency</b>	Fire labeled door that serves as an entry door cannot be secured.
<b>Deficiency Criteria</b>	Fire labeled door that serves as entry door (i.e., a door that provides a means of access to the Unit from the Inside or Outside) cannot be secured (i.e., access controlled) by at least 1 installed lock.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If the fire labeled door that serves as an entry door cannot be secured by at least 1 installed lock, then the resident's ability to control access to the Unit may be limited.</p> <p>If the fire labeled door that serves as an entry door cannot be secured by at least 1 installed lock, then the resident may be unable to reasonably ensure privacy within the unit.</p> <p>If the fire labeled door that serves as an entry door cannot be secured by at least 1 installed lock, then the resident's ability to control access to the unit may be limited.</p> <p>A resident is likely to notice if the fire labeled door that serves as an entry door cannot be secured by at least 1 installed lock within the Unit and to recognize it is important enough to report it to property management because it may limit their security or privacy.</p>
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**TABLE 12—DOOR – GENERAL STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	Panel that provides an opening in a building or room and provides separation (i.e., closes an opening).
<b>Location</b>	<p>Unit: All passage doors throughout the Unit (i.e., a door between rooms, door into a walk-in closet, or door into a utility room, storage room, or room that contains washers and dryers).</p> <p>Inside: All passage doors throughout the Inside (i.e., a door between rooms, door into a walk-in closet, or door into a utility room, storage room, or room that contains washers and dryers).</p> <p>Outside: All exterior doors throughout the Outside (i.e., a door into a utility room, storage room, or mechanical room).</p>
<b>Deficiency 1 – Door – General: Unit</b>	
<b>Deficiency</b>	A passage door does not open.
<b>Deficiency Criteria</b>	A passage door does not open such that it may limit the resident's ability to move freely between rooms.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If a passage door does not open such that it may limit the resident's ability to move freely between rooms, then there may be an increased safety risk for the resident in the event of an emergency.</p> <p>If a passage door does not open, then the resident's ability to move freely between rooms may be limited.</p> <p>A resident is likely to notice if a passage door does not open such that it may limit the resident's ability to move freely between rooms and to recognize it is important enough to report it to property management because it may present safety hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.</p>
<b>Deficiency 1 – Door – General: Inside</b>	
<b>Deficiency</b>	A passage door does not open.
<b>Deficiency Criteria</b>	A passage door does not open such that it may limit the resident's ability to move freely between rooms.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a passage door does not open such that it may limit the resident's ability to move freely between rooms, then there may be an increased safety risk for the resident in the event of an emergency.</p> <p>If a passage door does not open, then the resident's ability to move freely between rooms may be limited.</p> <p>Property management would be expected to ensure that staff members understand how to identify a passage door that does not open such that it may limit the resident's ability to move freely between rooms.</p> <p>Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards or usability barriers.</p>

<b>Deficiency 2 – Door – General: Unit</b>	
<b>Deficiency</b>	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.
<b>Deficiency Criteria</b>	<p>A passage door component is damaged (i.e., visibly defective; impacts functionality) and the door is not functionally adequate (i.e., unable to provide privacy, separation between rooms, or manage the physical atmosphere within a room).</p> <p>OR</p> <p>A passage door component is inoperable (i.e., component is not meeting function or purpose; with or without visible damage) and the door is not functionally adequate (i.e., unable to provide privacy, separation between rooms, or manage the physical atmosphere within a room).</p> <p>OR</p> <p>A passage door component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and the door is not functionally adequate (i.e., unable to provide privacy, separation between rooms, or manage the physical atmosphere within a room).</p>
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	<p>If a passage door component is damaged, inoperable, or missing and the door is not functionally adequate, then the resident's reasonable expectation of privacy may be limited.</p> <p>If a passage door component is damaged, inoperable, or missing and the door is not functionally adequate, then the resident may not be able to fully use a feature of the Unit that is expected to be provided and maintained as part of the rent.</p> <p>A resident is likely to notice a passage door component that is damaged, inoperable, or missing and the door is not functionally adequate, and to recognize it is important enough to report it to property management because it may limit the resident's privacy. Property management should be expected to prioritize a work order to remedy this deficiency because it may limit the resident's privacy.</p>

**Deficiency 2 – Door – General: Inside**

<b>Deficiency</b>	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.
<b>Deficiency Criteria</b>	<p>A passage door component is damaged (i.e., visibly defective; impacts functionality) and the door is not functionally adequate (i.e., unable to provide privacy, separation between rooms, or manage the physical atmosphere within a room).</p> <p>OR</p> <p>A passage door component is inoperable (i.e., component is not meeting function or purpose; with or without visible damage) and the door is not functionally adequate (i.e., unable to provide privacy, separation between rooms, or manage the physical atmosphere within a room).</p> <p>OR</p> <p>A passage door component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and the door is not functionally adequate (i.e., unable to provide privacy, separation between rooms, or manage the physical atmosphere within a room).</p>
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	<p>If a passage door component is damaged, inoperable, or missing and the door is not functionally adequate, then the resident may not be able to fully use a feature that is expected to be provided and maintained as part of the rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify a passage door component that is damaged, inoperable, or missing and the door is not functionally adequate. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in usability barriers.</p>

**Deficiency 3 – Door – General: Unit**

<b>Deficiency</b>	A passage door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.
<b>Deficiency Criteria</b>	A passage door that is not intended to permit access between rooms has a damaged (i.e., visibly defective; impacts functionality) component.



	<p>OR</p> <p>A passage door that is not intended to permit access between rooms has an inoperable (i.e., component is not meeting function or purpose, with or without visible damage) component.</p> <p>OR</p> <p>A passage door that is not intended to permit access between rooms has a missing (i.e., evidence of prior installation, but is now not present or is incomplete) component.</p>
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	<p>If a passage door that is not intended to permit access between rooms has a damaged, inoperable, or missing component, then the resident's reasonable expectation of privacy of their personal property may be limited.</p> <p>If a passage door that is not intended to permit access between rooms has a damaged, inoperable, or missing component, then the resident may not be able to fully use a feature of the Unit that is expected to be provided and maintained as part of the rent.</p> <p>A resident is likely to notice a passage door that is not intended to permit access between rooms and has a damaged, inoperable, or missing component and to recognize it is important enough to report it to property management because it may limit the resident's privacy or present usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may limit the resident's privacy or present usability barriers.</p>
<b>Deficiency 4 – Door – General: Outside</b>	
<b>Deficiency</b>	An exterior door component is damaged, inoperable, or missing.
<b>Deficiency Criteria</b>	An exterior door component is damaged (i.e., visibly defective; impacts functionality), inoperable (i.e., component is not meeting function or purpose, with or without visible damage), or missing (i.e., evidence of prior installation, but is now not present or is incomplete).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days

<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If an exterior door component is damaged, inoperable, or missing, then the resident may be able to access areas that may be unsafe or not intended for the resident's use, which may result in an increased safety risk to the resident of injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify an exterior door component that is damaged, inoperable, or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards.</p>

**TABLE 13—EGRESS STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	A safe, continuous, and unobstructed path of travel from any point in the building, unit, or structure to the public way.
<b>Location</b>	Unit: Hallway, stairwell, corridor  Inside: Hallway, stairwell, corridor
<b>Deficiency 1 – Egress: Unit</b>	
<b>Deficiency</b>	Obstructed egress on building 4 stories or more.
<b>Deficiency Criteria</b>	Egress door or window does not fully open.  OR  There is not a minimum of 2 unobstructed means of egress from a building to the public way and 1 unobstructed primary means of egress from the unit to the exit access.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	In a building with 4 stories or more, if an egress door or window does not fully open or there is not the minimum number of unobstructed means of

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egress and there is a fire, then the resident may be unable to safely and expeditiously exit, which may result in injury or death.

In a building with 4 stories or more, if an egress door or window does not fully open or there is not the minimum number of unobstructed means of egress and there is a fire, then the resident may not be able to fully use the egress points to safely exit.

In a building with 4 stories or more, a resident is likely to notice an egress door or window does not fully open or there is not the minimum number of unobstructed means of egress within the Unit and to recognize this is important enough to report to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.

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**Deficiency 1 – Egress: Inside**

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<b>Deficiency</b>	Obstructed egress on building 4 stories or more.
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<b>Deficiency Criteria</b>	Egress door or window does not fully open.  OR  There is not a minimum of 2 unobstructed means of egress from a building to the public way, if so designed, and 1 unobstructed primary means of egress from the inside location to the exit access.
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<b>Health and Safety Determination</b>	Life-Threatening
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<b>Correction Timeframe</b>	24 hours
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<b>HCV Correction Timeframe</b>	24 hours
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<b>HCV Pass/Fail</b>	Fail
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<b>Rationale</b>	<p>In a building with 4 stories or more, if an egress door or window does not fully open or there is not the minimum number of unobstructed means of egress and there is a fire, then the resident may be unable to safely and expeditiously exit, which may result in injury or death.</p> <p>In a building with 4 stories or more, if an egress door or window does not fully open or there is not the minimum number of unobstructed means of egress and there is a fire, then the resident may not be able to fully use the egress points to safely exit.</p> <p>In a building with 4 stories or more, property management would be expected to ensure that staff members understand how to identify an egress door or window that does not fully open or has less than the minimum number of unobstructed means of egress. Management practices</p>
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	would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.
<b>Deficiency 2 – Egress: Unit</b>	
<b>Deficiency</b>	Obstructed egress on building 3 stories or less.
<b>Deficiency Criteria</b>	<p>Egress door or window does not fully open.</p> <p>OR</p> <p>There is not a minimum of 2 unobstructed means of egress from a building to the public way and 1 unobstructed primary means of egress from the unit to the exit access.</p>
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>In a building with 3 stories or less, if an egress door or window does not fully open or there is not the minimum number of unobstructed means of egress and there is a fire, then the resident may be unable to safely and expeditiously exit, which may result in injury or death.</p> <p>In a building with 3 stories or less, if an egress door or window does not fully open or there is not the minimum number of unobstructed means of egress and there is a fire, then the resident may not be able to fully use the egress points to safely exit.</p> <p>In a building with 3 stories or less, a resident is likely to notice an egress door or window does not fully open or there is not the minimum number of unobstructed means of egress within the unit and to recognize it is important enough to report it to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.</p>
<b>Deficiency 2 – Egress: Inside</b>	
<b>Deficiency</b>	Obstructed egress on building 3 stories or less.
<b>Deficiency Criteria</b>	<p>Egress door or window does not fully open.</p> <p>OR</p>

	There is not a minimum of 2 unobstructed means of egress from a building to the public way and 1 unobstructed primary means of egress from the inside location to the exit access.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>In a building with 3 stories or less, if an egress door or window does not fully open or there is not the minimum number of unobstructed means of egress and there is a fire, then the resident may be unable to safely and expeditiously exit, which may result in injury or death.</p> <p>In a building with 3 stories or less, if an egress door or window does not fully open or there is not the minimum number of unobstructed means of egress and there is a fire, then the resident may not be able to fully use the egress points to safely exit.</p> <p>In a building with 3 stories or less, property management would be expected to ensure that staff members understand how to identify an egress door or window that does not fully open or has less than the minimum number of unobstructed means of egress. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.</p>

**TABLE 14—ELECTRICAL – CONDUCTOR STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	An object or type of material that carries electrical current.
<b>Location</b>	Unit: Throughout the Unit.  Inside: Throughout the Inside.  Outside: Throughout the Outside.
<b>Deficiency 1 – Electrical – Conductor: Unit</b>	
<b>Deficiency</b>	Exposed electrical conductor.
<b>Deficiency Criteria</b>	Electrical conductor is not enclosed or properly insulated (e.g., damaged sheathing, open port, missing knockout, missing outlet or switch cover, missing breaker or fuse, or missing lightbulb).

	OR
	An opening or gap is present and measures greater than ¼ inch.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If an electrical conductor is not enclosed or properly insulated or an opening or gap is present and measures greater than ¼ inch, then the resident may come into contact with the exposed electrical conductor and be at an increased risk of electrical shock or shock-related injury, which may result in permanent disability or death.</p> <p>If an electrical conductor is not enclosed or properly insulated or an opening or gap is present and measures greater than ¼ inch, and there is a short or arc that causes a fire, then the enclosure may not be able to adequately contain the fire, resulting in an increased fire spread risk, which may result in injury.</p> <p>A resident is likely to notice if an electrical conductor is not enclosed or properly insulated or an opening or gap is present and measures greater than ¼ inch within the unit and to recognize it is important enough to report it to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.</p>

#### **Deficiency 1 – Electrical – Conductor: Inside**

<b>Deficiency</b>	Exposed electrical conductor.
<b>Deficiency Criteria</b>	<p>Electrical conductor is not enclosed or properly insulated (e.g., damaged sheathing, open port, missing knockout, missing outlet or switch cover, missing breaker or fuse, or missing lightbulb).</p> <p>OR</p> <p>An opening or gap is present and measures greater than ¼ inch.</p>
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours

<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If an electrical conductor is not enclosed or properly insulated or an opening or gap is present and measures greater than ¼ inch, then the resident may come into contact with the exposed electrical conductor and be at an increased risk of electrical shock or shock-related injury, which may result in permanent disability or death.</p> <p>If an electrical conductor is not enclosed or properly insulated or an opening or gap is present and measures greater than ¼ inch, and there is a short or arc that causes a fire, then the enclosure may not be able to adequately contain the fire, resulting in an increased fire spread risk, which may result in injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify an electrical conductor that is not enclosed or properly insulated or if there is an opening or gap present that measures greater than ¼ inch. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.</p>
<b>Deficiency 1 – Electrical – Conductor: Outside</b>	
<b>Deficiency</b>	Exposed electrical conductor.
<b>Deficiency Criteria</b>	<p>Electrical conductor is not enclosed or properly insulated (e.g., damaged sheathing, open port, missing knockout, missing outlet or switch cover, missing breaker or fuse, or missing lightbulb).</p> <p>OR</p> <p>An opening or gap is present and measures greater than ¼ inch.</p>
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If an electrical conductor is not enclosed or properly insulated or an opening or gap is present and measures greater than ¼ inch, then the resident may come into contact with the exposed electrical conductor and be at an increased risk of electrical shock or shock-related injury, which may result in permanent disability or death.</p> <p>If an electrical conductor is not enclosed or properly insulated or an opening or gap is present and measures greater than ¼ inch, and there is a short or</p>

arc that causes a fire, then the enclosure may not be able to adequately contain the fire, resulting in an increased fire spread risk, which may result in injury.

Property management would be expected to ensure that staff members understand how to identify an electrical conductor that is not enclosed or properly insulated or if there is an opening or gap present that measures greater than ¼ inch. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.

**TABLE 15—ELECTRICAL – GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) OR ARC-FAULT CIRCUIT INTERRUPTER (AFCI) – OUTLET OR BREAKER STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	Electrical protection devices
<b>Location</b>	Unit: Living room, bedroom, kitchen, bathroom, office, mechanical room, closet, hallway, any wall surface.  Inside: Living room, kitchen, bathroom, office, mechanical room, closet, hallway, any wall surface.  Outside: Exterior wall surface, service panels, or site.
<b>Deficiency 1 – Electrical – Ground-Fault Circuit Interrupter (GFCI) or Arc-Fault Circuit Interrupter (AFCI) – Outlet or Breaker: Unit</b>	
<b>Deficiency</b>	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.
<b>Deficiency Criteria</b>	GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable (i.e., overall system or component thereof is not meeting function or purpose).
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	If a GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable, and a ground fault occurs, there may be an increased safety risk to the resident of electrical shock, which may result in injury.



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If a GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable, then the resident may not be able to test or reset the GFCI outlet or GFCI breaker, which may result in limited use of devices.

Property management would be expected to ensure that staff members understand how to identify a GFCI outlet or GFCI breaker that does not have visible damage and the test or reset button is inoperable. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.

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**Deficiency 1 – Electrical – Ground-Fault Circuit Interrupter (GFCI) or Arc-Fault Circuit Interrupter (AFCI) – Outlet or Breaker: Inside**

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<b>Deficiency</b>	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.
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<b>Deficiency Criteria</b>	GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable (i.e., overall system or component thereof is not meeting function or purpose).
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<b>Health and Safety Determination</b>	Severe Non-Life Threatening
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<b>Correction Timeframe</b>	24 hours
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<b>HCV Correction Timeframe</b>	30 days
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<b>HCV Pass/Fail</b>	Fail
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<b>Rationale</b>	<p>If a GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable, and a ground fault occurs, there may be an increased safety risk to the resident of electrical shock, which may result in injury.</p> <p>If a GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable, then the resident may not be able to test or reset the GFCI outlet or GFCI breaker, which may result in limited use of devices.</p> <p>Property management would be expected to ensure that staff members understand how to identify a GFCI outlet or GFCI breaker that does not have visible damage and the test or reset button is inoperable. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.</p>
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**Deficiency 1 – Electrical – Ground-Fault Circuit Interrupter (GFCI) or Arc-Fault Circuit Interrupter (AFCI)  
– Outlet or Breaker: Outside**

<b>Deficiency</b>	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.
<b>Deficiency Criteria</b>	GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable (i.e., overall system or component thereof is not meeting function or purpose).
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable, and a ground fault occurs, there may be an increased safety risk to the resident of electrical shock, which may result in injury.</p> <p>If a GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable, then the resident may not be able to test or reset the GFCI outlet or GFCI breaker, which may result in limited use of devices.</p> <p>Property management would be expected to ensure that staff members understand how to identify a GFCI outlet or GFCI breaker that does not have visible damage and the test or reset button is inoperable. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.</p>

**Deficiency 2 – Electrical – Ground-Fault Circuit Interrupter (GFCI) or Arc-Fault Circuit Interrupter (AFCI) – Outlet or Breaker: Unit**

<b>Deficiency</b>	AFCI outlet or AFCI breaker is not visibly damaged and the test or reset button is inoperable.
<b>Deficiency Criteria</b>	AFCI outlet or AFCI breaker does not have visible damage and the test or reset button is inoperable (i.e., overall system or component thereof is not meeting function or purpose).
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If an AFCI outlet or AFCI breaker does not have visible damage and the test or reset button is inoperable, and an arc fault occurs, there may be an increased safety risk to the resident of fire, which may result in injury.</p> <p>If an AFCI outlet or AFCI breaker does not have visible damage and the test or reset button is inoperable, then the resident may not be able to test or reset the AFCI outlet or AFCI breaker, which may result in limited use of devices.</p> <p>Property management would be expected to ensure that staff members understand how to identify an AFCI outlet or AFCI breaker that does not have visible damage and the test or reset button is inoperable.</p> <p>Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards or usability barriers.</p>

**Deficiency 2 – Electrical – Ground-Fault Circuit Interrupter (GFCI) or Arc-Fault Circuit Interrupter (AFCI) – Outlet or Breaker: Inside**

<b>Deficiency</b>	AFCI outlet or AFCI breaker is not visibly damaged and the test or reset button is inoperable.
<b>Deficiency Criteria</b>	AFCI outlet or AFCI breaker does not have visible damage and the test or reset button is inoperable (i.e., overall system or component thereof is not meeting function or purpose).
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours

<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If an AFCI outlet or AFCI breaker does not have visible damage and the test or reset button is inoperable, and an arc fault occurs, there may be an increased safety risk to the resident of fire, which may result in injury.</p> <p>If an AFCI outlet or AFCI breaker does not have visible damage and the test or reset button is inoperable, then the resident may not be able to test or reset the AFCI outlet or AFCI breaker, which may result in limited use of devices.</p> <p>Property management would be expected to ensure that staff members understand how to identify an AFCI outlet or AFCI breaker that does not have visible damage and the test or reset button is inoperable.</p> <p>Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards or usability barriers.</p>
<b>Deficiency 2 – Electrical – Ground-Fault Circuit Interrupter (GFCI) or Arc-Fault Circuit Interrupter (AFCI) – Outlet or Breaker: Outside</b>	
<b>Deficiency</b>	AFCI outlet or AFCI breaker is not visibly damaged and the test or reset button is inoperable.
<b>Deficiency Criteria</b>	AFCI outlet or AFCI breaker does not have visible damage and the test or reset button is inoperable (i.e., overall system or component thereof is not meeting function or purpose).
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If an AFCI outlet or AFCI breaker does not have visible damage and the test or reset button is inoperable, and an arc fault occurs, there may be an increased safety risk to the resident of fire, which may result in injury.</p> <p>If an AFCI outlet or AFCI breaker does not have visible damage and the test or reset button is inoperable, then the resident may not be able to test or reset the AFCI outlet or AFCI breaker, which may result in limited use of devices.</p>

Property management would be expected to ensure that staff members understand how to identify an AFCI outlet or AFCI breaker that does not have visible damage and the test or reset button is inoperable. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards or usability barriers.

**TABLE 16—ELECTRICAL – OUTLET AND SWITCH STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	Installations that connect to an electricity supply.
<b>Location</b>	Unit: Throughout the Unit.  Inside: Throughout the Inside.  Outside: Throughout the Outside.
<b>Deficiency 1 – Electrical – Outlet and Switch: Unit</b>	
<b>Deficiency</b>	Outlet or switch is damaged.
<b>Deficiency Criteria</b>	Any portion of a visually accessible (i.e., can be reasonably accessed and observed) outlet or switch is damaged (i.e., visibly defective; impacts functionality) such that it may not safely carry or control electrical current at the outlet or switch.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If any portion of a visually accessible outlet or switch is damaged such that it may not safely carry or control electrical current at the outlet or switch, then there may be an increased safety risk to the resident of fire or electrical shock, which may result in injury or death.</p> <p>If any portion of a visually accessible outlet or switch is damaged such that it may not safely carry or control electrical current at the outlet or switch, then the resident may not be able to safely use appliances, lighting fixtures, or other devices.</p> <p>A resident is likely to notice if any portion of a visually accessible outlet or switch is damaged such that it may not safely carry or control electrical</p>

current at the outlet or switch and recognize it is important enough to report to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards or usability barriers.

#### **Deficiency 1 – Electrical – Outlet and Switch: Inside**

<b>Deficiency</b>	Outlet or switch is damaged.
<b>Deficiency Criteria</b>	Any portion of a visually accessible (i.e., can be reasonably accessed and observed) outlet or switch is damaged (i.e., visibly defective; impacts functionality) such that it may not safely carry or control electrical current at the outlet or switch.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If any portion of a visually accessible outlet or switch is damaged such that it may not safely carry or control electrical current at the outlet or switch, then there may be an increased safety risk to the resident of fire or electrical shock, which may result in injury or death.</p> <p>If any portion of a visually accessible outlet or switch is damaged such that it may not safely carry or control electrical current at the outlet or switch, then the resident may not be able to safely use appliances, lighting fixtures, or other devices.</p> <p>Property management would be expected to ensure that staff members understand how to identify if any portion of a visually accessible outlet or switch is damaged such that it may not safely carry or control electrical current at the outlet or switch. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.</p>

#### **Deficiency 1 – Electrical – Outlet and Switch: Outside**

<b>Deficiency</b>	Outlet or switch is damaged.
<b>Deficiency Criteria</b>	Any portion of a visually accessible (i.e., can be reasonably accessed and observed) outlet or switch is damaged (i.e., visibly defective; impacts functionality) such that it may not safely carry or control electrical current at the outlet or switch.

<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If any portion of a visually accessible outlet or switch is damaged such that it may not safely carry or control electrical current at the outlet or switch, then there may be an increased safety risk to the resident of fire or electrical shock, which may result in injury or death.</p> <p>If any portion of a visually accessible outlet or switch is damaged such that it may not safely carry or control electrical current at the outlet or switch, then the resident may not be able to safely use appliances, lighting fixtures, or other devices.</p> <p>Property management would be expected to ensure that staff members understand how to identify if any portion of a visually accessible outlet or switch is damaged such that it may not safely carry or control electrical current at the outlet or switch. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.</p>
<b>Deficiency 2 – Electrical – Outlet and Switch: Unit</b>	
<b>Deficiency</b>	Testing indicates a three-pronged outlet is not properly wired or grounded.
<b>Deficiency Criteria</b>	Testing of a three-pronged outlet that is reasonably accessible (i.e., can be reached without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property) indicates that it is not properly wired or grounded.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	If testing of a three-pronged outlet that is reasonably accessible indicates that it is not properly wired or grounded, and a device is plugged into the outlet, then the outlet may not safely conduct the electrical current through

the device, which may result in an increased risk to the resident of electrical shock.

If testing of a three-pronged outlet that is reasonably accessible indicates that it is not properly wired or grounded, then the resident may not be able to safely use the outlet, which may result in limited use of appliances or lighting fixtures.

Property management would be expected to ensure that staff members understand how to identify a three-pronged outlet that is reasonably accessible and is not properly wired or grounded. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.

#### **Deficiency 2 – Electrical – Outlet and Switch: Inside**

<b>Deficiency</b>	Testing indicates a three-pronged outlet is not properly wired or grounded.
<b>Deficiency Criteria</b>	Testing of a three-pronged outlet that is reasonably accessible (i.e., can be reached without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property) indicates that it is not properly wired or grounded.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If testing of a three-pronged outlet that is reasonably accessible indicates that it is not properly wired or grounded, and a device is plugged into the outlet, then the outlet may not safely conduct the electrical current through the device, which may result in an increased risk to the resident of electrical shock.</p> <p>Property management would be expected to ensure that staff members understand how to identify a three-pronged outlet that is reasonably accessible and is not properly wired or grounded. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.</p>

#### **Deficiency 2 – Electrical – Outlet and Switch: Outside**

<b>Deficiency</b>	Testing indicates a three-pronged outlet is not properly wired or grounded.
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<b>Deficiency Criteria</b>	Testing of a three-pronged outlet that is reasonably accessible (i.e., can be reached without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property) indicates that it is not properly wired or grounded.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If testing of a three-pronged outlet that is reasonably accessible indicates that it is not properly wired or grounded, and a device is plugged into the outlet, then the outlet may not safely conduct the electrical current through the device, which may result in an increased risk to the resident of electrical shock.</p> <p>Property management would be expected to ensure that staff members understand how to identify a three-pronged outlet that is reasonably accessible and is not properly wired or grounded. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.</p>

#### **Deficiency 3 – Electrical – Outlet and Switch: Unit**

<b>Deficiency</b>	An unprotected outlet is present within six feet of a water source.
<b>Deficiency Criteria</b>	An unprotected outlet is present within six feet of a water source (i.e., sink, bathtub, shower, water faucet, toilet) that is located in the same room.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	If a device is plugged into an unprotected outlet that is present within six feet of a water source within the same room, then there may be an increased safety risk to the resident of electrical shock, which may result in injury.

Property management would be expected to ensure that staff members understand how to identify an unprotected outlet that is present within six feet of a water source that is located in the same room. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.

#### **Deficiency 3 – Electrical – Outlet and Switch: Inside**

<b>Deficiency</b>	An unprotected outlet is present within six feet of a water source.
<b>Deficiency Criteria</b>	An unprotected outlet is present within six feet of a water source (i.e., sink, bathtub, shower, water faucet, toilet) that is located in the same room.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a device is plugged into an unprotected outlet that is present within six feet of a water source within the same room, then there may be an increased safety risk to the resident of electrical shock, which may result in injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify an unprotected outlet that is present within six feet of a water source that is located in the same room. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.</p>

#### **Deficiency 3 – Electrical – Outlet and Switch: Outside**

<b>Deficiency</b>	An unprotected outlet is present within six feet of a water source.
<b>Deficiency Criteria</b>	An unprotected outlet is present throughout the Outside.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If a device is plugged into an unprotected outlet within the Outside area, then there may be an increased safety risk to the resident of electrical shock, which may result in injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify an unprotected outlet that is present within the Outside area. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.</p>
<b>Deficiency 4 – Electrical – Outlet and Switch: Unit</b>	
<b>Deficiency</b>	Outlet does not have visible damage and testing indicates it is not energized.
<b>Deficiency Criteria</b>	An outlet that is reasonably accessible (i.e., can be reached without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property) does not have visible damage and testing indicates that it is not energized.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If an outlet that is reasonably accessible does not have visible damage and testing indicates that it is not energized, then the outlet may not safely conduct the electrical current through the device, possibly resulting in an increased safety risk to the resident of fire, which may result in injury.</p> <p>If an outlet that is reasonably accessible does not have visible damage and testing indicates that it is not energized, then the resident may not be able to safely use the outlet, which may result in limited use of devices.</p> <p>A resident is likely to notice if an outlet is not energized within the unit and to recognize it is important enough to report it to property management because it may present usability barriers. Property management should be expected to prioritize a work order for an outlet that does not have visible damage and testing indicates that it is not energized because it may result in safety hazards or usability barriers.</p>
<b>Deficiency 4 – Electrical – Outlet and Switch: Inside</b>	
<b>Deficiency</b>	Outlet does not have visible damage and testing indicates it is not energized.

<b>Deficiency Criteria</b>	An outlet that is reasonably accessible (i.e., can be reached without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property) does not have visible damage and testing indicates that it is not energized.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If an outlet that is reasonably accessible does not have visible damage and testing indicates that it is not energized, then the outlet may not safely conduct the electrical current through the device, possibly resulting in an increased safety risk to the resident of fire, which may result in injury.</p> <p>If an outlet that is reasonably accessible does not have visible damage and testing indicates that it is not energized, then the resident may not be able to safely use the outlet, which may result in limited use of devices.</p> <p>Property management would be expected to ensure that staff members understand how to identify an outlet that does not have visible damage and testing indicates that it is not energized. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards or usability barriers.</p>

#### **Deficiency 4 – Electrical – Outlet and Switch: Outside**

<b>Deficiency</b>	Outlet does not have visible damage and testing indicates it is not energized.
<b>Deficiency Criteria</b>	An outlet that is reasonably accessible (i.e., can be reached without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property) does not have visible damage and testing indicates that it is not energized.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If an outlet that is reasonably accessible does not have visible damage and testing indicates that it is not energized, then the outlet may not safely conduct the electrical current through the device, possibly resulting in an increased safety risk to the resident of fire, which may result in injury.</p> <p>If an outlet that is reasonably accessible does not have visible damage and testing indicates that it is not energized, then the resident may not be able to safely use the outlet, which may result in limited use of devices.</p> <p>Property management would be expected to ensure that staff members understand how to identify an outlet that does not have visible damage and testing indicates that it is not energized. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards or usability barriers.</p>
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**TABLE 17—ELECTRICAL – SERVICE PANEL STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	An enclosure, cabinet, box, or panelboard containing overcurrent protection devices for the control of light, heat, appliances and power circuits.
<b>Location</b>	<p>Unit: Living room, bedroom, kitchen, bathroom, closet, hallway, office, mechanical room, any wall surface, emergency generator, trash compactor, garage, and storage.</p> <p>Inside: Living room, kitchen, bathroom, closet, hallway, office, mechanical room, any wall surface, emergency generator, trash compactor, garage, storage, and all common areas.</p> <p>Outside: Anywhere on site, any wall surface, HVAC condensers, emergency generator, and trash compactor.</p>
<b>Deficiency 1 – Electrical – Service Panel: Unit</b>	
<b>Deficiency</b>	Electrical service panel is not readily accessible.
<b>Deficiency Criteria</b>	Electrical service panel is not reasonably accessible (i.e., cannot be reached and opened without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days

<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the electrical service panel is not reasonably accessible and there is a need to shutoff the electrical circuit, there may be an increased safety risk to the resident of fire or electrical shock, which may result in injury.</p> <p>If the electrical service panel is not reasonably accessible, then the resident may not be able to reset a tripped breaker, which may result in limited use of appliances or lighting fixtures.</p> <p>Property management would be expected to ensure that staff members understand how to identify if an electrical service panel is not reasonably accessible. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards or usability barriers.</p>
<b>Deficiency 1 – Electrical – Service Panel: Inside</b>	
<b>Deficiency</b>	Electrical service panel is not readily accessible.
<b>Deficiency Criteria</b>	Electrical service panel is not reasonably accessible (i.e., cannot be reached and opened without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the electrical service panel is not reasonably accessible and there is a need to shutoff the electrical circuit, there may be an increased safety risk to the resident of fire or electrical shock, which may result in injury.</p> <p>If the electrical service panel is not reasonably accessible, then the resident may not be able to reset a tripped breaker, which may result in limited use of appliances or lighting fixtures.</p> <p>Property management would be expected to ensure that staff members understand how to identify if an electrical service panel is not reasonably accessible. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards or usability barriers.</p>

**Deficiency 1 – Electrical – Service Panel: Outside**

<b>Deficiency</b>	Electrical service panel is not readily accessible.
<b>Deficiency Criteria</b>	Electrical service panel is not reasonably accessible (i.e., cannot be reached and opened without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the electrical service panel is not reasonably accessible and there is a need to shutoff the electrical circuit, there may be an increased safety risk to the resident of fire or electrical shock, which may result in injury.</p> <p>If the electrical service panel is not reasonably accessible, then the resident may not be able to reset a tripped breaker, which may result in limited use of appliances or lighting fixtures.</p> <p>Property management would be expected to ensure that staff members understand how to identify if an electrical service panel is not reasonably accessible. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards or usability barriers.</p>

**Deficiency 2 – Electrical – Service Panel: Unit**

<b>Deficiency</b>	The overcurrent protection device is damaged.
<b>Deficiency Criteria</b>	The overcurrent protection device (i.e., fuse or breaker) is damaged (i.e., visibly defective; impacts functionality) such that it may not interrupt the circuit during an overcurrent condition.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If the overcurrent protection device is damaged, then it may malfunction and not provide overcurrent protection when required, resulting in an increased safety risk to the resident of fire or electrical shock, which may result in injury or death.</p> <p>If the overcurrent protection device is damaged, then the resident will not be able to safely reset or replace an overcurrent protection device, which may result in limited use of appliances or lighting fixtures.</p> <p>If the overcurrent protection device is damaged, and it malfunctions resulting in the resident's inability to use an appliance or lighting fixture, then the resident is likely to notice this issue and will report it to property management because it may present usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards or usability barriers.</p>
<b>Deficiency 2 – Electrical – Service Panel: Inside</b>	
<b>Deficiency</b>	The overcurrent protection device is damaged.
<b>Deficiency Criteria</b>	The overcurrent protection device (i.e., fuse or breaker) is damaged (i.e., visibly defective; impacts functionality) such that it may not interrupt the circuit during an overcurrent condition.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the overcurrent protection device is damaged, then it may malfunction and not provide overcurrent protection when required, resulting in an increased safety risk to the resident of fire or electrical shock, which may result in injury or death.</p> <p>If the overcurrent protection device is damaged, then the resident will not be able to safely reset or replace an overcurrent protection device, which may result in limited use of appliances or lighting fixtures.</p> <p>Property management would be expected to ensure that staff understand how to identify an overcurrent protections device that is damaged. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards or usability barriers.</p>



**Deficiency 2 – Electrical – Service Panel: Outside**

<b>Deficiency</b>	The overcurrent protection device is damaged.
<b>Deficiency Criteria</b>	The overcurrent protection device (i.e., fuse or breaker) is damaged (i.e., visibly defective; impacts functionality) such that it may not interrupt the circuit during an overcurrent condition.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the overcurrent protection device is damaged, then it may malfunction and not provide overcurrent protection when required, resulting in an increased safety risk to the resident of fire or electrical shock, which may result in injury or death.</p> <p>If the overcurrent protection device is damaged, then the resident will not be able to safely reset or replace an overcurrent protection device, which may result in limited use of appliances or lighting fixtures.</p> <p>Property management would be expected to ensure that staff understand how to identify an overcurrent protections device that is damaged. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards or usability barriers.</p>

**Deficiency 3 – Electrical – Service Panel: Unit**

<b>Deficiency</b>	The overcurrent protection device is contaminated.
<b>Deficiency Criteria</b>	The overcurrent protection device (i.e., fuse or breaker) is contaminated (e.g., water, rust, corrosion).
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If the overcurrent protection device is contaminated, then it may malfunction and not provide overcurrent protection when required, resulting in an increased safety risk to the resident of fire, which may result in injury.</p> <p>If the overcurrent protection device is contaminated, then the resident may not be able to safely reset or replace an overcurrent protection device, which may result in limited use of appliances or lighting fixtures.</p> <p>Property management would be expected to ensure that staff members understand how to identify a contaminated overcurrent protection device. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards or usability barriers.</p>
<b>Deficiency 3 – Electrical – Service Panel: Inside</b>	
<b>Deficiency</b>	The overcurrent protection device is contaminated.
<b>Deficiency Criteria</b>	The overcurrent protection device (i.e., fuse or breaker) is contaminated (e.g., water, rust, corrosion).
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the overcurrent protection device is contaminated, then it may malfunction and not provide overcurrent protection when required, resulting in an increased safety risk to the resident of fire, which may result in injury.</p> <p>If the overcurrent protection device is contaminated, then the resident may not be able to safely reset or replace an overcurrent protection device, which may result in limited use of appliances or lighting fixtures.</p> <p>Property management would be expected to ensure that staff members understand how to identify a contaminated overcurrent protection device. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards or usability barriers.</p>
<b>Deficiency 3 – Electrical – Service Panel: Outside</b>	
<b>Deficiency</b>	The overcurrent protection device is contaminated.

<b>Deficiency Criteria</b>	The overcurrent protection device (i.e., fuse or breaker) is contaminated (e.g., water, rust, corrosion).
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the overcurrent protection device is contaminated, then it may malfunction and not provide overcurrent protection when required, resulting in an increased safety risk to the resident of fire, which may result in injury.</p> <p>If the overcurrent protection device is contaminated, then the resident may not be able to safely reset or replace an overcurrent protection device, which may result in limited use of appliances or lighting fixtures.</p> <p>Property management would be expected to ensure that staff members understand how to identify a contaminated overcurrent protection device. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards or usability barriers.</p>

**TABLE 18—ELEVATOR STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	A vertical transport vehicle, generally powered by electric motors that either drive traction cables and counterweight systems or pump hydraulic fluid to raise a cylindrical piston.
<b>Location</b>	Inside: Hallway, building entrance or lobby, parking garage.
<b>Deficiency 1 – Elevator: Inside</b>	
<b>Deficiency</b>	Elevator is inoperable.
<b>Deficiency Criteria</b>	Elevator is inoperable (i.e., overall system or component thereof not meeting function or purpose; with or without visible damage).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days

<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the elevator is inoperable, then the resident's accessibility and egress or ingress is reduced. If the elevator is inoperable, then the resident may be trapped inside the elevator.</p> <p>If the elevator is inoperable, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If the elevator is inoperable, then the resident will likely report this deficiency, and presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If the elevator is inoperable, then this will likely be identified through routine maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>If the elevator is inoperable, then capital costs may be required to repair the deficiency.</p>

#### **Deficiency 2 – Elevator: Inside**

<b>Deficiency</b>	Elevator door does not fully open and close.
<b>Deficiency Criteria</b>	Elevator door does not fully open and close.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the elevator door does not fully open and close, there may be an increased safety risk to the resident due to fall hazards, which may result in injury.</p> <p>If the elevator door does not fully open and close, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify when an elevator door does not fully open and close. Management practices would be expected to assure prompt creation</p>

and prioritization of a work order to repair the elevator door because it may result in safety hazards or usability barriers.

Elevators should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If the elevator door does not fully open and close, then it may indicate preventative maintenance activities could be improved.

#### **Deficiency 3 – Elevator: Inside**

<b>Deficiency</b>	Elevator cab is not level with the floor.
<b>Deficiency Criteria</b>	There is more than a ¾-inch difference in level between the elevator cab and the building's floor.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the elevator cab is not level with the floor, then there is a trip hazard for the resident.</p> <p>If the elevator cab is not level with the floor, then the resident will likely report this deficiency, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If the elevator cab is not level with the floor, then this will likely be identified through routine maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>Elevators should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If the elevator cab is not level with the floor, this may indicate that preventative maintenance activities are not being addressed.</p>

#### **Deficiency 4 – Elevator: Inside**

<b>Deficiency</b>	Safety door or emergency phone is inoperable.
<b>Deficiency Criteria</b>	<p>Safety door has malfunctioned or is inoperable (i.e., overall system or component thereof is not meeting function or purpose; with or without visible damage).</p> <p>OR</p>

	Emergency call system has malfunctioned or is inoperable (i.e., overall system or component thereof is not meeting function or purpose; with or without visible damage).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the elevator safety door or emergency call system is inoperable, then the resident may be injured by the closing door.</p> <p>If the elevator safety door or emergency call system is inoperable, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If the elevator safety door or emergency call system is inoperable, then the resident will likely report this deficiency, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If the elevator safety door or emergency call system is inoperable, then this will likely be identified through routine maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>Elevators should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If the elevator safety door or emergency call system is inoperable, this may indicate that preventative maintenance activities are not being addressed.</p>

**TABLE 19—EXIT SIGN STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	Device or placard that identifies the egress route in case of an emergency.
<b>Location</b>	<p>Inside: Hallway; stairway; corridor.</p> <p>Outside: Hallway; stairway; corridor.</p>
<b>Deficiency 1 – Exit Sign: Inside</b>	
<b>Deficiency</b>	Exit sign is damaged, missing, obstructed, or not adequately illuminated.

<b>Deficiency Criteria</b>	<p>Exit sign is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>Exit sign is missing (i.e., evidence of prior installation, but is now not present or is incomplete).</p> <p>OR</p> <p>Exit sign is obstructed such that the word “EXIT” is not clearly visible.</p> <p>OR</p> <p>Exit sign is not adequately illuminated.</p>
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If an exit sign is damaged, missing, obstructed, or not adequately illuminated, and there is an emergency, then the resident may be unable to safely and expeditiously exit.</p> <p>If an exit sign is damaged, missing, obstructed, or not adequately illuminated, and there is an emergency, then the resident may be unable to safely and expeditiously exit.</p> <p>Property management would be expected to ensure that staff understand how to identify an exit sign that is damaged, missing, obstructed, or not adequately illuminated. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in health or safety hazards.</p>

#### **Deficiency 1 – Exit Sign: Outside**

<b>Deficiency</b>	Exit sign is damaged, missing, obstructed, or not adequately illuminated.
<b>Deficiency Criteria</b>	<p>Exit sign is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>Exit sign is missing (i.e., evidence of prior installation, but is now not present or is incomplete).</p> <p>OR</p> <p>Exit sign is obstructed such that the word “EXIT” is not clearly visible.</p> <p>OR</p>

	Exit sign is not adequately illuminated.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If an exit sign is damaged, missing, obstructed, or not adequately illuminated, and there is an emergency, then the resident may be unable to safely and expeditiously exit.</p> <p>If an exit sign is damaged, missing, obstructed, or not adequately illuminated, and there is an emergency, then the resident may be unable to safely and expeditiously exit.</p> <p>Property management would be expected to ensure that staff understand how to identify an exit sign that is damaged, missing, obstructed, or not adequately illuminated. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in health or safety hazards.</p>

**TABLE 20—FENCE – SECURITY STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	A locking barrier, railing, or other upright structure, typically of wood or wire, fully enclosing an area of ground to mark a boundary and control access. Fence must be 4 feet or greater.
<b>Location</b>	Outside: Decks, patios, perimeter of property.
<b>Deficiency 1 – Fence – Security: Outside</b>	
<b>Deficiency</b>	Fence components are missing.
<b>Deficiency Criteria</b>	<p>Fence components are missing (i.e., evidence of prior installation, but now not present or is incomplete), resulting in a hole that is approximately 10% or greater of the area of a single section of fence.</p> <p>Components may include, but are not limited to, pickets, posts, and panels.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days



<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a fence has missing components, and it falls, then the resident may be exposed to hazards.</p> <p>If a fence has missing components, then the resident may be unable to control access to the property.</p> <p>If a fence has missing components, then it may limit the privacy of the property.</p> <p>If a fence has missing components, then the resident may be unable to use a feature of the home that is expected to be provided and maintained as part of their rent.</p> <p>If a fence has missing components, then it will likely be observed through regular maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>
<b>Deficiency 2 – Fence – Security: Outside</b>	
<b>Deficiency</b>	Gate does not open, close, latch, or lock.
<b>Deficiency Criteria</b>	<p>Gate will not open.</p> <p>OR</p> <p>Gate will open when locked or latched.</p> <p>OR</p> <p>Gate will not close.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a gate does not open, and there is an emergency, then the resident may be limited in their ability to leave the property or this may delay entry by emergency personnel.</p> <p>If a gate does not close, latch, or lock, then the resident may be unable to control access to the property.</p>

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If a gate does not open, close, latch, or lock, then the resident may not be able to fully use a feature that is expected to be provided and maintained as part of their rent.

If a gate does not open, close, latch, or lock, then it will likely be observed through regular maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.

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**Deficiency 3 – Fence – Security: Outside**

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<b>Deficiency</b>	Fence demonstrates signs of collapse.
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<b>Deficiency Criteria</b>	Fence demonstrates signs of collapse.
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<b>Health and Safety Determination</b>	Standard
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<b>Correction Timeframe</b>	30 days
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<b>HCV Correction Timeframe</b>	30 days
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<b>HCV Pass/Fail</b>	Fail
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<b>Rationale</b>	<p>If a fence demonstrates signs of collapse, then it may present a hazard to the resident.</p> <p>If a fence demonstrates signs of collapse, then the resident may not be able to control access to the property.</p> <p>If a fence demonstrates signs of collapse, then the resident may not be able to fully use a feature that is expected to be included and maintained as part of their rent.</p> <p>If a fence demonstrates signs of collapse, then it will likely be observed through regular maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>
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**TABLE 21—FIRE ESCAPE STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	An apparatus on the outside of a building used for escaping from a building on fire.
<b>Location</b>	Outside: Exterior of building—typically high-rises and other multi-story buildings—near windows and exterior doors.
<b>Deficiency 1 – Fire Escape: Outside</b>	
<b>Deficiency</b>	Fire escape component is damaged or missing.
<b>Deficiency Criteria</b>	<p>Any stair, ladder, platform, guardrail, or handrail is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>Any stair, ladder, platform, guardrail, or handrail is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p>
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a fire escape component is damaged or missing, and there is an emergency, then resident may sustain an injury when using.</p> <p>If a fire escape component is damaged or missing, and there is an emergency, then the resident’s ability to safely egress the building is limited, which may jeopardize their safety.</p> <p>If a fire escape component is damaged or missing, then the resident may be unable to fully use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a fire escape component is damaged or missing, then it should be detected through daily maintenance activities and its presence may indicate that self-generated work orders are not being addressed.</p> <p>If a fire escape component is damaged or missing, then property management may not be following their preventative maintenance plan.</p> <p>If a fire escape component is damaged or missing, then it may be very expensive to replace or fix the defect.</p>

**TABLE 22—FIRE EXTINGUISHER STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	A portable fire safety device that discharges a jet of water, foam, gas, or other material to extinguish a fire.
<b>Location</b>	<p>Unit: Includes, but is not limited to: hallways, kitchens, laundry rooms, mechanical rooms.</p> <p>Inside: Includes, but is not limited to: hallways, kitchens, laundry rooms, common areas, mechanical rooms.</p> <p>Outside: Parking garages, breezeways, property exterior, roof tops.</p>
<b>Deficiency 1 – Fire Extinguisher: Unit</b>	
<b>Deficiency</b>	Fire extinguisher pressure gauge reads over or under-charged.
<b>Deficiency Criteria</b>	Pressure gauge indicates that the fire extinguisher is over or under-charged.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a fire extinguisher pressure gauge reads over or under-charged, and there is a fire, then the resident may be injured.</p> <p>If a fire extinguisher pressure gauge reads over or under-charged, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a fire extinguisher pressure gauge reads over or under-charged, then this should be identified through routine maintenance, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>If a fire extinguisher pressure gauge reads over or under-charged, then it may indicate that preventative maintenance activities are not occurring.</p>
<b>Deficiency 1 – Fire Extinguisher: Inside</b>	
<b>Deficiency</b>	Fire extinguisher pressure gauge reads over or under-charged.
<b>Deficiency Criteria</b>	Pressure gauge indicates that the fire extinguisher is over or under-charged.
<b>Health and Safety Determination</b>	Life-Threatening

<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a fire extinguisher pressure gauge reads over or under-charged, and there is a fire, then the resident may be injured.</p> <p>If a fire extinguisher pressure gauge reads over or under-charged, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a fire extinguisher pressure gauge reads over or under-charged, then this should be identified through routine maintenance and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>If a fire extinguisher pressure gauge reads over or under-charged, then it may indicate that preventative maintenance activities are not occurring.</p>

#### **Deficiency 1 – Fire Extinguisher: Outside**

<b>Deficiency</b>	Fire extinguisher pressure gauge reads over or under-charged.
<b>Deficiency Criteria</b>	Pressure gauge indicates that the fire extinguisher is over or under-charged.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a fire extinguisher pressure gauge reads over or under-charged, and there is a fire, then the resident may be injured.</p> <p>If a fire extinguisher pressure gauge reads over or under-charged, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a fire extinguisher pressure gauge reads over or under-charged, then this should be identified through routine maintenance and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

If a fire extinguisher pressure gauge reads over or under-charged, then it may indicate that preventative maintenance activities are not occurring.

#### **Deficiency 2 – Fire Extinguisher: Unit**

<b>Deficiency</b>	Fire extinguisher service tag is missing, illegible, or expired.
<b>Deficiency Criteria</b>	<p>The date on the service tag of any fire extinguisher has exceeded one year.</p> <p>OR</p> <p>The fire extinguisher tag is missing or illegible.</p> <p>OR</p> <p>A nonchargeable or disposable fire extinguisher is more than 12 years old (based on manufacture date).</p>
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a fire extinguisher service tag is missing, illegible, or expired, and there is a fire, then it may not function and result in the resident being unable to extinguish the fire.</p> <p>If a fire extinguisher service tag is missing, illegible, or expired, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a fire extinguisher service tag is missing, illegible, or expired, then this should be identified through routine maintenance, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>If a fire extinguisher service tag is missing, illegible, or expired, then it may indicate that preventative maintenance activities are not occurring.</p>

#### **Deficiency 2 – Fire Extinguisher: Inside**

<b>Deficiency</b>	Fire extinguisher service tag is missing, illegible, or expired.
<b>Deficiency Criteria</b>	<p>The date on the service tag of any fire extinguisher has exceeded one year.</p> <p>OR</p> <p>The fire extinguisher tag is missing or illegible.</p> <p>OR</p>

	A nonchargeable or disposable fire extinguisher is more than 12 years old (based on manufacture date).
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a fire extinguisher service tag is missing, illegible, or expired, and there is a fire, then it may not function and result in the resident being unable to extinguish the fire.</p> <p>If a fire extinguisher service tag is missing, illegible, or expired, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a fire extinguisher service tag is missing, illegible, or expired, then this should be identified through routine maintenance, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>If a fire extinguisher service tag is missing, illegible, or expired, then it may indicate that preventative maintenance activities are not occurring.</p>

#### **Deficiency 2 – Fire Extinguisher: Outside**

<b>Deficiency</b>	Fire extinguisher service tag is missing, illegible, or expired.
<b>Deficiency Criteria</b>	<p>The date on the service tag of any fire extinguisher has exceeded one year.</p> <p>OR</p> <p>The fire extinguisher tag is missing or illegible.</p> <p>OR</p> <p>A nonchargeable or disposable fire extinguisher is more than 12 years old (based on manufacture date).</p>
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If a fire extinguisher service tag is missing, illegible, or expired, and there is a fire, then it may not function and result in the resident being unable to extinguish the fire.</p> <p>If a fire extinguisher service tag is missing, illegible, or expired, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a fire extinguisher service tag is missing, illegible, or expired, then this should be identified through routine maintenance, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>If a fire extinguisher service tag is missing, illegible, or expired, then it may indicate that preventative maintenance activities are not occurring.</p>
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#### Deficiency 3 – Fire Extinguisher: Unit

<b>Deficiency</b>	Fire extinguisher is damaged or missing.
<b>Deficiency Criteria</b>	<p>Fire extinguisher is damaged (i.e., visibly defective; impacts functionality). OR Fire extinguisher is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p>
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a fire extinguisher is damaged or missing and there is a fire, then there may be an increased safety risk to the resident of fire-related injury, such as burns or smoke inhalation.</p> <p>If a fire extinguisher is damaged or missing, then the resident may not be able to use the fire extinguisher in the event of a fire.</p> <p>A resident is likely to notice if a fire extinguisher is damaged or missing and to recognize it is important enough to report to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this defect because it may result in safety hazards.</p>

#### Deficiency 3 – Fire Extinguisher: Inside

<b>Deficiency</b>	Fire extinguisher is damaged or missing.
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<b>Deficiency Criteria</b>	Fire extinguisher is damaged (i.e., visibly defective; impacts functionality). OR Fire extinguisher is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a fire extinguisher is damaged or missing and there is a fire, then there may be an increased safety risk to the resident of fire-related injury, such as burns or smoke inhalation.</p> <p>If a fire extinguisher is damaged or missing, then the resident may not be able to use the fire extinguisher in the event of a fire.</p> <p>Property management would be expected to ensure that staff understand how to identify if a fire extinguisher is damaged or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards or usability barriers.</p>

### **Deficiency 3 – Fire Extinguisher: Outside**

<b>Deficiency</b>	Fire extinguisher is damaged or missing.
<b>Deficiency Criteria</b>	Fire extinguisher is damaged (i.e., visibly defective; impacts functionality). OR Fire extinguisher is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	If a fire extinguisher is damaged or missing and there is a fire, then there may be an increased safety risk to the resident of fire-related injury, such as burns or smoke inhalation.

If a fire extinguisher is damaged or missing, then the resident may not be able to use the fire extinguisher in the event of a fire.

Property management would be expected to ensure that staff understand how to identify if a fire extinguisher is damaged or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards or usability barriers.

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**TABLE 23—FLAMMABLE AND COMBUSTIBLE ITEM STANDARD**

Definition and Location	
<b>Definition</b>	A combustible material is any material that, in the form in which it is used and under the conditions anticipated, will ignite and burn or will add appreciable heat to an ambient fire.
<b>Location</b>	Unit: Within Unit, near water heater, furnace, stove, oven, fireplace, garage, attic, basement.  Inside: Near water heater, near furnace, stove, oven, fireplace, garage, attic, basement.  Outside: Outside of Unit, yard.

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**Deficiency 1 – Flammable and Combustible Item: Unit**

<b>Deficiency</b>	<b>Improperly stored flammable or combustible item on or near an ignition source.</b>
<b>Deficiency Criteria</b>	Flammable or combustible material is on or near an ignition source. OR Improperly stored chemicals.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	If flammable or combustible material is on or near an ignition source or chemicals are improperly stored, then the resident could be at risk of fire or explosion.  If flammable or combustible material is on or near an ignition source or chemicals are improperly stored, then this should be identified through routine maintenance and the deficiency's presence may indicate that self-generated work orders are not being addressed.

**Deficiency 1 – Flammable and Combustible Item: Inside**

<b>Deficiency</b>	<b>Improperly stored flammable or combustible item on or near an ignition source.</b>
<b>Deficiency Criteria</b>	Flammable or combustible material is on or near an ignition source. OR Improperly stored chemicals.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If flammable or combustible material is on or near an ignition source or chemicals are improperly stored, then the resident could be at risk of fire or explosion.</p> <p>If flammable or combustible material is on or near an ignition source or chemicals are improperly stored, then this should be identified through routine maintenance and the deficiency's presence may indicate that self-generated work orders are not being addressed.</p>
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#### **Deficiency 1 – Flammable and Combustible Item: Outside**

<b>Deficiency</b>	<b>Improperly stored flammable or combustible item on or near an ignition source.</b>
<b>Deficiency Criteria</b>	<p>Flammable or combustible material is on or near an ignition source.</p> <p>OR</p> <p>Improperly stored chemicals.</p>
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If flammable or combustible material is on or near an ignition source or chemicals are improperly stored, then the resident could be at risk of fire or explosion.</p> <p>If flammable or combustible material is on or near an ignition source or chemicals are improperly stored, then this should be identified through routine maintenance and the deficiency's presence may indicate that self-generated work orders are not being addressed.</p>

**TABLE 24—FLOOR COVERING AND FINISH STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	<p><u>Floor</u>: Lower surface of a room.</p> <p><u>Floor Covering or Floor Finish</u>: Any surface material applied over a floor structure to provide a walking surface (e.g., tile, carpet, concrete, wood, vinyl, sealant, paint, stain).</p>

<b>Location</b>	Unit: Dining room, living room, kitchen, bathroom, bedroom, closet, hallway, or other unit spaces.  Inside: Dining room, living room, kitchen, bathroom, closet, hallway, or other common spaces.
<b>Deficiency 1 – Floor Covering and Finish: Unit</b>	
<b>Deficiency</b>	Floor substrate is exposed.
<b>Deficiency Criteria</b>	10% or more of the floor substrate area is exposed in any room.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If 10% or more of the floor substrate area is exposed in any room, then it is not a cleanable surface and could harbor pathogens, mold, mildew, dust, or allergens, thereby impacting the resident's physical health.</p> <p>If 10% or more of the floor substrate area is exposed in any room, then the resident may be injured by splinters or trip hazards.</p> <p>If 10% or more of the floor substrate area is exposed in any room, then it is not a cleanable covering and could harbor mold, mildew, dust, or allergens.</p> <p>If 10% or more of the floor substrate area is exposed in any room, then the resident may be unable to fully use a feature of their home that is expected to be provided and maintained as part of their rent.</p> <p>If 10% or more of the floor substrate area is exposed in any room, then the resident will likely report this deficiency and its presence may indicate that complaint-based work orders are not being addressed.</p> <p>If 10% or more of the floor substrate area is exposed in any room, then this will likely be observed during routine maintenance activities and may indicate that self-generated work orders are not being addressed.</p> <p>If 10% or more of the floor substrate area is exposed in any room, and it is occurring across a significant portion of the property, then it may result in a capital cost expenditure to repair the deficiency.</p>
<b>Deficiency 1 – Floor Covering and Finish: Inside</b>	
<b>Deficiency</b>	Floor substrate is exposed.

<b>Deficiency Criteria</b>	10% or more of the floor substrate area is exposed in any room.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If 10% or more of the floor substrate area is exposed in any room, then it is not a cleanable surface and could harbor pathogens, mold, mildew, dust, or allergens, thereby impacting the resident's physical health.</p> <p>If 10% or more of the floor substrate area is exposed in any room, then the resident may be injured via splinters or trip hazards.</p> <p>If 10% or more of the floor substrate area is exposed in any room, then it is not a cleanable covering and could harbor mold, mildew, dust, or allergens.</p> <p>If 10% or more of the floor substrate area is exposed in any room, then the resident may be unable to fully use a feature of their home that is expected to be provided and maintained as part of their rent.</p> <p>If 10% or more of the floor substrate area is exposed in any room, then the resident will likely report this deficiency and its presence may indicate that complaint-based work orders are not being addressed.</p> <p>If 10% or more of the floor substrate area is exposed in any room, then this will likely be observed during routine maintenance activities and may indicate that self-generated work orders are not being addressed.</p> <p>If 10% or more of the floor substrate area is exposed in any room, and it is occurring across a significant portion of the property, then it may result in a capital cost expenditure to repair the deficiency.</p>

#### **Deficiency 2 – Floor Covering and Finish: Unit**

<b>Deficiency</b>	Floor covering is curling, buckling, bulging, or separating.
<b>Deficiency Criteria</b>	<p>Any portion of the floor covering is curling, buckling, or bulging, resulting in a ¾-inch deviation in elevation.</p> <p>OR</p> <p>Any portion of the floor covering is curling, buckling, or bulging, resulting in a 2-inch horizontal separation.</p>
<b>Health and Safety Determination</b>	Standard

<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the floor covering is curling, buckling, bulging, or separating, then the resident may be exposed to a trip hazard.</p> <p>If the floor covering is curling, buckling, bulging, or separating, then the resident will likely report this deficiency and its presence may indicate that complaint-based work orders are not being addressed.</p> <p>If the floor covering is curling, buckling, bulging, or separating, then this will likely be observed during routine maintenance activities and may indicate that self-generated work orders are not being addressed.</p> <p>If the floor covering is curling, buckling, bulging, or separating, and it is occurring across a significant portion of the property, then it may result in a capital cost expenditure to repair the deficiency.</p>

#### **Deficiency 2 – Floor Covering and Finish: Inside**

<b>Deficiency</b>	Floor covering is curling, buckling, bulging, or separating.
<b>Deficiency Criteria</b>	<p>Any portion of the floor covering is curling, buckling, or bulging, resulting in a ¾-inch deviation in elevation.</p> <p>OR</p> <p>Any portion of the floor covering is curling, buckling, or bulging, resulting in a 2-inch horizontal separation.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the floor covering is curling, buckling, bulging, or separating, then the resident may be exposed to a trip hazard.</p> <p>If the floor covering is curling, buckling, bulging, or separating, then the resident will likely report this deficiency and its presence may indicate that complaint-based work orders are not being addressed.</p>

If floor covering is curling, buckling, bulging, or separating, then this will likely be observed during routine maintenance activities and may indicate that self-generated work orders are not being addressed.

If floor covering is curling, buckling, bulging, or separating, and it is occurring across a significant portion of the property, then it may result in a capital cost expenditure to repair the deficiency.

### **Deficiency 3 – Floor Covering and Finish: Unit**

<b>Deficiency</b>	Subfloor is bowing, buckling, bulging, sagging, misaligned, or not attached.
<b>Deficiency Criteria</b>	<p>Subfloor is bowing, buckling, bulging, sagging, or misaligned within any room.</p> <p>OR</p> <p>More than 10% of the floor area is not attached to the subfloor or floor joists within any room.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the subfloor is bowing, buckling, bulging, sagging, misaligned, or not attached, then the resident may be exposed to a trip hazard.</p> <p>If the subfloor is bowing, buckling, bulging, sagging, misaligned, or not attached, and it is in a location the resident normally accesses, then the resident will likely report this deficiency and its presence may indicate that complaint-based work orders are not being addressed.</p> <p>If the subfloor is bowing, buckling, bulging, sagging, misaligned, or not attached, then this will likely be observed during routine maintenance activities and may indicate that self-generated work orders are not being addressed.</p> <p>If the subfloor is bowing, buckling, bulging, sagging, misaligned, or not attached, and it is occurring across a significant portion of the property, then it may result in a capital cost expenditure to repair the deficiency.</p> <p>If the subfloor is bowing, buckling, bulging, sagging, misaligned, or not attached, then it may indicate the presence of a structural failure.</p>



**Deficiency 3 – Floor Covering and Finish: Inside**

<b>Deficiency</b>	Subfloor is bowing, buckling, bulging, sagging, misaligned, or not attached.
<b>Deficiency Criteria</b>	Subfloor is bowing, bulging, buckling, sagging, or misaligned within any room.  OR  More than 10% of the floor area is not attached to the subfloor or floor joists within any room.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the subfloor is bowing, buckling, bulging, sagging, misaligned, or not attached, then the resident may be exposed to a trip hazard.</p> <p>If the subfloor is bowing, buckling, bulging, sagging, misaligned, or not attached, and it is in a location the resident normally accesses, then the resident will likely report this deficiency and its presence may indicate that complaint-based work orders are not being addressed.</p> <p>If the subfloor is bowing, buckling, bulging, sagging, misaligned, or not attached, then this will likely be observed during routine maintenance activities and may indicate that self-generated work orders are not being addressed.</p> <p>If the subfloor is bowing, buckling, bulging, sagging, misaligned, or not attached, and it is occurring across a significant portion of the property, then it may result in a capital cost expenditure to repair the deficiency.</p> <p>If the subfloor is bowing, buckling, bulging, sagging, misaligned, or not attached, then it may indicate the presence of a structural failure.</p>

**Deficiency 4 – Floor Covering and Finish: Unit**

<b>Deficiency</b>	Subfloor has presence of decay.
<b>Deficiency Criteria</b>	Greater than 1 square foot of rot or spongy flooring is present.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours

<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If greater than 1 square foot of rot or spongy flooring is present, then it may harbor pathogens, mold, mildew, dust, or allergens, thereby impacting the resident's physical health.</p> <p>If greater than 1 square foot of rot or spongy flooring is present, and the flooring is unstable, then the resident may fall through the floor.</p> <p>If greater than 1 square foot of rot or spongy flooring is present, then the resident will likely report this deficiency and its presence may indicate that complaint-based work orders are not being addressed.</p> <p>If greater than 1 square foot of rot or spongy flooring is present, then this will likely be observed during routine maintenance activities and may indicate that self-generated work orders are not being addressed.</p> <p>If greater than 1 square foot of rot or spongy flooring is present, and it is occurring across a significant portion of the property, then it may result in a capital cost expenditure to repair the deficiency.</p> <p>If greater than 1 square foot of rot or spongy flooring is present, then it may indicate the presence of a structural failure.</p>

#### **Deficiency 4 – Floor Covering and Finish: Inside**

<b>Deficiency</b>	Subfloor has presence of decay.
<b>Deficiency Criteria</b>	Greater than 1 square foot of rot or spongy flooring is present.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If greater than 1 square foot of rot or spongy flooring is present, then it may harbor pathogens, mold, mildew, dust, or allergens, thereby impacting the resident's physical health.</p> <p>If greater than 1 square foot of rot or spongy flooring is present, and the flooring is unstable, then the resident may fall through the floor.</p>

If greater than 1 square foot of rot or spongy flooring is present, then the resident will likely report this deficiency and its presence may indicate that complaint-based work orders are not being addressed.

If greater than 1 square foot of rot or spongy flooring is present, then this will likely be observed during routine maintenance activities and may indicate that self-generated work orders are not being addressed.

If greater than 1 square foot of rot or spongy flooring is present, and it is occurring across a significant portion of the property, then it may result in a capital cost expenditure to repair the deficiency.

If greater than 1 square foot of rot or spongy flooring is present, then it may indicate the presence of a structural failure.

**TABLE 25—FLOOR DRAIN STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	An opening in the floor that drains water into the plumbing system.
<b>Location</b>	Unit: Bathroom, basement, utility room, maintenance closet, laundry, stairwell, etc.  Inside: Bathroom, basement, utility room, maintenance closet, laundry, stairwell, etc.
<b>Deficiency 1 – Floor Drain: Unit</b>	
<b>Deficiency</b>	Drain is fully blocked.
<b>Deficiency Criteria</b>	Standing water is present over the floor drain, or the floor drain is blocked such that the inspector believes water would be unable to drain.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	If standing water is present over the floor drain or the floor drain is blocked such that the inspector believes water would be unable to drain, this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.  If standing water is present over the floor drain or the floor drain is blocked such that the inspector believes water would be unable to drain, there may

be an increased safety risk to the resident of slipping or falling in the standing water, which may result in injury.

If standing water is present over the floor drain, it may be contaminated with pathogens. The resident may come into contact with this potentially contaminated water, possibly leading to infectious diseases.

A resident is likely to notice standing water within the unit and to recognize it is important enough to report to property management because it may result in damage to personal property. Property management should be expected to prioritize a work order for standing water because it may result in water damage to finish materials.

#### **Deficiency 1 – Floor Drain: Inside**

<b>Deficiency</b>	Drain is fully blocked.
<b>Deficiency Criteria</b>	Standing water is present over the floor drain, or the floor drain is blocked such that the inspector believes water would be unable to drain.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>In an area accessible to the resident, if standing water is present over the floor drain or the floor drain is blocked such that the inspector believes water would be unable to drain, this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>In an area accessible to the resident, if standing water is present over the floor drain or the floor drain is blocked such that the inspector believes water would be unable to drain, there may be an increased safety risk to the resident of slipping or falling in the standing water, which may result in injury.</p> <p>In an area accessible to the resident, if standing water is present over the floor drain, it may be contaminated with pathogens. The resident may come into contact with this potentially contaminated water, possibly leading to infectious diseases.</p> <p>Property management would be expected to ensure that staff members understand how to identify blockages or standing water over a floor drain within the Inside area. Management practices would be expected to assure prompt creation and prioritization of a work order to unblock the drain,</p>

because standing water due to a blockage may result in water damage to interior finish materials.

<b>Deficiency 1 – Floor Drain: Outside</b>	
<b>Deficiency</b>	Drain is fully blocked.
<b>Deficiency Criteria</b>	Standing water is present over the floor drain, or the floor drain is blocked such that the inspector believes water would be unable to drain.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>In an area accessible to the resident, if standing water is present over the floor drain or the floor drain is blocked such that the inspector believes water would be unable to drain, there may be an increased safety risk to the resident of slipping or falling in the standing water, which may result in injury.</p> <p>In an area accessible to the resident, if standing water is present over the floor drain, it may be contaminated with pathogens. The resident may come into contact with this potentially contaminated water, possibly leading to infectious diseases.</p> <p>Property management would be expected to ensure that staff members understand how to identify blockages or standing water over a floor drain throughout the exterior built environment. Management practices would be expected to assure prompt creation and prioritization of a work order to unblock the drain, because standing water due to a blockage may result in safety or sanitary hazards.</p>

**TABLE 26—FOUNDATION STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	Lowest load-bearing part of a building.
<b>Location</b>	Unit: Basement; floor; wall; ceiling.
	Inside: Basement; floor; wall; ceiling.
	Outside: Exterior of property.

**Deficiency 1 – Foundation: Unit**

<b>Deficiency</b>	Foundation is cracked.
<b>Deficiency Criteria</b>	Crack is present with a width of ¼-inch or greater and a length of 12 inches or greater.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the foundation is cracked, then the structure could be compromised, resulting in potential health hazards to the resident.</p> <p>If the foundation is cracked, then the structure could be compromised, resulting in potential safety hazards to the resident.</p> <p>If the foundation is cracked, then the thermal envelope could be broken, resulting in the home being less energy efficient.</p> <p>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.</p> <p>Depending on the extent of the damage, the cost may be significant enough to be a capital cost to repair.</p> <p>A cracked foundation may indicate a potential structural failure.</p>

**Deficiency 1 – Foundation: Inside**

<b>Deficiency</b>	Foundation is cracked.
<b>Deficiency Criteria</b>	Crack is present with a width of ¼-inch or greater and a length of 12 inches or greater.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If the foundation is cracked, then the structure could be compromised, resulting in potential health hazards to the resident.</p> <p>If the foundation is cracked, then the structure could be compromised, resulting in potential safety hazards to the resident.</p> <p>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.</p> <p>Depending on the extent of the damage, the cost may be significant enough to be a capital cost to repair.</p> <p>If the foundation is cracked, then the thermal envelope could be broken, resulting in the property being less energy efficient.</p> <p>A cracked foundation may indicate a potential structural failure.</p>
<b>Deficiency 1 – Foundation: Outside</b>	
<b>Deficiency</b>	Foundation is cracked.
<b>Deficiency Criteria</b>	Crack is present with a width of ¼-inch or greater and a length of 12 inches or greater.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the foundation is cracked, then the structure could be compromised, resulting in potential health hazards to the resident.</p> <p>If the foundation is cracked, then the structure could be compromised, resulting in potential safety hazards to the resident.</p> <p>It is reasonable to expect facilities management to recognize issues that are characteristics of foundation damage, such as windows and doors not opening or closing.</p> <p>Depending on the extent of the damage, the cost may be significant enough to be a capital cost to repair.</p> <p>If the foundation is cracked, then the thermal envelope could be broken, resulting in the home being less energy efficient.</p> <p>A cracked foundation may indicate a potential structural failure.</p>

**Deficiency 2 – Foundation: Outside**

<b>Deficiency</b>	Foundation vent cover is missing or damaged.
<b>Deficiency Criteria</b>	Foundation vent cover is missing (i.e., evidence of prior installation, but now not present or is incomplete) or damaged (i.e., visibly defective; impacts functionality).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a foundation vent cover is missing or damaged, then insects or vermin may penetrate the dwelling and damage building components (e.g., electrical, insulation), which may result in an increased safety risk to the resident of injury, such as electrocution.</p> <p>If a foundation vent cover is missing or damaged, then the resident's ability to control access may be limited, which may present a security risk.</p>

**Deficiency 3 – Foundation: Unit**

<b>Deficiency</b>	Foundation has exposed rebar or foundation is spalling, flaking, or chipping.
<b>Deficiency Criteria</b>	<p>The structure has any exposed rebar.</p> <p>OR</p> <p>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.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the foundation has exposed rebar or is spalling, flaking, or chipping, then it may be a cut hazard to residents.</p> <p>If the foundation has exposed rebar or is spalling, flaking, or chipping, this should be detected through regular maintenance activities, and the</p>



presence of this deficiency may indicate that self-generated work orders are not being addressed.

If the foundation has exposed rebar or is spalling, flaking, or chipping, there may be a structural defect.

#### **Deficiency 3 – Foundation: Inside**

<b>Deficiency</b>	Foundation has exposed rebar or foundation is spalling, flaking, or chipping.
<b>Deficiency Criteria</b>	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.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the foundation has exposed rebar or is spalling, flaking, or chipping, then it may be a cut hazard to residents.</p> <p>If the foundation has exposed rebar or is spalling, flaking, or chipping, this should be detected through regular maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>If the foundation has exposed rebar or is spalling, flaking, or chipping, there may be a structural defect.</p>

#### **Deficiency 3 – Foundation: Outside**

<b>Deficiency</b>	Foundation has exposed rebar or foundation is spalling, flaking, or chipping.
<b>Deficiency Criteria</b>	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.
<b>Health and Safety Determination</b>	Standard

<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the foundation has exposed rebar or is spalling, flaking, or chipping, then it may be a cut hazard to residents.</p> <p>If the foundation has exposed rebar or is spalling, flaking, or chipping, this should be detected through regular maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>If the foundation has exposed rebar or is spalling, flaking, or chipping, there may be a structural defect.</p>

#### **Deficiency 4 – Foundation: Unit**

<b>Deficiency</b>	Foundation is infiltrated by water.
<b>Deficiency Criteria</b>	Evidence of water infiltration through the foundation.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the foundation is infiltrated by water, then there is an increased risk of mold exposure, which could negatively impact air quality.</p> <p>If the foundation is infiltrated by water, then the resident may be exposed to an unsanitary environment.</p> <p>If the foundation is infiltrated by water, then the resident may be unable to fully use a feature (i.e., sealed foundation) that is expected to be provided and maintained as part of their rent.</p> <p>If the foundation is infiltrated by water, then the resident will likely report this deficiency, and the presence of this deficiency may indicate a lack of corrective maintenance.</p> <p>If the foundation is infiltrated by water, then this should be identified through routine maintenance and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p>

	If the foundation is infiltrated by water, then it may cause the structure to deteriorate.
<b>Deficiency 4 – Foundation: Inside</b>	
<b>Deficiency</b>	Foundation is infiltrated by water.
<b>Deficiency Criteria</b>	Evidence of water infiltration through the foundation.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the foundation is infiltrated by water, then there is an increased risk of mold exposure which could negatively impact air quality.</p> <p>If the foundation is infiltrated by water, then the resident may be exposed to an unsanitary environment.</p> <p>If the foundation is infiltrated by water, then the resident may be unable to fully use a feature (i.e., sealed foundation) that is expected to be provided and maintained as part of their rent.</p> <p>If the foundation is infiltrated by water, then the resident will likely report this deficiency, and the presence of this deficiency may indicate a lack of corrective maintenance.</p> <p>If the foundation is infiltrated by water, then this should be identified through routine maintenance, and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p> <p>If the foundation is infiltrated by water, then it may cause the structure to deteriorate.</p>
<b>Deficiency 5 – Foundation: Unit</b>	
<b>Deficiency</b>	Foundation support post, column, beam, or girder is damaged.
<b>Deficiency Criteria</b>	Any support post, column, or girder area is damaged (i.e., visibly defective; impacts functionality).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days

<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a foundation support post, column, beam, or girder is damaged, then it may cause the structure to become unstable.</p> <p>If a foundation support post, column, beam, or girder is damaged, then maintenance should identify it through regular maintenance activities and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p> <p>If a foundation support post, column, beam, or girder is damaged, then it could be a sign of a structural issue.</p>

#### **Deficiency 5 – Foundation: Inside**

<b>Deficiency</b>	Foundation support post, column, beam, or girder is damaged.
<b>Deficiency Criteria</b>	Any support post, column, or girder area is damaged (i.e., visibly defective; impacts functionality).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a foundation support post, column, beam, or girder is damaged, then it may cause the structure to become unstable.</p> <p>If a foundation support post, column, beam, or girder is damaged, then maintenance should identify this through regular maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p> <p>If a foundation support post, column, beam, or girder is damaged, then it could be a sign of a structural issue.</p>

#### **Deficiency 5 – Foundation: Outside**

<b>Deficiency</b>	Foundation support post, column, beam, or girder is damaged.
<b>Deficiency Criteria</b>	Any support post, column, or girder area is damaged (i.e., visibly defective; impacts functionality).

<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a foundation support post, column, beam, or girder is damaged, then it may cause the structure to become unstable.</p> <p>If a foundation support post, column, beam, or girder is damaged, then maintenance should identify this through regular maintenance activities and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p> <p>If a foundation support post, column, beam, or girder is damaged, then it could be a sign of a structural issue.</p>

#### **Deficiency 6 – Foundation: Unit**

<b>Deficiency</b>	Foundation appears to be in imminent danger of collapse or failure.
<b>Deficiency Criteria</b>	The foundation appears to be in imminent danger of collapse or failure.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the foundation appears to be in imminent danger of collapse or failure, then this could impact the health of the resident.</p> <p>If the foundation appears to be in imminent danger of collapse or failure, then the resident may be at a high risk of injury.</p> <p>If the foundation appears to be in imminent danger of collapse or failure, then the resident may be unable to fully use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If the foundation appears to be in imminent danger of collapse or failure, then the resident will likely report this deficiency, and the presence of the deficiency may indicate a lack of corrective maintenance.</p>

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If the foundation appears to be in imminent danger of collapse or failure, then this should be identified through routine maintenance activities, and the presence of the deficiency may indicate self-generated work orders are not being addressed.

If the foundation appears to be in imminent danger of collapse or failure, then this may result in a capital expenditure.

If the foundation appears to be in imminent danger of collapse or failure, then there is a structural failure.

If the foundation appears to be in imminent danger of collapse or failure, then HUD could suffer reputational harm.

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**Deficiency 6 – Foundation: Inside**

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<b>Deficiency</b>	Foundation appears to be in imminent danger of collapse or failure.
<b>Deficiency Criteria</b>	The foundation appears to be in imminent danger of collapse or failure.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the foundation appears to be in imminent danger of collapse or failure, then this could affect the health of the resident.</p> <p>If the foundation appears to be in imminent danger of collapse or failure, then the resident may be at a high risk of injury.</p> <p>If the foundation appears to be in imminent danger of collapse or failure, then the resident may be unable to fully use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If the foundation appears to be in imminent danger of collapse or failure, then the resident will likely report this deficiency, and the presence of this deficiency may indicate a lack of corrective maintenance.</p> <p>If the foundation appears to be in imminent danger of collapse or failure, then this should be identified through routine maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p> <p>If the foundation appears to be in imminent danger of collapse or failure, then this may result in a capital expenditure.</p>

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If the foundation appears to be in imminent danger of collapse or failure, then there is a structural failure.

If the foundation appears to be in imminent danger of collapse or failure, then HUD could suffer reputational harm.

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**Deficiency 6 – Foundation: Outside**

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<b>Deficiency</b>	Foundation appears to be in imminent danger of collapse or failure.
<b>Deficiency Criteria</b>	The foundation appears to be in imminent danger of collapse or failure.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the foundation appears to be in imminent danger of collapse or failure, then this could affect the health of the resident.</p> <p>If the foundation appears to be in imminent danger of collapse or failure, then the resident may be at a high risk of injury.</p> <p>If the foundation appears to be in imminent danger of collapse or failure, then the resident may be unable to fully use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If the foundation appears to be in imminent danger of collapse or failure, then the resident will likely report this deficiency, and the presence of this deficiency may indicate a lack of corrective maintenance.</p> <p>If the foundation appears to be in imminent danger of collapse or failure, then this should be identified through routine maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p> <p>If the foundation appears to be in imminent danger of collapse or failure, then this may result in a capital expenditure.</p> <p>If the foundation appears to be in imminent danger of collapse or failure, then there is a structural failure.</p> <p>If the foundation appears to be in imminent danger of collapse or failure, then HUD could suffer reputational harm.</p>

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**TABLE 27—GARAGE DOOR STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	A large door on a garage that opens either manually or by an electric motor. Garage doors are frequently large enough to accommodate automobiles and other vehicles. Small garage doors may be constructed as a single panel that tilts up and back across the garage ceiling.
<b>Location</b>	Unit: Attached or detached garage.  Inside: Attached or detached garage.  Outside: Attached or detached garage.
<b>Deficiency 1 – Garage Door: Unit</b>	
<b>Deficiency</b>	Garage door has a hole.
<b>Deficiency Criteria</b>	Garage door has a hole of any size that penetrates through to the interior.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the garage door has a hole of any size that penetrates through to the interior, then the resident may be unable to control access to their personal property.</p> <p>If the garage door has a hole of any size that penetrates through to the interior, then it is likely the resident will report this deficiency and its presence may indicate complaint-based work orders are not being addressed.</p> <p>If the garage door has a hole of any size that penetrates through to the interior, then it is likely to be observed during routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.</p>
<b>Deficiency 1 – Garage Door: Inside</b>	
<b>Deficiency</b>	Garage door has a hole.
<b>Deficiency Criteria</b>	Garage door has a hole of any size that penetrates through to the interior.
<b>Health and Safety Determination</b>	Standard



<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the garage door has a hole of any size that penetrates through to the interior, then the resident may be unable to control access to their personal property.</p> <p>If the garage door has a hole of any size that penetrates through to the interior, then it is likely the resident will report this deficiency and its presence may indicate complaint-based work orders are not being addressed.</p> <p>If the garage door has a hole of any size that penetrates through to the interior, then it is likely to be observed during routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.</p>

#### **Deficiency 1 – Garage Door: Outside**

<b>Deficiency</b>	Garage door has a hole.
<b>Deficiency Criteria</b>	Garage door has a hole of any size that penetrates through to the interior.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the garage door has a hole of any size that penetrates through to the interior, then the resident may be unable to control access to their personal property.</p> <p>If the garage door has a hole of any size that penetrates through to the interior, then it is likely the resident will report this deficiency and its presence may indicate complaint-based work orders are not being addressed.</p> <p>If the garage door has a hole of any size that penetrates through to the interior, then it is likely to be observed during routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.</p>

**Deficiency 2 – Garage Door: Unit**

<b>Deficiency</b>	Garage door does not open, close, or remain open or closed.
<b>Deficiency Criteria</b>	Door will not open and remain open. OR Door will not close and remain closed.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the garage door does not open and remain open or close and remain closed, then the resident may be exposed to associated hazards (e.g., the door closing on them).</p> <p>If the garage door does not close or remain closed, then the resident may be unable to control access to their personal property.</p> <p>If the garage door does not open and remain open or close and remain closed, then it is likely the resident will report this deficiency and its presence may indicate complaint-based work orders are not being addressed.</p> <p>If the garage door does not open and remain open or close and remain closed, then it is likely to be observed during routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.</p>

**Deficiency 2 – Garage Door: Inside**

<b>Deficiency</b>	Garage door does not open, close, or remain open or closed.
<b>Deficiency Criteria</b>	Door will not open and remain open. OR Door will not close and remain closed.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days

<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the garage door does not open and remain open or close and remain closed, then the resident may be exposed to associated hazards (e.g., the door closing on them).</p> <p>If the garage door does not close or remain closed, then the resident may be unable to control access to their personal property.</p> <p>If the garage door does not open and remain open or close and remain closed, then it is likely the resident will report this deficiency and its presence may indicate complaint-based work orders are not being addressed.</p> <p>If the garage door does not open and remain open or close and remain closed, then it is likely to be observed during routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.</p>
<b>Deficiency 2 – Garage Door: Outside</b>	
<b>Deficiency</b>	Garage door does not open, close, or remain open or closed.
<b>Deficiency Criteria</b>	<p>Door will not open and remain open.</p> <p>OR</p> <p>Door will not close and remain closed.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the garage door does not open and remain open or close and remain closed, then the resident may be exposed to associated hazards (e.g., the door closing on them).</p> <p>If the garage door does not close or remain closed, then the resident may be unable to control access to their personal property.</p> <p>If the garage door does not open and remain open or close and remain closed, then it is likely the resident will report this deficiency and its presence may indicate complaint-based work orders are not being addressed.</p>

If the garage door does not open and remain open or close and remain closed, then it is likely to be observed during routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.

**TABLE 28—GRAB BAR STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	Safety device designed to be grasped and enable a person to maintain balance.
<b>Location</b>	Unit: Bathroom. Inside: Bathroom.
<b>Deficiency 1 – Grab Bar: Unit</b>	
<b>Deficiency</b>	Grab bar is not secure.
<b>Deficiency Criteria</b>	Any movement whatsoever is detected in the grab bar.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If any movement whatsoever is detected in the grab bar, and the resident grabs it for stability, then they may fall and be injured.</p> <p>If any movement whatsoever is detected in the grab bar, then resident may be unable to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>If any movement whatsoever is detected in the grab bar, then the resident will likely report the deficiency and its presence may indicate that complaint-based work orders are not being addressed.</p> <p>If any movement whatsoever is detected in the grab bar, then it should be identified through routine maintenance activities and the deficiency's presence may indicate that self-generated work orders are not being addressed.</p>
<b>Deficiency 1 – Grab Bar: Inside</b>	
<b>Deficiency</b>	Grab bar is not secure.

<b>Deficiency Criteria</b>	Any movement whatsoever is detected in the grab bar.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If any movement whatsoever is detected in the grab bar, and the resident grabs it for stability, then they may fall and be injured.</p> <p>If any movement whatsoever is detected in the grab bar, then the resident may be unable to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>If any movement whatsoever is detected in the grab bar, then the resident will likely report the deficiency and its presence may indicate that complaint-based work orders are not being addressed.</p> <p>If any movement whatsoever is detected in the grab bar, then it should be identified through routine maintenance activities and the deficiency's presence may indicate that self-generated work orders are not being addressed.</p>

**TABLE 29—GRAFFITI STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	Any unapproved or unauthorized text, images, or symbols that are penned, painted, sprayed, or scratched on any permanent surface or structure of the property.
<b>Location</b>	<p>Inside: Hallways, stairwells, mechanical rooms, community rooms, offices, storage areas, entryways, walls, floors, ceilings, doors.</p> <p>Outside: Decks, patios, detached buildings, walls, floors, fences, sidewalks, balconies, doors.</p>
<b>Deficiency 1 – Graffiti: Inside</b>	
<b>Deficiency</b>	Graffiti is present.
<b>Deficiency Criteria</b>	<p>On one wall, graffiti is present and cumulatively equals 1 square foot or greater.</p> <p>OR</p>

	Graffiti is determined to be obscene, vulgar, inappropriate, or offensive.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If graffiti is present, then the resident's mental health and emotional well-being may be harmed.</p> <p>If graffiti is present, then the resident will likely report it and its presence may indicate that complaint-based work orders are not being addressed.</p> <p>If graffiti is present, then it should be identified through routine maintenance activities and the deficiency's presence may indicate that self-generated work orders are not being addressed.</p> <p>If graffiti is present, then a visitor will likely see this, and it will influence their opinion of the property.</p>

#### **Deficiency 1 – Graffiti: Outside**

<b>Deficiency</b>	Graffiti is present.
<b>Deficiency Criteria</b>	<p>On one wall, graffiti is present and cumulatively equals 1 square foot or greater.</p> <p>OR</p> <p>Graffiti is determined to be obscene, vulgar, inappropriate, or offensive.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If graffiti is present, then the resident's mental health and emotional wellbeing may be harmed.</p> <p>If graffiti is present, then the resident will likely report it and its presence may indicate that complaint-based work orders are not being addressed.</p>

If graffiti is present, then it should be identified through routine maintenance activities and the deficiency's presence may indicate that self-generated work orders are not being addressed.

If graffiti is present, then a visitor will likely see this, and it will influence their opinion of the property.

**TABLE 30—GUARDRAIL STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	A barrier along an open, raised walking surface.
<b>Location</b>	<p>Unit: All accessible walking surfaces within the dwelling and those areas to which the resident has sole access (e.g., dwelling balconies, stairs, ramps, decks, hallways).</p> <p>Inside: All accessible walking surfaces within the interior common spaces (e.g., stairs, ramps, hallways).</p> <p>Outside: All accessible walking surfaces (e.g., balconies, stairs, ramps, decks, rooftops, retaining walls) throughout the exterior built environment (i.e., human-made structures, features, and facilities).</p>
<b>Deficiency 1 – Guardrail: Unit</b>	
<b>Deficiency</b>	Guardrail is missing or not installed.
<b>Deficiency Criteria</b>	The guardrail is missing (i.e., evidence of prior installation, but is now not present or is incomplete) or not installed (i.e., never installed, but should have been) along a walking surface that is more than 30 inches above the floor or grade below.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a guardrail is missing or not installed along a walking surface that is more than 30 inches above the floor or grade below, then there may be an increased safety risk to the resident of fall hazards, which may result in injury or death.</p> <p>A resident is likely to notice if a guardrail is missing or not installed along a walking surface that is more than 30 inches above the floor or grade below</p>

and to recognize it is important enough to report to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.

#### **Deficiency 1 – Guardrail: Inside**

<b>Deficiency</b>	Guardrail is missing or not installed.
<b>Deficiency Criteria</b>	The guardrail is missing (i.e., evidence of prior installation, but is now not present or is incomplete) or not installed (i.e., never installed, but should have been) along a walking surface that is more than 30 inches above the floor or grade below.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a guardrail is missing or not installed along a walking surface that is more than 30 inches above the floor or grade below, then there may be an increased safety risk to the resident of fall hazards, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a guardrail is missing or not installed along a walking surface that is more than 30 inches above the floor or grade below. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards.</p>

#### **Deficiency 1 – Guardrail: Outside**

<b>Deficiency</b>	Guardrail is missing or not installed.
<b>Deficiency Criteria</b>	The guardrail is missing (i.e., evidence of prior installation, but is now not present or is incomplete) or not installed (i.e., never installed, but should have been) along a walking surface that is more than 30 inches above the floor or grade below.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours



<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a guardrail is missing or not installed along a walking surface that is more than 30 inches above the floor or grade below, then there may be an increased safety risk to the resident of fall hazards, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a guardrail is missing or not installed along a walking surface that is more than 30 inches above the floor or grade below. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards.</p>

#### **Deficiency 2 – Guardrail: Unit**

<b>Deficiency</b>	Guardrail component(s) missing and the guardrail is functionally adequate.
<b>Deficiency Criteria</b>	Guardrail component(s) missing (i.e., evidence of prior installation, but now is not present or is incomplete) and the guardrail is functionally adequate (i.e., protecting from fall hazards along balconies, stairs, ramps, decks, rooftops, hallways, retaining walls, and other walking surfaces).
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	<p>Property management would be expected to ensure that staff members understand how to identify a guardrail component that is missing.</p> <p>Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may lead to continued deterioration of the guardrail.</p>

#### **Deficiency 2 – Guardrail: Inside**

<b>Deficiency</b>	Guardrail component(s) missing and the guardrail is functionally adequate.
<b>Deficiency Criteria</b>	Guardrail component(s) missing (i.e., evidence of prior installation, but now is not present or is incomplete) and the guardrail is functionally adequate (i.e., protecting from fall hazards along balconies, stairs, ramps, decks, rooftops, hallways, retaining walls, and other walking surfaces).

<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	Property management would be expected to ensure that staff members understand how to identify a guardrail component that is missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may lead to continued deterioration of the guardrail.

#### **Deficiency 2 – Guardrail: Outside**

<b>Deficiency</b>	Guardrail component(s) missing and the guardrail is functionally adequate.
<b>Deficiency Criteria</b>	Guardrail component(s) missing (i.e., evidence of prior installation, but now is not present or is incomplete) and the guardrail is functionally adequate (i.e., protecting from fall hazards along balconies, stairs, ramps, decks, rooftops, hallways, retaining walls, and other walking surfaces).
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	Property management would be expected to ensure that staff members understand how to identify a guardrail component that is missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may lead to continued deterioration of the guardrail.

#### **Deficiency 3 – Guardrail: Unit**

<b>Deficiency</b>	Guardrail anchor or fastener is not secure and the guardrail is functionally adequate.
<b>Deficiency Criteria</b>	There is movement at the guardrail anchor or fastener and the guardrail is functionally adequate (i.e., protecting from fall hazards along balconies, stairs, ramps, decks, rooftops, hallways, retaining walls, and other walking surfaces).

<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	Property management would be expected to ensure that staff members understand how to identify any movement at the guardrail anchor or fastener. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may lead to continued deterioration of the guardrail.

#### **Deficiency 3 – Guardrail: Inside**

<b>Deficiency</b>	Guardrail anchor or fastener is not secure and the guardrail is functionally adequate.
<b>Deficiency Criteria</b>	There is movement at the guardrail anchor or fastener and the guardrail is functionally adequate (i.e., protecting from fall hazards along balconies, stairs, ramps, decks, rooftops, hallways, retaining walls, and other walking surfaces).
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	Property management would be expected to ensure that staff members understand how to identify any movement at the guardrail anchor or fastener. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may lead to continued deterioration of the guardrail.

#### **Deficiency 3 – Guardrail: Outside**

<b>Deficiency</b>	Guardrail anchor or fastener is not secure and the guardrail is functionally adequate.
<b>Deficiency Criteria</b>	There is movement at the guardrail anchor or fastener and the guardrail is functionally adequate (i.e., protecting from fall hazards along balconies, stairs, ramps, decks, rooftops, hallways, retaining walls, and other walking surfaces).

<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	Property management would be expected to ensure that staff members understand how to identify any movement at the guardrail anchor or fastener. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may lead to continued deterioration of the guardrail.
<b>Deficiency 4 – Guardrail: Unit</b>	
<b>Deficiency</b>	Guardrail is not functionally adequate.
<b>Deficiency Criteria</b>	Guardrail is missing functional component(s) (i.e., a component that is critical to the guardrail protecting from fall hazards).  OR  Guardrail is damaged (i.e., visibly defective; impacts functionality).  OR  Guardrail is less than 30 inches in height.  OR  Guardrail is not securely attached and cannot reasonably protect from fall hazards.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	If a guardrail is missing functional component(s), damaged, less than 30 inches in height, or not securely attached, there may be an increased safety risk to the resident of falling from a walking surface, which may result in injury or death.  Property management would be expected to ensure that staff members understand how to identify a guardrail that is missing functional component(s), damaged, less than 30 inches in height, or not securely

attached. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may lead to safety hazards.

#### **Deficiency 4 – Guardrail: Inside**

<b>Deficiency</b>	Guardrail is not functionally adequate.
<b>Deficiency Criteria</b>	<p>Guardrail is missing functional component(s) (i.e., a component that is critical to the guardrail protecting from fall hazards).</p> <p>OR</p> <p>Guardrail is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>Guardrail is less than 30 inches in height.</p> <p>OR</p> <p>Guardrail is not securely attached and cannot reasonably protect from fall hazards.</p>
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a guardrail is missing functional component(s), damaged, less than 30 inches in height, or not securely attached, there may be an increased safety risk to the resident of falling from a walking surface, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify a guardrail that is missing functional component(s), damaged, less than 30 inches in height, or not securely attached. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may lead to safety hazards.</p>

#### **Deficiency 4 – Guardrail: Outside**

<b>Deficiency</b>	Guardrail is not functionally adequate.
<b>Deficiency Criteria</b>	<p>Guardrail is missing functional component(s) (i.e., a component that is critical to the guardrail protecting from fall hazards).</p> <p>OR</p>

	<p>Guardrail is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>Guardrail is less than 30 inches in height.</p> <p>OR</p> <p>Guardrail is not securely attached and cannot reasonably protect from fall hazards.</p>
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a guardrail is missing functional component(s), damaged, less than 30 inches in height, or not securely attached, there may be an increased safety risk to the resident of falling from a walking surface, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify a guardrail that is missing functional component(s), damaged, less than 30 inches in height, or not securely attached. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may lead to safety hazards.</p>

**TABLE 31—HANDRAIL STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	A rail fixed to posts or a wall for people to hold on to for support.
<b>Location</b>	<p>Unit: Stairs, hallways, ramps.</p> <p>Inside: Stairs, hallways, ramps, elevators.</p> <p>Outside: Stairs, ramps, elevators.</p>
<b>Deficiency 1 – Handrail: Unit</b>	
<b>Deficiency</b>	Handrail is missing or not installed.
<b>Deficiency Criteria</b>	Handrail is missing (i.e., evidence of prior installation, but now not present or is incomplete) or not installed.

<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a handrail is missing, then there is an increased probability of falls that may lead to injury.</p> <p>If a handrail is missing, then the resident is unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a handrail is missing, then it is likely to be observed during daily maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

#### **Deficiency 1 – Handrail: Inside**

<b>Deficiency</b>	Handrail is missing.
<b>Deficiency Criteria</b>	Handrail is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a handrail is missing, then there is an increased probability of falls that may lead to injury.</p> <p>If a handrail is missing, then the resident is unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a handrail is missing, then it is likely to be observed during daily maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

#### **Deficiency 1 – Handrail: Outside**

<b>Deficiency</b>	Handrail is missing.
<b>Deficiency Criteria</b>	Handrail is missing (i.e., evidence of prior installation, but now not present or is incomplete).

<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a handrail is missing, then there is an increased probability of falls that may lead to injury.</p> <p>If a handrail is missing, then the resident is unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a handrail is missing, then it is likely to be observed during daily maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

#### **Deficiency 2 – Handrail: Unit**

<b>Deficiency</b>	Handrail is not secure.
<b>Deficiency Criteria</b>	There is movement in the anchors of the handrail.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a handrail is not secure, then there is an increased probability of falls that may lead to injury.</p> <p>If a handrail is not secure, then the resident will likely report this deficiency, and its presence may indicate that complaint-based work orders are not being addressed.</p> <p>If a handrail is not secure, then it is likely to be observed during daily maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

#### **Deficiency 2 – Handrail: Inside**

<b>Deficiency</b>	Handrail is not secure.
<b>Deficiency Criteria</b>	There is movement in the anchors of the handrail.



<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a handrail is not secure, then there is an increased probability of falls that may lead to injury.</p> <p>If a handrail is not secure, then the resident will likely report this deficiency and its presence may indicate that complaint-based work orders are not being addressed.</p> <p>If a handrail is not secure, then it is likely to be observed during daily maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

#### **Deficiency 2 – Handrail: Outside**

<b>Deficiency</b>	Handrail is not secure.
<b>Deficiency Criteria</b>	There is movement in the anchors of the handrail.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a handrail is not secure, then there is an increased probability of falls that may lead to injury.</p> <p>If a handrail is not secure, then the resident will likely report this deficiency and its presence may indicate that complaint-based work orders are not being addressed.</p> <p>If a handrail is not secure, then it is likely to be observed during daily maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

#### **Deficiency 3 – Handrail: Unit**

<b>Deficiency</b>	Handrail is not functionally adequate.
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<b>Deficiency Criteria</b>	<p>Handrail is not functionally adequate (i.e., it cannot reasonably be grasped by hand to provide stability or support when ascending or descending stairways).</p> <p>OR</p> <p>Handrail is not continuous for the full length of each stair flight.</p> <p>OR</p> <p>Handrail is not between 28 inches and 42 inches in height.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	If a handrail is not functionally adequate or not continuous for the full length of each stair flight, or not between 28 inches and 42 inches in height, there may be an increased safety risk to the resident of falling down a staircase, which may result in injury.

#### **Deficiency 3 – Handrail: Inside**

<b>Deficiency</b>	Handrail is not functionally adequate.
<b>Deficiency Criteria</b>	<p>Handrail is not functionally adequate (i.e., it cannot reasonably be grasped by hand to provide stability or support when ascending or descending stairways).</p> <p>OR</p> <p>Handrail is not continuous for the full length of each stair flight.</p> <p>OR</p> <p>Handrail is not between 28 inches and 42 inches in height.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	If a handrail is not functionally adequate or not continuous for the full length of each stair flight, or not between 28 inches and 42 inches in height, there may be an increased safety risk to the resident of falling down a staircase, which may result in injury.
<b>Deficiency 3 – Handrail: Outside</b>	
<b>Deficiency</b>	Handrail is not functionally adequate.
<b>Deficiency Criteria</b>	<p>Handrail is not functionally adequate (i.e., it cannot reasonably be grasped by hand to provide stability or support when ascending or descending stairways).</p> <p>OR</p> <p>Handrail is not continuous for the full length of each stair flight.</p> <p>OR</p> <p>Handrail is not between 28 inches and 42 inches in height.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	If a handrail is not functionally adequate or not continuous for the full length of each stair flight, or not between 28 inches and 42 inches in height, there may be an increased safety risk to the resident of falling down a staircase, which may result in injury.

**TABLE 32—HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	<p><u>Heating</u>: A system consisting of a heat source and method of distribution designed to heat the surrounding air and area.</p> <p><u>Ventilation</u>: A method of air distribution by air ducts to transfer air from one location to another. Air can be distributed passively or forced.</p> <p><u>Air Conditioning</u>: A system consisting of a cooling source and method of distribution designed to cool the surrounding air and area.</p>
<b>Location</b>	Unit: Living room, bedroom, kitchen, bathroom, closet.

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Inside: Any indoor common area (e.g., hall, bath, kitchen, office, exercise room, etc.).

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**Deficiency 1 – Heating, Ventilation, and Air Conditioning (HVAC): Unit**

<b>Deficiency</b>	A permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit.
<b>Deficiency Criteria</b>	<p>A permanently installed heating source is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>A permanently installed heating source is inoperable (i.e., not meeting function or purpose, with or without visible damage).</p> <p>OR</p> <p>A permanently installed heating source is missing (i.e., evidence of prior installation, but is now not present or is incomplete).</p> <p>OR</p> <p>A permanently installed heating source is not installed.</p> <p>AND</p> <p>The outside temperature is below 68 degrees Fahrenheit.</p>
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit, then the resident's body may lose heat faster than it can make it, leading to symptoms of hypothermia, which may result in unconsciousness or death.</p> <p>If a permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit, and the resident uses an unsafe heating source (e.g., space heater, oven, or open fire), then there may be an increased safety risk to the resident.</p> <p>If a permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit, then the resident may be unable to use the appliance to safely heat the unit.</p> <p>A resident is likely to notice if a permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature</p>

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is below 68 degrees Fahrenheit and to recognize it is important enough to report to property management because it may present health or safety hazards. Property management should be expected to prioritize a work order to remedy this defect because it may result in health or safety hazards.

#### **Deficiency 1 – Heating, Ventilation, and Air Conditioning (HVAC): Inside**

<b>Deficiency</b>	A permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit.
<b>Deficiency Criteria</b>	<p>A permanently installed heating source is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>A permanently installed heating source is inoperable (i.e., not meeting function or purpose, with or without visible damage).</p> <p>OR</p> <p>A permanently installed heating source is missing (i.e., evidence of prior installation, but is now not present or is incomplete).</p> <p>OR</p> <p>A permanently installed heating source is not installed.</p> <p>AND</p> <p>The outside temperature is below 68 degrees Fahrenheit.</p>
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	<p>If a permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit, then the resident may be unable to use a feature that is reasonably assumed to be part of their rent.</p> <p>Property management would be expected to ensure that staff understand how to identify a permanently installed heating source that is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in usability barriers.</p>

#### **Deficiency 2 – Heating, Ventilation, and Air Conditioning (HVAC): Unit**

<b>Deficiency</b>	A permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is 68 degrees Fahrenheit or above.
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<b>Deficiency Criteria</b>	<p>A permanently installed heating source is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>A permanently installed heating source is inoperable (i.e., not meeting function or purpose, with or without visible damage).</p> <p>OR</p> <p>A permanently installed heating source is missing (i.e., evidence of prior installation, but is now not present or is incomplete).</p> <p>OR</p> <p>A permanently installed heating source is not installed.</p> <p>AND</p> <p>The outside temperature is 68 degrees Fahrenheit or above.</p>
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	<p>If a permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is 68 degrees Fahrenheit or above, then the resident may be unable to use the appliance to safely heat the unit.</p> <p>A resident is likely to notice if a permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is 68 degrees Fahrenheit or above and to recognize it is important enough to report to property management because it may present usability barriers. Property management should be expected to prioritize a work order to remedy this defect because it may result in usability barriers.</p>

#### **Deficiency 2 – Heating, Ventilation, and Air Conditioning (HVAC): Inside**

<b>Deficiency</b>	A permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is 68 degrees Fahrenheit or above.
<b>Deficiency Criteria</b>	<p>A permanently installed heating source is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>A permanently installed heating source is inoperable (i.e., not meeting function or purpose, with or without visible damage).</p> <p>OR</p> <p>A permanently installed heating source is missing (i.e., evidence of prior installation, but is now not present or is incomplete).</p> <p>OR</p>

	<p>A permanently installed heating source is not installed.</p> <p>AND</p> <p>The outside temperature is 68 degrees Fahrenheit or above.</p>
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	<p>If a permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is 68 degrees Fahrenheit or above, then the resident may be unable to use the appliance to safely heat the unit.</p> <p>Property management would be expected to ensure that staff understand how to identify a permanently installed heating source that is damaged, inoperable, missing, or not installed and the outside temperature is 68 degrees Fahrenheit or above. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in usability barriers.</p>
<b>Deficiency 3 – Heating, Ventilation, and Air Conditioning (HVAC): Unit</b>	
<b>Deficiency</b>	Air conditioning system or device is not operational.
<b>Deficiency Criteria</b>	<p>System or device does not turn on.</p> <p>OR</p> <p>System or device only produces hot or room temperature air.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If the air conditioning system or device does not turn on or it only produces hot or room temperature air, then the resident may be at an increased risk of heat-related illness.</p> <p>If the air conditioning system or device does not turn on or it only produces hot or room temperature air, then the resident may be unable to utilize the appliance.</p> <p>The resident is likely to notice if the air conditioning system or device does not turn on or it only produces hot or room temperature air and to recognize it is important enough to report it to property management because it may present health hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health hazards.</p>
<b>Deficiency 3 – Heating, Ventilation, and Air Conditioning (HVAC): Inside</b>	
<b>Deficiency</b>	Air conditioning system or device is not operational.
<b>Deficiency Criteria</b>	<p>System or device does not turn on.</p> <p>OR</p> <p>System or device only produces hot or room temperature air.</p>
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	<p>If the air conditioning system or device does not turn on or it only produces hot or room temperature air, then the resident may be unable to utilize the appliance.</p> <p>Property management would be expected to ensure that staff members understand how to identify an air conditioning system or device that does not turn on or only produces hot or room temperature air. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in usability barriers.</p>
<b>Deficiency 4 – Heating, Ventilation, and Air Conditioning (HVAC): Unit</b>	



<b>Deficiency</b>	Heating system or device fueled by combustion has a misaligned, disconnected, improperly connected, damaged, blocked, or missing exhaust vent.
<b>Deficiency Criteria</b>	Exhaust vent is misaligned, blocked, disconnected, or improperly connected through to the ceiling or wall.  OR  Exhaust vent is damaged (i.e., visibly defective; impacts functionality).  OR  Exhaust vent is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the heating system or device fueled by combustion has a misaligned, disconnected, improperly connected, damaged, blocked, or missing exhaust vent, then the resident may be exposed to carbon monoxide leaks, which may cause health issues.</p> <p>If the heating system or device fueled by combustion has a misaligned, disconnected, improperly connected, damaged, blocked, or missing exhaust vent, then the resident could be exposed to carbon monoxide, which may cause safety issues.</p> <p>If the heating system or device fueled by combustion has a misaligned, disconnected, improperly connected, damaged, blocked, or missing exhaust vent, then it should be identified during preventative maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

#### **Deficiency 4 – Heating, Ventilation, and Air Conditioning (HVAC): Inside**

<b>Deficiency</b>	Heating system or device fueled by combustion has a misaligned, disconnected, improperly connected, damaged, blocked, or missing exhaust vent.
<b>Deficiency Criteria</b>	Exhaust vent is misaligned, blocked, disconnected, or improperly connected through to the ceiling or wall.  OR

	Exhaust vent is damaged (i.e., visibly defective; impacts functionality).  OR  Exhaust vent is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the heating system or device fueled by combustion has a misaligned, disconnected, improperly connected, damaged, blocked, or missing exhaust vent, then the resident may be exposed to carbon monoxide leaks, which may cause health issues.</p> <p>If the heating system or device fueled by combustion has a misaligned, disconnected, improperly connected, damaged, blocked, or missing exhaust vent, then the resident could be exposed to carbon monoxide, which may cause safety issues.</p> <p>If the heating system or device fueled by combustion has a misaligned, disconnected, improperly connected, damaged, blocked, or missing exhaust vent, then it should be identified during preventative maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

#### **Deficiency 5 – Heating, Ventilation, and Air Conditioning (HVAC): Unit**

<b>Deficiency</b>	Combustion chamber cover or gas shutoff valve is missing from a combustion-fueled heating appliance.
<b>Deficiency Criteria</b>	Combustion chamber cover or gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete) from a combustion-fueled heating appliance.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If a combustion chamber cover or gas shutoff valve is missing from a combustion-fueled heating appliance, and there is a need to isolate the appliance, there may be an increased safety risk to the resident of fire, which may result in injury (e.g., burns) or death.</p> <p>If a combustion chamber cover or gas shutoff valve is missing from a combustion-fueled heating appliance, then the resident may not be able to safely isolate the appliance in the event of a malfunction.</p> <p>Property management would be expected to ensure that staff members understand how to identify a combustion chamber cover or gas shutoff valve that is missing from a combustion-fueled heating appliance. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.</p>
<b>Deficiency 5 – Heating, Ventilation, and Air Conditioning (HVAC): Inside</b>	
<b>Deficiency</b>	Combustion chamber cover or gas shutoff valve is missing from a combustion-fueled heating appliance.
<b>Deficiency Criteria</b>	Combustion chamber cover or gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete) from a combustion-fueled heating appliance.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a combustion chamber cover or gas shutoff valve is missing from a combustion-fueled heating appliance, and there is a need to isolate the appliance, there may be an increased safety risk to the resident of fire, which may result in injury (e.g., burns) or death.</p> <p>If a combustion chamber cover or gas shutoff valve is missing from a combustion-fueled heating appliance, then the resident may not be able to safely isolate the appliance in the event of a malfunction.</p> <p>Property management would be expected to ensure that staff members understand how to identify a combustion chamber cover or gas shutoff valve that is missing from a combustion-fueled heating appliance. Management practices would be expected to assure prompt creation and</p>

prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.

**TABLE 33—INFESTATION STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	The presence of potentially disease carrying animals or insects.
<b>Location</b>	<p>Unit: Kitchen, cabinet, refrigerator, cooking appliance, bathroom, furniture, bed, carpet, drapes.</p> <p>Inside: Kitchen, cabinet, refrigerator, cooking appliance, bathroom, furniture, carpet, drapes.</p> <p>Outside: Near refuse enclosure or anywhere garbage is present, eaves of roofing.</p>
<b>Deficiency 1 – Infestation: Unit</b>	
<b>Deficiency</b>	Evidence of cockroaches.
<b>Deficiency Criteria</b>	Evidence of cockroaches is found. Presence of dead or live cockroaches, shed skins, droppings (small black specks or smears), and egg cases (brown oblong cases: 5–9mm long). Three or fewer live cockroaches observed simultaneously in one location during the day are evidence of cockroaches.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>Cockroach allergen has been identified as one of the most important asthma triggers for children and severe asthma often results in the need for acute emergency care or hospitalization.</p> <p>If there is evidence of cockroaches, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is evidence of cockroaches, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p>

	If there is evidence of cockroaches, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.
<b>Deficiency 1 – Infestation: Inside</b>	
<b>Deficiency</b>	Evidence of cockroaches.
<b>Deficiency Criteria</b>	Evidence of cockroaches is found. Presence of dead or live cockroaches, shed skins, droppings (small black specks or smears), and egg cases (brown oblong cases: 5–9mm long). Three or fewer live cockroaches observed simultaneously in one location during the day are evidence of cockroaches.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>Cockroach allergen has been identified as one of the most important asthma triggers for children and severe asthma often results in the need for acute emergency care or hospitalization.</p> <p>If there is evidence of cockroaches, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is evidence of cockroaches, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is evidence of cockroaches, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.</p>
<b>Deficiency 2 – Infestation: Unit</b>	
<b>Deficiency</b>	Extensive cockroach infestation.
<b>Deficiency Criteria</b>	Multiple (more than 3) live cockroaches observed simultaneously during the day are a sign of extensive infestation. At least one cockroach in more than one location in the Unit is a sign of extensive infestation.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours

<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>Cockroach allergen has been identified as one of the most important asthma triggers for children and severe asthma often results in the need for acute emergency care or hospitalization. Extensive cockroach infestation provides an increased risk of resident contact with cockroach allergen.</p> <p>If there is extensive cockroach infestation, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is extensive cockroach infestation, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is extensive cockroach infestation, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.</p>
<b>Deficiency 2 – Infestation: Inside</b>	
<b>Deficiency</b>	Extensive cockroach infestation.
<b>Deficiency Criteria</b>	Multiple (more than 3) live cockroaches observed simultaneously during the day are a sign of extensive infestation. At least one cockroach in more than one location in the Unit is a sign of extensive infestation.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>Cockroach allergen has been identified as one of the most important asthma triggers for children and severe asthma often results in the need for acute emergency care or hospitalization. Extensive cockroach infestation provides increased risk of resident contact with cockroach allergen. Residents, if they are not in the Unit but within the Inside inspectable area, can avoid lengthy exposure in areas with extensive cockroach infestation.</p> <p>If there is extensive cockroach infestation, then the resident may be unable to maintain a sanitary environment.</p>

If there is extensive cockroach infestation, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.

If there is extensive cockroach infestation, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.

#### **Deficiency 3 – Infestation: Unit**

<b>Deficiency</b>	Evidence of bedbugs.
<b>Deficiency Criteria</b>	Evidence of bedbugs is found.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is evidence of bedbugs, then the resident may be subjected skin irritants.</p> <p>If there is evidence of bedbugs, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is evidence of bedbugs, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p>

#### **Deficiency 3 – Infestation: Inside**

<b>Deficiency</b>	Evidence of bedbugs.
<b>Deficiency Criteria</b>	Evidence of bedbugs is found.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If there is evidence of bedbugs, then the resident may be subjected skin irritants.</p> <p>If there is evidence of bedbugs, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is evidence of bedbugs, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.</p>
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#### **Deficiency 4 – Infestation: Unit**

<b>Deficiency</b>	Evidence of mice.
<b>Deficiency Criteria</b>	Evidence of mice is found.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is evidence of mice, then the resident may be exposed to numerous infectious diseases.</p> <p>If there is evidence of mice, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is evidence of mice, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is evidence of mice, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.</p>

#### **Deficiency 4 – Infestation: Inside**

<b>Deficiency</b>	Evidence of mice.
<b>Deficiency Criteria</b>	Evidence of mice is found.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days



<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is evidence of mice, then the resident may be exposed to numerous infectious diseases.</p> <p>If there is evidence of mice, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is evidence of mice, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is evidence of mice, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.</p>

#### **Deficiency 5 – Infestation: Unit**

<b>Deficiency</b>	Evidence of rats.
<b>Deficiency Criteria</b>	Evidence of rats is found.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If there is evidence of rats, then the resident may be exposed to numerous infectious diseases.</p> <p>If there is evidence of rats, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is evidence of rats, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is evidence of rats, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.</p>
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#### **Deficiency 5 – Infestation: Inside**

<b>Deficiency</b>	Evidence of rats.
<b>Deficiency Criteria</b>	Evidence of rats is found.

<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is evidence of rats, then the resident may be exposed to numerous infectious diseases.</p> <p>If there is evidence of rats, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is evidence of rats, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is evidence of rats, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.</p>

#### **Deficiency 5 – Infestation: Outside**

<b>Deficiency</b>	Evidence of rats.
<b>Deficiency Criteria</b>	Evidence of rats is found.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is evidence of rats, then the resident may be exposed to numerous infectious diseases.</p> <p>If there is evidence of rats, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is evidence of rats, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p>

	If there is evidence of rats, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.
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#### **Deficiency 6 – Infestation: Unit**

<b>Deficiency</b>	Evidence of other pests.
<b>Deficiency Criteria</b>	Evidence is present of other pest infestations, including but not limited to a trail of ants, wasps or beehives, squirrels, birds, and bats in an interior area.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is evidence of infestation, then the resident may be exposed to numerous infectious diseases.</p> <p>If there is evidence of infestation, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is evidence of infestation, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is evidence of infestation, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.</p>

#### **Deficiency 6 – Infestation: Inside**

<b>Deficiency</b>	Evidence of other pests.
<b>Deficiency Criteria</b>	Evidence is present of other pest infestations, including but not limited to a trail of ants, wasps or beehives, squirrels, birds, and bats in an interior area.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If there is evidence of infestation, then the resident may be exposed to numerous infectious diseases.</p> <p>If there is evidence of infestation, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is evidence of infestation, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is evidence of infestation, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.</p>
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**TABLE 34—KITCHEN COUNTERTOP STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	Flat surface installations in kitchens or food preparation spaces.
<b>Location</b>	<p>Unit: Kitchen or food preparation space.</p> <p>Inside: Kitchen or food preparation space.</p>
<b>Deficiency 1 – Kitchen Countertop: Unit</b>	
<b>Deficiency</b>	Countertop is missing.
<b>Deficiency Criteria</b>	Countertop is missing (i.e., evidence of prior installation, but now not present or is incomplete) from the kitchen or food preparation space.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the countertop is missing from the kitchen or food preparation space, then the resident’s ability to prepare food safely and in a sanitary manner may be limited.</p> <p>If the countertop is missing from the kitchen or food preparation space, then the resident is unable to use a feature that is expected to be provided and maintained as part of their rent and may not be able to safely prepare food.</p>

A resident is likely to notice a countertop missing from the kitchen or food preparation space within the Unit and to recognize it is important enough to report to property management because it may present sanitation hazards and usability barriers. Property management should be expected to prioritize a work order for a missing countertop because it may result in sanitation hazards or usability barriers.

#### **Deficiency 1 – Kitchen Countertop: Inside**

<b>Deficiency</b>	Countertop is missing.
<b>Deficiency Criteria</b>	Countertop is missing (i.e., evidence of prior installation, but now not present or is incomplete) from the kitchen or food preparation space.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the countertop is missing from the kitchen or food preparation space, then the resident's ability to prepare food safely and in a sanitary manner may be limited.</p> <p>If the countertop is missing from the kitchen or food preparation space, then the resident is unable to use a feature that is expected to be provided and maintained as part of their rent and may not be able to safely prepare food.</p> <p>Property management would be expected to ensure that staff members understand how to identify a countertop missing from the kitchen or food preparation space. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in sanitary hazards or usability barriers.</p>

#### **Deficiency 2 – Kitchen Countertop: Unit**

<b>Deficiency</b>	Countertop is damaged or is not functionally adequate.
<b>Deficiency Criteria</b>	<p>Exposed substrate surface comprises at least 10% or more of the total kitchen countertop or food preparation space.</p> <p>OR</p> <p>The kitchen countertop or food preparation space is not functionally adequate (i.e., it does not reasonably allow for adequate preparation of food).</p>

<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the kitchen countertop or food preparation space has exposed substrate or is not functionally adequate, then the resident's ability to prepare food safely and in a sanitary manner is impacted.</p> <p>If the kitchen countertop or food preparation space has exposed substrate or is not functionally adequate, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent and may not be able to safely prepare food.</p> <p>A resident is likely to notice if the kitchen countertop or food preparation space has exposed substrate or is not functionally adequate and to recognize it is important enough to report to property management because it may present sanitation hazards and usability barriers. Property management should be expected to prioritize a work order for a countertop with exposed substrate or one that is functionally inadequate because it may result in sanitation hazards or usability barriers.</p>

#### **Deficiency 2 – Kitchen Countertop: Inside**

<b>Deficiency</b>	Countertop is damaged or is not functionally adequate.
<b>Deficiency Criteria</b>	<p>Exposed substrate surface comprises at least 10% or more of the total kitchen countertop or food preparation space.</p> <p>OR</p> <p>The kitchen countertop or food preparation space is not functionally adequate (i.e., it does not reasonably allow for adequate preparation of food).</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If the kitchen countertop or food preparation space has exposed substrate or is not functionally adequate, then the resident's ability to prepare food safely and in a sanitary manner is impacted.</p> <p>If the kitchen countertop or food preparation space has exposed substrate or is not functionally adequate, then the resident is unable to use a feature that is expected to be provided and maintained as part of their rent and may not be able to safely prepare food.</p> <p>Property management would be expected to ensure that staff members understand how to identify a kitchen countertop or food preparation space that has exposed substrate or is not functionally adequate. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in sanitary hazards or usability barriers.</p>
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**TABLE 35—KITCHEN VENTILATION STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	A mechanical system that transports air from the kitchen to the outside.
<b>Location</b>	<p>Unit: Primary kitchen, primary food preparation area.</p> <p>Inside: Primary kitchen, primary food preparation area.</p>
<b>Deficiency 1 – Kitchen Ventilation: Unit</b>	
<b>Deficiency</b>	Exhaust system does not respond to the control switch.
<b>Deficiency Criteria</b>	Exhaust system does not respond to the control switch.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the exhaust system does not respond to the control switch, then it may be unable to remove the unwanted substances produced while cooking, which may result in poor air quality that may trigger respiratory issues.</p> <p>If the exhaust system does not respond to the control switch, then the resident may be unable to fully use an appliance that is expected to be provided and maintained as part of their rent.</p>

A resident is likely to notice if the exhaust system does not respond to the control switch and to recognize it is important enough to report it to property management because it may present health hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health hazards or usability barriers.

#### **Deficiency 1 – Kitchen Ventilation: Inside**

<b>Deficiency</b>	Exhaust system does not respond to the control switch.
<b>Deficiency Criteria</b>	Exhaust system does not respond to the control switch.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the exhaust system does not respond to the control switch, then it may be unable to remove the unwanted substances produced while cooking, which may result in poor air quality that may trigger respiratory issues.</p> <p>If the exhaust system does not respond to the control switch, then the resident may be unable to fully use an appliance that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify an exhaust system that does not respond to the control switch. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards or usability barriers.</p>

#### **Deficiency 2 – Kitchen Ventilation: Unit**

<b>Deficiency</b>	Exhaust system has restricted airflow.
<b>Deficiency Criteria</b>	Exhaust system is blocked such that airflow may be restricted.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail



<b>Rationale</b>	<p>If the exhaust system is blocked such that airflow may be restricted, then it may be unable to remove the unwanted substances produced while cooking, which may result in poor air quality that may trigger respiratory issues.</p> <p>If the exhaust system is blocked such that airflow may be restricted, then the resident may be unable to fully use an appliance that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if the exhaust system is blocked such that airflow may be restricted and to recognize it is important enough to report it to property management because it may present health hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health hazards or usability barriers.</p>
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<b>Deficiency 2 – Kitchen Ventilation: Inside</b>	
<b>Deficiency</b>	Exhaust system has restricted airflow.
<b>Deficiency Criteria</b>	Exhaust system is blocked such that airflow may be restricted.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the exhaust system is blocked such that airflow may be restricted, then it may be unable to remove the unwanted substances produced while cooking, which may result in poor air quality that may trigger respiratory issues.</p> <p>If the exhaust system is blocked such that airflow may be restricted, then the resident may be unable to fully use an appliance that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify an exhaust system that is blocked such that airflow may be restricted. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards or usability barriers.</p>
<b>Deficiency 3 – Kitchen Ventilation: Unit</b>	
<b>Deficiency</b>	Exhaust system component is damaged or missing.

<b>Deficiency Criteria</b>	Exhaust system component is damaged (i.e., visibly defective; impacts functionality).  OR  Exhaust system component is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If an exhaust system component is damaged or missing, then it may be unable to remove the unwanted substances produced while cooking, which may result in poor air quality that may trigger respiratory issues.</p> <p>If an exhaust system component is damaged or missing, then the resident may be unable to fully use an appliance that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if an exhaust system component is damaged or missing and to recognize it is important enough to report it to property management because it may present health hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health hazards or usability barriers.</p>

### **Deficiency 3 – Kitchen Ventilation: Inside**

<b>Deficiency</b>	Exhaust system component is damaged or missing.
<b>Deficiency Criteria</b>	Exhaust system component is damaged (i.e., visibly defective; impacts functionality).  OR  Exhaust system component is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days

<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If an exhaust system component is damaged or missing, then it may be unable to remove the unwanted substances produced while cooking, which may result in poor air quality that may trigger respiratory issues.</p> <p>If an exhaust system component is damaged or missing, then the resident may be unable to fully use an appliance that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify an exhaust system component that is damaged or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.</p>

**TABLE 36—LEAK STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	<p><u>Gas or Oil</u>: A fuel or gas leak refers to an unintended leak of natural gas or another gaseous product from a pipeline or other containment into any area where the gas or fuel should not be present. Gas leaks can be hazardous to health and the environment.</p> <p><u>Sewage System</u>: A sewage system leak refers to the leakage of wastewater out of a sanitary sewer system through broken or damaged pipes.</p> <p><u>Water</u>: A water leak can be caused by damage; including a puncture, gash, rust or other corrosion hole, very tiny pinhole leak (possibly in imperfect welds), crack or microcrack, or inadequate sealing between components or parts joined together.</p>
<b>Location</b>	<p>Unit:</p> <ul style="list-style-type: none"> <li>- <u>Gas or Oil</u>: Around fuel-fired appliances.</li> <li>- <u>Sewage System</u>: Floor drains, toilets, vents.</li> <li>- <u>Water</u>: Ceilings, floors, walls, toilets, sinks, dishwashers, washer and dryer, water heaters, central water supply lines, sewer lines, steam pipes, drainpipes, central gas line.</li> </ul> <p>Inside:</p> <ul style="list-style-type: none"> <li>- <u>Gas or Oil</u>: Around fuel-fired appliances.</li> <li>- <u>Sewage System</u>: Floor drains, toilets, vents.</li> <li>- <u>Water</u>: Ceilings, floors, walls, toilets, sinks, dishwashers, washer and dryer, water heaters, central water supply lines, sewer lines, steam pipes, drainpipes, central gas line.</li> </ul> <p>Outside:</p>

- Gas or Oil: Around fuel-fired appliances.
- Sewage System: Lawn, sewer cleanout.
- Water: None.

#### Deficiency 1 – Leak: Unit

<b>Deficiency</b>	Natural gas, propane, or oil leak.
<b>Deficiency Criteria</b>	There is evidence of a gas, propane, or oil leak. OR There is an uncapped gas or fuel supply line.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is evidence of a gas, propane, or oil leak, or there is an uncapped gas or fuel supply line, then the resident may be exposed to harmful gases and be at an increased risk of asphyxiation, which may result in death.</p> <p>If there is evidence of a gas, propane, or oil leak, or there is an uncapped gas or fuel supply line, then there may be an increased safety risk to the resident of fire or explosion, which may result in injury or death.</p> <p>If there is evidence of a gas, propane or oil leak, or there is an uncapped gas or fuel supply line, then the resident may not be able to operate the affected appliances, which are expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice evidence of a gas, propane, or oil leak, or that there is an uncapped gas or fuel supply line within the unit, and to recognize it is important enough to report to property management because it may present health or safety hazards. Property management should be expected to prioritize a work order for evidence of a gas, propane, or oil leak because it may result in health or safety hazards.</p>

#### Deficiency 1 – Leak: Inside

<b>Deficiency</b>	Natural gas, propane, or oil leak.
<b>Deficiency Criteria</b>	There is evidence of a gas, propane, or oil leak. OR There is an uncapped gas or fuel supply line.
<b>Health and Safety Determination</b>	Life-Threatening

<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is evidence of a gas, propane, or oil leak, or there is an uncapped gas or fuel supply line, then the resident may be exposed to harmful gases and be at an increased risk of asphyxiation, which may result in death.</p> <p>If there is evidence of a gas, propane, or oil leak, or there is an uncapped gas or fuel supply line, then there may be an increased safety risk to the resident of fire or explosion, which may result in injury or death.</p> <p>If there is evidence of a gas, propane or oil leak, or there is an uncapped gas or fuel supply line, then the resident may not be able to operate the affected appliances, which are expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify evidence of a gas, propane, or oil leak or there is an uncapped gas or fuel supply line. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy the leak, because it may result in health and safety hazards.</p>
<b>Deficiency 1 – Leak: Outside</b>	
<b>Deficiency</b>	Natural gas, propane, or oil leak.
<b>Deficiency Criteria</b>	<p>There is evidence of a gas, propane, or oil leak.</p> <p>OR</p> <p>There is an uncapped gas or fuel supply line.</p>
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is evidence of a gas, propane, or oil leak, or there is an uncapped gas or fuel supply line, then the resident may be exposed to harmful gasses and be at an increased risk of illness.</p> <p>If there is evidence of a gas, propane, or oil leak, or there is an uncapped gas or fuel supply line, then there may be an increased safety risk to the resident of fire or explosion, which may result in injury or death.</p>

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If there is evidence of a gas, propane or oil leak, or there is an uncapped gas or fuel supply line, then the resident may not be able to operate the affected appliances, which are expected to be provided and maintained as part of their rent.

Property management would be expected to ensure that staff members understand how to identify evidence of a gas, propane, or oil leak or there is an uncapped gas or fuel supply line. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy the leak, because it may result in health and safety hazards.

<b>Deficiency 2 – Leak: Unit</b>	
<b>Deficiency</b>	Blocked sewage system.
<b>Deficiency Criteria</b>	Wastewater is unable to drain resulting in sewer backup.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If wastewater is unable to drain resulting in sewer backup, then the resident may be exposed to raw sewage.</p> <p>If wastewater is unable to drain resulting in sewer backup, then the resident may not have access to the use of a toilet or shower.</p> <p>If wastewater is unable to drain resulting in sewer backup, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>It is reasonable to expect this deficiency will be observed through routine maintenance, and its presence may indicate that routine work orders are not being addressed.</p> <p>Sewage systems should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If wastewater is unable to drain resulting in sewer backup, then it may indicate preventative maintenance activities could be improved.</p> <p>If wastewater is unable to drain resulting in sewer backup, then the repair may be costly depending on the scope of the deficiency.</p>

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**Deficiency 2 – Leak: Inside**

<b>Deficiency</b>	Blocked sewage system.
<b>Deficiency Criteria</b>	Wastewater is unable to drain resulting in sewer backup.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If wastewater is unable to drain resulting in sewer backup, then the resident may be exposed to raw sewage.</p> <p>If wastewater is unable to drain resulting in sewer backup, then the resident may not have access to the use of a toilet or shower.</p> <p>If wastewater is unable to drain resulting in sewer backup, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>It is reasonable to expect this deficiency will be observed through routine maintenance, and the presence of this deficiency may indicate that routine work orders are not being addressed.</p> <p>Sewage systems should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If wastewater is unable to drain resulting in sewer backup, then it may indicate preventative maintenance activities could be improved.</p> <p>If wastewater is unable to drain resulting in sewer backup, then the repair may be costly depending on the scope of the deficiency.</p>

**Deficiency 2 – Leak: Outside**

<b>Deficiency</b>	Blocked sewage system.
<b>Deficiency Criteria</b>	Wastewater is unable to drain resulting in sewer backup.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days

<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If wastewater is unable to drain resulting in sewer backup, then the resident may be exposed to raw sewage.</p> <p>If wastewater is unable to drain resulting in sewer backup, then the resident may not have access to the use of a toilet or shower.</p> <p>If wastewater is unable to drain resulting in sewer backup, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>It is reasonable to expect this deficiency to be observed through routine maintenance and its presence may indicate that routine work orders are not being addressed.</p> <p>Sewage systems should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If wastewater is unable to drain resulting in sewer backup, then it may indicate preventative maintenance activities could be improved.</p> <p>If wastewater is unable to drain resulting in sewer backup, then the repair may be costly depending on the scope of the deficiency.</p>
<b>Deficiency 3 – Leak: Unit</b>	
<b>Deficiency</b>	Leak in sewage system.
<b>Deficiency Criteria</b>	There is evidence of a sewer line or fitting leaking.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is evidence of a sewer line or fitting leaking, then the resident may be exposed to raw sewage.</p> <p>If sewer has a leak, then the resident may be exposed to raw sewage.</p> <p>If there is evidence of a sewer line or fitting leaking, then the resident may not have access to the use of a toilet or shower.</p>



If there is evidence of a sewer line or fitting leaking, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.

It is reasonable to expect this deficiency will be observed through routine maintenance, and the presence of this deficiency may indicate that routine work orders are not being addressed.

Sewage systems should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If there is evidence of a sewer line or fitting leaking, then it may indicate preventative maintenance activities could be improved.

If there is evidence of a sewer line or fitting leaking, then the repair may be costly depending on the scope of the deficiency.

### **Deficiency 3 – Leak: Inside**

<b>Deficiency</b>	Leak in sewage system.
<b>Deficiency Criteria</b>	There is evidence of a sewer line or fitting leaking.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is evidence of a sewer line or fitting leaking, then the resident may be exposed to raw sewage.</p> <p>If there is evidence of a sewer line or fitting leaking, then the resident may not have access to the use of a toilet or shower.</p> <p>If there is evidence of a sewer line or fitting leaking, then the resident will likely report this, and the presence of this defect may indicate that complaint-based work orders are not being addressed.</p> <p>It is reasonable to expect this deficiency will be observed through routine maintenance, and the presence of this deficiency may indicate that routine work orders are not being addressed.</p> <p>Sewage systems should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If there is evidence of a sewer line or fitting</p>

leaking, then it may indicate preventative maintenance activities could be improved.

If there is evidence of a sewer line or fitting leaking, then the repair may be costly depending on the scope of the deficiency.

#### **Deficiency 3 – Leak: Outside**

<b>Deficiency</b>	Leak in sewage system.
<b>Deficiency Criteria</b>	There is evidence of a sewer line or fitting leaking.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is evidence of a sewer line or fitting leaking, then the resident may be exposed to raw sewage.</p> <p>If there is evidence of a sewer line or fitting leaking, then the resident may not have access to the use of a toilet or shower.</p> <p>If there is evidence of a sewer line or fitting leaking, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>It is reasonable to expect this deficiency will be observed through routine maintenance, and the presence of this deficiency may indicate that routine work orders are not being addressed.</p> <p>Sewage systems should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If there is evidence of a sewer line or fitting leaking, then it may indicate preventative maintenance activities could be improved.</p> <p>If there is evidence of a sewer line or fitting leaking, then the repair may be costly depending on the scope of the deficiency.</p>

#### **Deficiency 4 – Leak: Unit**

<b>Deficiency</b>	Cap to the cleanout is detached or missing.
<b>Deficiency Criteria</b>	Cap to the cleanout is detached or is missing (i.e., evidence of prior installation, but now not present or is incomplete).

<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the cap to the cleanout is detached or missing, then the resident may be exposed to raw sewage or sewage gases, which may result in illness.</p> <p>Property management would be expected to ensure that staff members understand how to identify a cap to the cleanout that is detached or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to attach or replace the cleanout cap because it may result in health hazards.</p>

#### **Deficiency 4 – Leak: Inside**

<b>Deficiency</b>	Cap to the cleanout is detached or missing.
<b>Deficiency Criteria</b>	Cap to the cleanout is detached or is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the cap to the cleanout is detached or missing, then the resident may be exposed to raw sewage or sewage gases, which may result in illness.</p> <p>Property management would be expected to ensure that staff members understand how to identify a cap to the cleanout that is detached or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to attach or replace the cleanout cap because it may result in health hazards.</p>

#### **Deficiency 4 – Leak: Outside**

<b>Deficiency</b>	Cap to the cleanout is detached or missing.
<b>Deficiency Criteria</b>	Cap to the cleanout is detached or is missing (i.e., evidence of prior installation, but now not present or is incomplete).

<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the cap to the cleanout is detached or missing, then the resident may be exposed to raw sewage, which may result in illness.</p> <p>Property management would be expected to ensure that staff members understand how to identify a cap to the cleanout that is detached or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to attach or replace the cleanout cap because it may result in health hazards.</p>

#### **Deficiency 5 – Leak: Unit**

<b>Deficiency</b>	Cleanout cap or riser has penetrative hole or crack.
<b>Deficiency Criteria</b>	There is a hole or crack penetrating through a cleanout cap or riser.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is a hole or crack penetrating through a cleanout cap or riser, then the resident may be exposed to raw sewage or sewage gases, which may result in illness.</p> <p>Property management would be expected to ensure that staff members understand how to identify a hole or crack penetrating through a cleanout cap or riser. Management practices would be expected to assure prompt creation and prioritization of a work order to repair or replace the cleanout cap, because it may result in health hazards.</p>

#### **Deficiency 5 – Leak: Inside**

<b>Deficiency</b>	Cleanout cap or riser has penetrative hole or crack.
<b>Deficiency Criteria</b>	There is a hole or crack penetrating through a cleanout cap or riser.

<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is a hole or crack penetrating through a cleanout cap or riser, then the resident may be exposed to raw sewage or sewage gases, which may result in illness.</p> <p>Property management would be expected to ensure that staff members understand how to identify a hole or crack penetrating through a cleanout cap or riser. Management practices would be expected to assure prompt creation and prioritization of a work order to repair or replace the cleanout cap, because it may result in health hazards.</p>

#### **Deficiency 5 – Leak: Outside**

<b>Deficiency</b>	Cleanout cap or riser has penetrative hole or crack.
<b>Deficiency Criteria</b>	There is a hole or crack penetrating through a cleanout cap or riser.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is a hole or crack penetrating through a cleanout cap or riser, then the resident may be exposed to raw sewage, which may result in illness.</p> <p>Property management would be expected to ensure that staff members understand how to identify a hole or crack penetrating through a cleanout cap or riser. Management practices would be expected to assure prompt creation and prioritization of a work order to repair or replace the cleanout cap, because it may result in health hazards.</p>

#### **Deficiency 6 – Leak: Unit**

<b>Deficiency</b>	Environmental water intrusion.
<b>Deficiency Criteria</b>	Environment water intrusion is present.

<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If environmental water intrusion is present, then the resident may be subjected to mold and mildew or unstable surfaces.</p> <p>If environmental water intrusion is present, then the resident may be subjected to mold and mildew or unstable surfaces resulting in poor air quality.</p> <p>If environmental water intrusion is present, then the resident may be exposed to an unsanitary environment.</p> <p>If environmental water intrusion is present, then it is reasonable to expect the resident will report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If environmental water intrusion is present, then the repair may be costly depending on the length of time the intrusion was present.</p> <p>If environmental water intrusion is present, it may damage structural components.</p>

#### **Deficiency 6 – Leak: Inside**

<b>Deficiency</b>	Environmental water intrusion.
<b>Deficiency Criteria</b>	Environmental water intrusion is present.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If environmental water intrusion is present, then the resident may be subjected to mold and mildew or unstable surfaces.</p> <p>If environmental water intrusion is present, then the resident may be subjected to mold and mildew or unstable surfaces resulting in poor air quality.</p>

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If environmental water intrusion is present, then the resident may be exposed to an unsanitary environment.

If environmental water intrusion is present, then it is reasonable to expect the resident will report this, and the presence of this defect may indicate that complaint-based work orders are not being addressed.

If environmental water intrusion is present, then the repair may be costly depending on the length of time the intrusion was present.

If environmental water intrusion is present, it may damage structural components.

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**Deficiency 7 – Leak: Unit**

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<b>Deficiency</b>	Plumbing leaks.
<b>Deficiency Criteria</b>	Failure of a plumbing system that allows for water intrusion in unintended areas.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then the resident may be subjected to mold and mildew or unstable surfaces.</p> <p>If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then the resident may be subjected to mold and mildew or unstable surfaces resulting in poor air quality.</p> <p>If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then the resident may be exposed to an unsanitary environment.</p> <p>If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then the resident may be unable to use a fixture or appliance that is expected to be provided and maintained as part of their rent.</p> <p>If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then it is reasonable to expect the resident will report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p>

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If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then the repair may be costly depending on the length of time the intrusion was present.

If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then it may damage structural components.

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**Deficiency 7 – Leak: Inside**

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<b>Deficiency</b>	Plumbing leaks.
<b>Deficiency Criteria</b>	Failure of a plumbing system that allows for water intrusion in unintended areas.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then the resident may be subjected to mold and mildew or unstable surfaces.</p> <p>If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then the resident may be subjected to mold and mildew or unstable surfaces resulting in poor air quality.</p> <p>If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then the resident may be exposed to an unsanitary environment.</p> <p>If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then the resident may be unable to use a fixture or appliance that is expected to be provided and maintained as part of their rent.</p> <p>If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then it is reasonable to expect the resident will report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then the repair may be costly depending on the length of time the intrusion was present.</p>

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If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then it may damage structural components.

**TABLE 37—LIGHTING – AUXILIARY STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	Lighting that is essential to safety in the event of primary power supply failure.
<b>Location</b>	Inside: Throughout the Inside.  Outside: Throughout the Outside.
<b>Deficiency 1 – Lighting – Auxiliary: Inside</b>	
<b>Deficiency</b>	Auxiliary lighting fails to illuminate when tested.
<b>Deficiency Criteria</b>	After pressing the test button, the auxiliary light does not illuminate.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If after pressing the test button, the auxiliary light does not illuminate, and there is an emergency, then the resident may be unable to safely exit the building due to inability to see the egress.</p> <p>If after pressing the test button the auxiliary light does not illuminate, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify an auxiliary light that does not illuminate after pressing the test button. Management practices would be expected to ensure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.</p>
<b>Deficiency 1 – Lighting – Auxiliary: Outside</b>	
<b>Deficiency</b>	Auxiliary lighting fails to illuminate when tested.
<b>Deficiency Criteria</b>	After pressing the test button, the auxiliary light does not illuminate.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening

<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If after pressing the test button, the auxiliary light does not illuminate, and there is an emergency, then the resident may be unable to safely exit the building due to inability to see the egress.</p> <p>If after pressing the test button the auxiliary light does not illuminate, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify an auxiliary light that does not illuminate after pressing the test button. Management practices would be expected to ensure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.</p>

#### **Deficiency 2 – Lighting – Auxiliary: Inside**

<b>Deficiency</b>	Auxiliary lighting component is damaged or missing.
<b>Deficiency Criteria</b>	<p>Auxiliary lighting component is damaged (i.e., visibly defective).</p> <p>OR</p> <p>Auxiliary lighting component is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p>
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	Property management would be expected to ensure that staff members understand how to identify an auxiliary lighting component that is damaged or missing. Management practices would be expected to ensure prompt creation and prioritization of a work order to remedy this deficiency.

#### **Deficiency 2 – Lighting – Auxiliary: Outside**

<b>Deficiency</b>	Auxiliary lighting component is damaged or missing.
<b>Deficiency Criteria</b>	Auxiliary lighting component is damaged (i.e., visibly defective).

	OR Auxiliary lighting component is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	Property management would be expected to ensure that staff members understand how to identify an auxiliary lighting component that is damaged or missing. Management practices would be expected to ensure prompt creation and prioritization of a work order to remedy this deficiency.

**TABLE 38—LIGHTING – EXTERIOR STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	Fixed artificial lighting (e.g., walkway lighting, pole lighting, wall packs, and canopy lights) that is used to illuminate exterior areas (e.g., entryways, parking lots, and exterior stairwells).
<b>Location</b>	Outside: Throughout the Outside.
<b>Deficiency 1 – Lighting – Exterior: Outside</b>	
<b>Deficiency</b>	A permanently installed light fixture is missing, damaged, or not secure.
<b>Deficiency Criteria</b>	<p>A permanently installed light fixture is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p> <p>OR</p> <p>A permanently installed light fixture is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>A permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days

<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a permanently installed light fixture is missing, damaged, or not secure to the designed attachment point or the attachment point is not stable, then it may indicate conditions are present that may result in a short or arc, which may lead to an increased fire risk that could cause injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify a permanently installed light fixture that is missing, damaged, or not secure to the designed attachment point or the attachment point is not stable. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.</p>

**TABLE 39—LIGHTING – INTERIOR STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	Permanently installed light fixture.
<b>Location</b>	<p>Unit: Throughout the Unit.</p> <p>Inside: Throughout the Inside.</p>
<b>Deficiency 1 – Lighting – Interior: Unit</b>	
<b>Deficiency</b>	A permanently installed light fixture is inoperable.
<b>Deficiency Criteria</b>	A permanently installed light fixture is inoperable (i.e., the overall system or component thereof is not meeting function or purpose; with or without visible damage).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If a permanently installed light fixture is inoperable, then it may indicate conditions are present that may result in a short or arc, which may lead to an increased fire risk that could cause injury.</p> <p>If a permanently installed light fixture is inoperable, then the resident may not be able to fully use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if a permanently installed light fixture is inoperable and to recognize it is important enough to report it to property management because it may present safety hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.</p>
<b>Deficiency 1 – Lighting – Interior: Inside</b>	
<b>Deficiency</b>	A permanently installed light fixture is inoperable.
<b>Deficiency Criteria</b>	A permanently installed light fixture is inoperable (i.e., the overall system or component thereof is not meeting function or purpose; with or without visible damage).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a permanently installed light fixture is inoperable, then it may indicate conditions are present that may result in a short or arc, which may lead to an increased fire risk that could cause injury.</p> <p>If a permanently installed light fixture is inoperable, then the resident may not be able to fully use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify a permanently installed light fixture that is inoperable. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.</p>
<b>Deficiency 2 – Lighting – Interior: Unit</b>	
<b>Deficiency</b>	A permanently installed light fixture is not secure.

<b>Deficiency Criteria</b>	A permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable, then it may indicate conditions are present that may result in a short or arc, which may lead to an increased fire risk that could cause injury.</p> <p>A resident is likely to notice if a permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable and to recognize it is important enough to report it to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.</p>

#### **Deficiency 2 – Lighting – Interior: Inside**

<b>Deficiency</b>	A permanently installed light fixture is not secure.
<b>Deficiency Criteria</b>	A permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable, then it may indicate conditions are present that may result in a short or arc, which may lead to an increased fire risk that could cause injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable. Management practices would be expected to assure prompt</p>

creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.

**Deficiency 3 – Lighting – Interior: Unit**

<b>Deficiency</b>	Insufficient illumination in kitchen or bathroom.
<b>Deficiency Criteria</b>	Insufficient illumination in kitchen or bathroom resulting in increased risk due to safety hazards (e.g., falls, cuts, burns).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is insufficient illumination in the kitchen or bathroom, there may be an increased safety risk to the resident due to their inability to visually navigate these spaces, which may result in injury.</p> <p>A resident is likely to notice if there is insufficient illumination in the kitchen or bathroom within the unit and to recognize it is important enough to report to property management because it may present safety hazards. Property management should be expected to prioritize a work order for an insufficiently illuminated space because it may result in safety hazards.</p>

**Deficiency 3 – Lighting – Interior: Inside**

<b>Deficiency</b>	Insufficient illumination in kitchen or bathroom.
<b>Deficiency Criteria</b>	Insufficient illumination in kitchen or bathroom resulting in increased risk due to safety hazards (e.g., falls, cuts, burns).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is insufficient illumination in the kitchen or bathroom, there may be an increased safety risk to the resident due to their inability to visually navigate these spaces, which may result in injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify a kitchen or bathroom that is insufficiently</p>

illuminated. Management practices would be expected to assure prompt creation and prioritization of a work order to illuminate these spaces, because it may result in safety hazards.

**TABLE 40—LITTER STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	Waste discarded or disposed of in a location that is not designated for waste.
<b>Location</b>	Inside: Throughout the Inside.  Outside: Throughout the Outside.
<b>Deficiency 1 – Litter: Inside</b>	
<b>Deficiency</b>	Litter is accumulated in an undesignated area.
<b>Deficiency Criteria</b>	10 or more small items of litter (e.g., food wrappers, pieces of food, newspapers) are present within a 10-foot by 10-foot area not designated for garbage.  OR  Any number of large items (e.g., furniture or appliances) have been clearly discarded in an area not designated for garbage.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	If litter is accumulated, then it may lead to infestation, which may negatively impact the resident's health.  If litter is accumulated, then the resident may be exposed to unsanitary conditions.  If litter is accumulated, then it will likely be identified during routine maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.  If litter is accumulated and it is visible to a visitor, then the property may suffer reputational harm.



<b>Deficiency 1 – Litter: Outside</b>	
<b>Deficiency</b>	Litter is accumulated in an undesignated area.
<b>Deficiency Criteria</b>	<p>10 or more small items of litter (e.g., food wrappers, pieces of food, newspapers) are present within a 10-foot by 10-foot area not designated for garbage.</p> <p>OR</p> <p>Any number of large items (e.g., furniture or appliances) have been clearly discarded in an area not designated for garbage.</p>
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	<p>If litter is accumulated, then it will likely be identified during routine maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>If litter is accumulated and it is visible to a visitor, then the property may suffer reputational harm.</p>

**TABLE 41—MOLD-LIKE SUBSTANCE STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	<p>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.</p> <p>“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).</p>
<b>Location</b>	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.

#### **Deficiency 1 – Mold-Like Substance: Unit**

<b>Deficiency</b>	Presence of mold-like substance at very low levels is observed visually.
<b>Deficiency Criteria</b>	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).
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	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.

#### **Deficiency 1 – Mold-Like Substance: Inside**

<b>Deficiency</b>	Presence of mold-like substance at very low levels is observed visually.
<b>Deficiency Criteria</b>	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).
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass

<b>Rationale</b>	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.
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#### **Deficiency 2 – Mold-Like Substance: Unit**

<b>Deficiency</b>	Presence of mold-like substance at moderate levels is observed visually.
<b>Deficiency Criteria</b>	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).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>A mold-like substance may be indicative of conditions that affect indoor air quality that may negatively impact respiratory health, including triggering asthma events.</p> <p>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.</p> <p>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.</p> <p>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.</p>
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#### **Deficiency 2 – Mold-Like Substance: Inside**

<b>Deficiency</b>	Presence of mold-like substance at moderate levels is observed visually.
<b>Deficiency Criteria</b>	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).
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<b>Deficiency 3 – Mold-Like Substance: Unit</b>	
<b>Deficiency</b>	Presence of mold-like substance at high levels is observed visually.
<b>Deficiency Criteria</b>	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).
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>A mold-like substance may be indicative of conditions that affect indoor air quality that may negatively impact respiratory health, including triggering asthma events.</p> <p>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.</p> <p>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.</p> <p>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.</p>

#### **Deficiency 3 – Mold-Like Substance: Inside**

<b>Deficiency</b>	Presence of mold-like substance at high levels is observed visually.
<b>Deficiency Criteria</b>	<p>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).</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<b>Deficiency 4 – Mold-Like Substance: Unit</b>	
<b>Deficiency</b>	Presence of mold-like substance at extremely high levels is observed visually.
<b>Deficiency Criteria</b>	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).
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>
<b>Deficiency 4 – Mold-Like Substance: Inside</b>	
<b>Deficiency</b>	Presence of mold-like substance at extremely high levels is observed visually.
<b>Deficiency Criteria</b>	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).
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>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.</p> <p>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</p>

condition and its presence may imply there are areas of opportunity to improve corrective maintenance practices.

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.

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.

#### **Deficiency 5 – Mold-Like Substance: Unit**

<b>Deficiency</b>	Bathroom does not have proper ventilation or dehumidification.
<b>Deficiency Criteria</b>	Neither an exhaust fan, window, nor adequate means of ventilation or dehumidification is present and operable.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>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.</p> <p>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.</p>

#### **Deficiency 5 – Mold-Like Substance: Inside**

<b>Deficiency</b>	Bathroom does not have proper ventilation or dehumidification.
<b>Deficiency Criteria</b>	Neither an exhaust fan, window, nor adequate means of ventilation or dehumidification is present and operable.



<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>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.</p> <p>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.</p>

**TABLE 42—PARKING LOT STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	A designated outdoor area for parking motorized vehicles.
<b>Location</b>	Outside: Near or adjacent to buildings
<b>Deficiency 1 – Parking Lot: Outside</b>	
<b>Deficiency</b>	Parking lot has pothole(s).
<b>Deficiency Criteria</b>	<p>Any one pothole is greater than 4 inches deep and 144 square inches.</p> <p>OR</p> <p>Any number of potholes taken cumulatively are greater than 4 inches deep and 144 square inches.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If a parking lot has pothole(s) greater than 4 inches deep and 144 square inches, then there is potential for increased risk of injury from tripping or falling.</p> <p>If a parking lot has pothole(s) greater than 4 inches deep and 144 square inches, then the resident may not be able to fully use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a parking lot has pothole(s) greater than 4 inches deep and 144 square inches, then there is an increased risk of damage to the resident's vehicle.</p> <p>If a parking lot has pothole(s) greater than 4 inches deep and 144 square inches, then it will likely be identified during routine maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>If a parking lot has pothole(s) greater than 4 inches deep and 144 square inches, and they are extensive, then it may require significant expenditures to repair.</p> <p>If a parking lot has pothole(s) greater than 4 inches deep and 144 square inches, then this deficiency can be seen by the public and may result in reputational harm.</p>
<b>Deficiency 2 – Parking Lot: Outside</b>	
<b>Deficiency</b>	Parking lot has ponding.
<b>Deficiency Criteria</b>	More than 3 inches of water has accumulated in a parking lot and 5% or more of the parking lot is unusable.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If more than 3 inches of water has accumulated in a parking lot and 5% or more of the parking lot is unusable, then infestation (e.g., mosquitos) may occur and expose the resident to health hazards.</p> <p>If more than 3 inches of water has accumulated in a parking lot and 5% or more of the parking lot is unusable, and it obscures other hazards, then the resident's risk of injury may increase.</p> <p>If more than 3 inches of water has accumulated in a parking lot and 5% or more of the parking lot is unusable, then the resident may not be able to</p>

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fully use a feature that is expected to be provided and maintained as part of their rent.

If more than 3 inches of water has accumulated in a parking lot and 5% or more of the parking lot is unusable, then it will likely be identified during routine maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.

If more than 3 inches of water has accumulated in a parking lot and 5% or more of the parking lot is unusable, and it is extensive, then it may require significant expenditures to repair.

If more than 3 inches of water has accumulated in a parking lot and 5% or more of the parking lot is unusable, then there may be a structural issue associated with settling.

If more than 3 inches of water has accumulated in a parking lot and 5% or more of the parking lot is unusable, then this deficiency can be seen by the public and may result in reputational harm.

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**TABLE 43—POTENTIAL LEAD-BASED PAINT HAZARDS – VISUAL ASSESSMENT STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	Lead-based paint (LBP) is paint or other surface coatings that contain lead equal to or exceeding federal regulatory levels, currently 1.0 milligram per square centimeter or 0.5 percent by weight. Deteriorated paint or surface coatings found in homes built before 1978 are LBP hazards if the paint is LBP. Visual Assessment is surface by surface determination of paint condition.
<b>Location</b>	Unit: Anywhere paint is present  Inside: Anywhere paint is present  Outside: Anywhere paint is present
<b>Deficiency 1 – Potential Lead-Based Paint Hazards – Visual Assessment: Unit</b>	
<b>Deficiency</b>	Paint in a Unit or Inside the target property is deteriorated – below the level required for lead-safe work practices by a lead-certified firm or for passing clearance.
<b>Deficiency Criteria</b>	Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). For large surface areas in the Unit, deteriorated paint is less than or equal to 2 square feet, per room; for small surface areas, less than or equal to 10% per component (“de minimis”).
<b>Health and Safety Determination</b>	Standard

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<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If deteriorated lead-based paint is present, then it may be ingested by young children and cause damage to the brain, the nervous system, other vital organs, and blood, and may also cause behavioral problems, learning disabilities, seizures, etc.</p> <p>If deteriorated lead-based paint is present, then significant costs may be incurred associated with control.</p> <p>If deteriorated lead-based paint is present, and a resident becomes ill as a result of exposure, then HUD may be financially liable.</p>
<b>Deficiency 1 – Potential Lead-Based Paint Hazards – Visual Assessment: Inside</b>	
<b>Deficiency</b>	Paint in a Unit or Inside the target property is deteriorated – below the level required for lead-safe work practices by a lead-certified firm or for passing clearance.
<b>Deficiency Criteria</b>	Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). For large surface areas inside the target property, deteriorated paint is less than or equal to 2 square feet, per room; for small surface areas, less than or equal to 10% per component (“de minimis”).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If deteriorated lead-based paint is present, then it may be ingested by young children and cause damage to the brain, the nervous system, other vital organs, and blood, and may also cause behavioral problems, learning disabilities, seizures, etc.</p> <p>If deteriorated lead-based paint is present, then significant costs may be incurred associated with control.</p> <p>If deteriorated lead-based paint is present, and a resident becomes ill as a result of exposure, then HUD may be financially liable.</p>

**Deficiency 2 – Potential Lead-Based Paint Hazards – Visual Assessment: Unit**

<b>Deficiency</b>	Paint in a Unit or Inside the target property is deteriorated – above the level required for lead-safe work practices by a lead-certified firm and passing clearance.
<b>Deficiency Criteria</b>	Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). For large surface areas in the Unit, deteriorated paint is more than 2 square feet, per room; for small surface areas, greater than 10% per component (“significant”).
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If deteriorated lead-based paint is present, then it may be ingested by young children and cause damage to the brain, the nervous system, other vital organs, and blood, and may also cause behavioral problems, learning disabilities, seizures, etc.</p> <p>If deteriorated lead-based paint is present, then significant costs may be incurred associated with control.</p> <p>If deteriorated lead-based paint is present, and a resident becomes ill as a result of exposure, then HUD may be financially liable.</p>

**Deficiency 2 – Potential Lead-Based Paint Hazards – Visual Assessment: Inside**

<b>Deficiency</b>	Paint in a Unit or Inside the target property is deteriorated – above the level required for lead-safe work practices by a lead-certified firm and passing clearance.
<b>Deficiency Criteria</b>	Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). For large surface areas Inside the target property, deteriorated paint is more than 2 square feet, per room; for small surface areas, greater than 10% per component (“significant”).
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days

<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If deteriorated lead-based paint is present, then it may be ingested by young children and cause damage to the brain, the nervous system, other vital organs, and blood, and may also cause behavioral problems, learning disabilities, seizures, etc.</p> <p>If lead-based paint is present, then significant costs may be incurred associated with control.</p> <p>If lead-based paint is present, and a resident becomes ill as a result of exposure, then HUD may be financially liable.</p>
<b>Deficiency 3 – Potential Lead-Based Paint Hazards – Visual Assessment: Outside</b>	
<b>Deficiency</b>	Paint Outside on a target property is deteriorated – below the level required for lead-safe work practices by a lead-certified firm or for passing clearance.
<b>Deficiency Criteria</b>	Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). Deteriorated paint is less than or equal to 20 square feet (“de minimis”).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If deteriorated lead-based paint is present, then it may be ingested by young children and cause damage to the brain, the nervous system, other vital organs, and blood, and may also cause behavioral problems, learning disabilities, seizures, etc.</p> <p>If deteriorated lead-based paint is present, then significant costs may be incurred associated with control.</p> <p>If deteriorated lead-based paint is present, and a resident becomes ill as a result of exposure, then HUD may be financially liable.</p>
<b>Deficiency 4 – Potential Lead-Based Paint Hazards – Visual Assessment: Outside</b>	
<b>Deficiency</b>	Paint Outside on a target property is deteriorated – above the level required for lead-safe work practices by a lead-certified firm and passing clearance.

<b>Deficiency Criteria</b>	Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). Deteriorated paint is more than 20 square feet (“significant”).
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If deteriorated lead-based paint is present, then it may be ingested by young children and cause damage to the brain, the nervous system, other vital organs, and blood, and may also cause behavioral problems, learning disabilities, seizures, etc.</p> <p>If deteriorated lead-based paint is present, then significant costs may be incurred associated with control.</p> <p>If deteriorated lead-based paint is present, and a resident becomes ill as a result of exposure, then HUD may be financially liable.</p>

**TABLE 44—PRIVATE ROADS AND DRIVEWAYS STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	Road leading from a public road to a dwelling or garage.
<b>Location</b>	Outside: Throughout the site
<b>Deficiency 1 – Private Roads and Driveways: Outside</b>	
<b>Deficiency</b>	Road or driveway access to the property is blocked or impassable for vehicles.
<b>Deficiency Criteria</b>	Road or driveway access to the property is blocked or impassable for vehicles.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If road or driveway access to the property is blocked or impassable for vehicles, then emergency vehicles would have trouble accessing the property.</p> <p>If road or driveway access to the property is blocked or impassable for vehicles, then the resident may not be able to fully use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If road or driveway access to the property is blocked or impassable for vehicles, then it will likely be identified during routine maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>
<b>Deficiency 2 – Private Roads and Driveways: Outside</b>	
<b>Deficiency</b>	Road or driveway has potholes.
<b>Deficiency Criteria</b>	<p>Any one pothole is greater than 4 inches deep and 144 square inches wide.</p> <p>OR</p> <p>Any number of potholes taken cumulatively is greater than 4 inches deep and 144 square inches wide.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a road or driveway has pothole(s), then there is potential for increased risk of injury to the resident due to tripping or falling.</p> <p>If a road or driveway has pothole(s), then the resident may not be able to fully use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a road or driveway has pothole(s), then there is an increased risk of damage to the resident's vehicle.</p> <p>If a road or driveway has pothole(s), then the resident will likely report this, and the presence of this deficiency may indicate that complaint-driven work orders are not being addressed.</p> <p>If a road or driveway has pothole(s), then it will likely be identified during routine maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>If a road or driveway has pothole(s), then this deficiency can be seen by the public and may result in reputational harm.</p>



**TABLE 45—REFRIGERATOR STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	A device designed to keep food from spoiling by cooling and freezing.
<b>Location</b>	Unit: Kitchen or any area or room the resident or property may choose to have a refrigerator.  Inside: Kitchen, community room, or any area or room the property may choose to have a refrigerator.
<b>Deficiency 1 – Refrigerator: Unit</b>	
<b>Deficiency</b>	Refrigerator is inoperable such that it may be unable to safely and adequately store food.
<b>Deficiency Criteria</b>	Refrigerator is inoperable (i.e., overall system is not meeting function or purpose; with or without visible damage) such that it may be unable to safely and adequately store food.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a refrigerator is inoperable such that it may be unable to safely and adequately store food, then the resident may be exposed to pathogen growth on food that increases the risk of foodborne illness.</p> <p>If a refrigerator is inoperable such that it may be unable to safely and adequately store food, then the resident may not be able to fully use an appliance that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if a refrigerator is inoperable such that it may be unable to safely and adequately store food and to recognize it is important enough to report it to property management because it may present health hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health hazards or usability barriers.</p>

<b>Deficiency 1 – Refrigerator: Inside</b>	
<b>Deficiency</b>	Refrigerator is inoperable such that it may be unable to safely and adequately store food.
<b>Deficiency Criteria</b>	Refrigerator is inoperable (i.e., overall system is not meeting function or purpose; with or without visible damage) such that it may be unable to safely and adequately store food.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a refrigerator is inoperable such that it may be unable to safely and adequately store food, then the resident may be exposed to pathogen growth on food that increases the risk of foodborne illness.</p> <p>If a refrigerator is inoperable such that it may be unable to safely and adequately store food, then the resident may not be able to fully use an appliance that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify a refrigerator that is inoperable such that it may be unable to safely and adequately store food. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in health hazards or usability barriers.</p>
<b>Deficiency 2 – Refrigerator: Unit</b>	
<b>Deficiency</b>	Refrigerator component is damaged such that it impacts functionality.
<b>Deficiency Criteria</b>	Refrigerator component is damaged (i.e., visibly defective) such that it impacts functionality.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If a refrigerator component is damaged such that it impacts functionality, then the resident may be exposed to pathogen growth on food that increases the risk of foodborne illness.</p> <p>If a refrigerator component is damaged such that it impacts functionality, then the resident may not be able to fully use an appliance that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if a refrigerator component is damaged such that it impacts functionality and to recognize it is important enough to report it to property management because it may present health hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health hazards or usability barriers.</p>
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#### **Deficiency 2 – Refrigerator: Inside**

<b>Deficiency</b>	Refrigerator component is damaged such that it impacts functionality.
<b>Deficiency Criteria</b>	Refrigerator component is damaged (i.e., visibly defective) such that it impacts functionality.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a refrigerator component is damaged such that it impacts functionality, then the resident may not be able to fully use an appliance that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify a refrigerator component that is damaged such that it impacts functionality. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in usability barriers.</p>

#### **Deficiency 3 – Refrigerator: Unit**

<b>Deficiency</b>	Refrigerator is missing.
<b>Deficiency Criteria</b>	Refrigerator is missing (i.e., evidence of prior installation, but is now not present).
<b>Health and Safety Determination</b>	Standard

<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a refrigerator is missing, then the resident may be exposed to pathogen growth on food that increases the risk of foodborne illness.</p> <p>If a refrigerator is missing, then the resident may not be able to fully use an appliance that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if a refrigerator is missing and to recognize it is important enough to report it to property management because it may present health hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health hazards or usability barriers.</p>

**TABLE 46—RETAINING WALL STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	A vertical structure that retains soil or rock at various grades.
<b>Location</b>	Outside: Property grounds.
<b>Deficiency 1 – Retaining Wall: Outside</b>	
<b>Deficiency</b>	Retaining wall is leaning away from the fill side.
<b>Deficiency Criteria</b>	Retaining wall is leaning away from the fill side.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a retaining wall is leaning away from the fill side, then the resident may be at risk of injury due to potential wall collapse.</p> <p>If a retaining wall is leaning away from the fill side, then it will likely be identified during routine maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

<b>Deficiency 2 – Retaining Wall: Outside</b>	
<b>Deficiency</b>	Retaining wall is partially or completely collapsed.
<b>Deficiency Criteria</b>	Retaining wall is partially or completely collapsed.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a retaining wall is partially or completely collapsed, then the resident may be exposed to potential hazards.</p> <p>If a retaining wall is partially or completely collapsed, then it will likely be identified during routine maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>If a retaining wall is partially or completely collapsed, then this could be a substantial cost to correct.</p>

**TABLE 47—ROOF ASSEMBLY STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	The external upper covering of a house or other building.
<b>Location</b>	Outside: On top of building.
<b>Deficiency 1 – Roof Assembly: Outside</b>	
<b>Deficiency</b>	Restricted flow of water from a roof drain, gutter, or downspout.
<b>Deficiency Criteria</b>	<p>Debris is limiting the ability of water to drain; water may not be present.</p> <p>OR</p> <p>An area of approximately 25 square feet of ponding water is located above the drain.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days

<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If debris is limiting the ability of water to drain, then ponding water may occur and promote infestation.</p> <p>If debris is limiting the ability of water to drain or approximately 25 square feet of ponding water is located above the drain, then it is likely routine work orders are not being addressed.</p> <p>The roof assembly should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If debris is limiting the ability of water to drain or approximately 25 square feet of ponding water is located above the drain, then it may indicate preventative maintenance activities could be improved.</p> <p>If debris is limiting the ability of water to drain, and ponding water occurs, then it may indicate a level of structural failure in the roof assembly, which will likely result in significant costs to repair.</p> <p>If debris is limiting the ability of water to drain, and ponding water occurs, then there will be increased weight on the roof resulting in possible collapse. Additionally, the presence of this deficiency may indicate a level of structural failure in the roof assembly.</p>
<b>Deficiency 2 – Roof Assembly: Outside</b>	
<b>Deficiency</b>	Gutter component is damaged, missing, or unfixed.
<b>Deficiency Criteria</b>	<p>Gutter component is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>Gutter component is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p> <p>OR</p> <p>Gutter component is unfixed.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If a gutter component is damaged, missing, or unfixed, then the resident may be injured by falling components.</p> <p>If a gutter component is damaged, missing, or unfixed, and a stream of water is diverted off its intended course, then the resident cannot fully use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a gutter component is damaged, missing, or unfixed, then the resident would likely report this deficiency, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p>
<b>Deficiency 3 – Roof Assembly: Outside</b>	
<b>Deficiency</b>	Roof surface has standing water.
<b>Deficiency Criteria</b>	Water ponding in an area approximately 25 square feet or greater on a flat roof surface not near a drain or scupper.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is water ponding in an area approximately 25 square feet or greater on a flat roof surface not near a drain or scupper, this may promote an environment conducive to infestation, which may jeopardize the resident's health.</p> <p>If there is water ponding in an area approximately 25 square feet or greater on a flat roof surface not near a drain or scupper, then the resident would likely report this deficiency, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is water ponding in an area approximately 25 square feet or greater on a flat roof surface not near a drain or scupper, then it is likely that maintenance staff is not identifying deficiencies or responding to self-generated work orders.</p> <p>If there is water ponding in an area approximately 25 square feet or greater on a flat roof surface not near a drain or scupper, then it may be a sign of roof assembly failure, which has a significant cost to repair.</p>

If there is water ponding in an area approximately 25 square feet or greater on a flat roof surface not near a drain or scupper, then it may increase the weight on the roof assembly and indicate a level of structural failure.

#### **Deficiency 4 – Roof Assembly: Outside**

<b>Deficiency</b>	Substrate is exposed.
<b>Deficiency Criteria</b>	Any amount of substrate is exposed.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the substrate is exposed, and it leads to water infiltration, then the resident may be exposed to mold.</p> <p>If the substrate is exposed, and there is a structural defect, then the resident could be injured as the result of collapse.</p> <p>If the substrate is exposed, then it is likely that maintenance staff is not identifying deficiencies or responding to self-generated work orders.</p> <p>If the substrate is exposed, then it is likely that preventative maintenance activities are not being addressed.</p> <p>If the substrate is exposed, the repair will likely be significant enough to incur capital costs.</p> <p>If the substrate is exposed, then the probability of water infiltration increases, which may compromise structural integrity.</p>

#### **Deficiency 5 – Roof Assembly: Outside**

<b>Deficiency</b>	Roof assembly has penetrative hole.
<b>Deficiency Criteria</b>	<p>Penetrative, unintentional hole of any size is found.</p> <p>OR</p> <p>Intentional, penetrative hole of any size is found and is not covered by vents or screens.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days



<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the roof has an unintentional penetrative hole or intentional penetrative hole not covered by a vent or screen, it may lead to water infiltration that could cause mold or mildew, which could affect the resident's health.</p> <p>If the roof has an unintentional penetrative hole or intentional penetrative hole not covered by a vent or screen, and there is a structural defect, then the resident could be injured as the result of collapse.</p> <p>If the roof has an unintentional penetrative hole or intentional penetrative hole not covered by a vent or screen, then it is likely preventative maintenance activities are not being addressed.</p> <p>If the roof has an unintentional penetrative hole or intentional penetrative hole not covered by a vent or screen, then it may be a sign of roof assembly failure, which has a significant cost to repair.</p>

#### **Deficiency 6 – Roof Assembly: Outside**

<b>Deficiency</b>	Roof assembly is damaged.
<b>Deficiency Criteria</b>	Roof assembly is damaged (i.e., visibly defective; impacts functionality), causing one or more components to become unstable.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the roof assembly is damaged (i.e., visibly defective; impacts functionality), causing one or more components to become unstable, and there is a structural defect, then the resident could be injured as the result of collapse.</p> <p>If the roof assembly is damaged (i.e., visibly defective; impacts functionality), causing one or more components to become unstable, then this may indicate that maintenance staff is not identifying deficiencies or responding to self-generated work orders.</p> <p>If the roof assembly is damaged (i.e., visibly defective; impacts functionality), causing one or more components to become unstable, then it</p>

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may indicate that maintenance staff is not addressing preventive maintenance activities.

If the roof assembly is damaged (i.e., visibly defective; impacts functionality), causing one or more components to become unstable, then structural failure may occur.

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**TABLE 48—SHARP EDGES STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	Physical hazards within the built environment (i.e., human-made structures, features, and facilities) that can lacerate or puncture skin.
<b>Location</b>	Unit: Throughout the Unit.  Inside: Normal paths of travel throughout the built environment (e.g., hallways, shared living spaces, shared facilities).  Outside: Normal paths of travel throughout the built environment (e.g., sidewalks, walkways, playgrounds, courtyards).
<b>Deficiency 1 – Sharp Edges: Unit</b>	
<b>Deficiency</b>	A sharp edge that can result in a cut or puncture hazard is present.
<b>Deficiency Criteria</b>	A sharp edge that can result in a cut or puncture hazard that is likely to require emergency care (e.g., stitches) is present within the built environment (i.e., human-made structures, features, and facilities).
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a sharp edge that can result in a cut or puncture hazard that is likely to require emergency care is present within the Unit, then there may be an increased safety risk to the resident, which may result in injury (e.g., laceration, puncture).</p> <p>A resident is likely to notice if a sharp edge that can result in a cut or puncture hazard that is likely to require emergency care is present within the Unit and to recognize it is important enough to report it to property management because it may present safety hazards. Property management</p>

should be expected to prioritize a work order to remedy this deficiency because it may result safety hazards.

#### **Deficiency 1 – Sharp Edges: Inside**

<b>Deficiency</b>	A sharp edge that can result in a cut or puncture hazard is present.
<b>Deficiency Criteria</b>	A sharp edge that can result in a cut or puncture hazard that is likely to require emergency care (e.g., stitches) is present within the built environment (i.e., human-made structures, features, and facilities).
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a sharp edge that can result in a cut or puncture hazard that is likely to require emergency care is present within the Inside area, then there may be an increased safety risk to the resident, which may result in injury (e.g., laceration, puncture).</p> <p>Property management would be expected to ensure that staff members understand how to identify the presence of a sharp edge that can result in a cut or puncture hazard that is likely to require emergency care within the Inside area. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.</p>

#### **Deficiency 1 – Sharp Edges: Outside**

<b>Deficiency</b>	A sharp edge that can result in a cut or puncture hazard is present.
<b>Deficiency Criteria</b>	A sharp edge that can result in a cut or puncture hazard that is likely to require emergency care (e.g., stitches) is present on or adjacent to the built environment (i.e., human-made structures, features, and facilities).
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If a sharp edge that can result in a cut or puncture hazard that is likely to require emergency care is present in the Outside area, then there may be an increased safety risk to the resident, which may result in injury (e.g., laceration, puncture).</p> <p>Property management would be expected to ensure that staff members understand how to identify the presence of a sharp edge that can result in a cut or puncture hazard that is likely to require emergency care in the Outside area. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.</p>
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**TABLE 49—SIDEWALK, WALKWAY, AND RAMP STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	A pathway for pedestrian travel.
<b>Location</b>	Outside: Ingress or egress locations to buildings, pools, parking lots, or any area that is considered a normal course of travel for pedestrians.
<b>Deficiency 1 – Sidewalk, Walkway, and Ramp: Outside</b>	
<b>Deficiency</b>	Sidewalk, walkway, or ramp is blocked or impassable.
<b>Deficiency Criteria</b>	Sidewalk, walkway, or ramp is blocked or impassable.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a sidewalk, walkway, or ramp is blocked or impassable, then the resident's egress may be impeded.</p> <p>If a sidewalk, walkway, or ramp is blocked or impassable, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If a sidewalk, walkway, or ramp is blocked or impassable, then this should be identified through daily maintenance activities and its presence may indicate that self-generated work orders are not being addressed.</p>

**TABLE 50—SINK STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	A basin with hardware designed to dispense and hold clean water (hot and cold) and discharge wastewater.
<b>Location</b>	Unit: Kitchen, bathroom, laundry area, and other interior space.  Inside: Kitchen, bathroom, laundry area, and other interior space.
<b>Deficiency 1 – Sink: Unit</b>	
<b>Deficiency</b>	Sink component is missing.
<b>Deficiency Criteria</b>	Sink component is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a sink component is missing, then the resident may not be able to properly dispose of wastewater.</p> <p>If a sink component is missing, then the resident may not be able to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>If a sink component is missing, then the resident will likely report this deficiency, and the presence of this deficiency may indicate complaint-based work orders are not being addressed.</p> <p>If a sink component is missing, and the resident is unable to halt waterflow from the sink, and the resident is responsible for utilities, then this may result in increased utility costs to the resident.</p>
<b>Deficiency 1 – Sink: Inside</b>	
<b>Deficiency</b>	Sink component is missing.
<b>Deficiency Criteria</b>	Sink component is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days

<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a sink component is missing, then the resident may not be able to properly dispose of wastewater.</p> <p>If a sink component is missing, then the resident may not be able to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>If a sink component is missing, then the resident will likely report the deficiency, and the presence of this deficiency may indicate complaint-based work orders are not being addressed.</p>
<b>Deficiency 2 – Sink: Unit</b>	
<b>Deficiency</b>	Improperly functioning faucet.
<b>Deficiency Criteria</b>	<p>Control knobs do not activate or deactivate hot and cold water.</p> <p>OR</p> <p>Water is directed outside of the basin.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If control knobs do not activate or deactivate hot and cold water, then the resident may not be able to regulate water temperature.</p> <p>If control knobs do not activate or deactivate hot and cold water or water is directed outside of the basin, then the resident may not be able to maintain hygiene.</p> <p>If control knobs do not activate or deactivate hot and cold water or water is directed outside of the basin, then the resident may be unable to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>If control knobs do not activate or deactivate hot and cold water or water is directed outside of the basin, and the resident is unable to halt the waterflow, and the resident is responsible for utilities, then this may result in increased utility costs to the resident.</p> <p>If control knobs do not activate or deactivate hot and cold water or water is directed outside of the basin, then the resident will likely report the</p>

deficiency, and the presence of this deficiency may indicate complaint-based work orders are not being addressed.

#### **Deficiency 2 – Sink: Inside**

<b>Deficiency</b>	Improperly functioning faucet.
<b>Deficiency Criteria</b>	Control knobs do not activate or deactivate hot and cold water.  OR  Water is directed outside of the basin.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If control knobs do not activate or deactivate hot and cold water, then the resident may not be able to regulate water temperature.</p> <p>If control knobs do not activate or deactivate hot and cold water or water is directed outside of the basin, then the resident may not be able to maintain hygiene.</p> <p>If control knobs do not activate or deactivate hot and cold water or water is directed outside of the basin, then the resident may be unable to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>If control knobs do not activate or deactivate hot and cold water or water is directed outside of the basin, then this will likely be observed during routine maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p>

#### **Deficiency 3 – Sink: Unit**

<b>Deficiency</b>	Sink is not draining.
<b>Deficiency Criteria</b>	Water is not draining from the basin of the sink.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days

<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If water is not draining from the basin of the sink, then the resident may not be able to dispose of waste.</p> <p>If water is not draining from the basin of the sink, then the resident may be unable to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>If water is not draining from the basin of the sink, then the resident will likely report the deficiency, and the presence of this deficiency may indicate complaint-based work orders are not being addressed.</p>

#### **Deficiency 3 – Sink: Inside**

<b>Deficiency</b>	Sink is not draining.
<b>Deficiency Criteria</b>	Water is not draining from the basin of the sink.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If water is not draining from the basin of the sink, then the resident may not be able to dispose of waste.</p> <p>If water is not draining from the basin of the sink, then the resident may be unable to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>If water is not draining from the basin of the sink, then this will likely be observed during routine maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p>

#### **Deficiency 4 – Sink: Unit**

<b>Deficiency</b>	Sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall.
<b>Deficiency Criteria</b>	Sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall.
<b>Health and Safety Determination</b>	Standard



<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall, then the resident may be injured if the sink were to fall.</p> <p>If the sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall, then the resident will likely report this deficiency, and the presence of this deficiency may indicate complaint-based work orders are not being addressed.</p> <p>If the sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall, then this should be observed during daily maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p>

#### **Deficiency 4 – Sink: Inside**

<b>Deficiency</b>	Sink is improperly installed, pulling away from wall, leaning, or there are gaps between the sink and wall.
<b>Deficiency Criteria</b>	Sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall, then the resident may be injured if the sink were to fall.</p> <p>If the sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall, then the resident will likely report this deficiency, and the presence of this deficiency may indicate complaint-based work orders are not being addressed.</p> <p>If the sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall, then this should be observed</p>

during daily maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed.

#### Deficiency 5 – Sink: Unit

<b>Deficiency</b>	Sink is damaged and does not hold water.
<b>Deficiency Criteria</b>	<p>Sink is damaged (i.e., visibly defective; impacts functionality) and unable to hold water.</p> <p>OR</p> <p>Sink is damaged (i.e., visibly defective; impacts functionality) and there are obvious indications that the sink would be unable to hold water.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the sink is damaged and does not hold water, then the resident's ability to maintain a sanitary environment may be limited.</p> <p>If the sink is damaged and does not hold water, then the resident may not be able to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>If the sink is damaged and does not hold water, then the resident will likely report this deficiency, and the presence of this deficiency may indicate complaint-based work orders are not being addressed.</p>

#### Deficiency 5 – Sink: Inside

<b>Deficiency</b>	Sink is damaged and does not hold water.
<b>Deficiency Criteria</b>	<p>Sink is damaged (i.e., visibly defective; impacts functionality) and unable to hold water.</p> <p>OR</p> <p>Sink is damaged (i.e., visibly defective; impacts functionality) and there are obvious indications that the sink would be unable to hold water.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days

<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the sink is damaged and does not hold water, then the resident's ability to maintain a sanitary environment may be limited.</p> <p>If the sink is damaged and does not hold water, then the resident may not be able to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>If the sink is damaged and does not hold water, then this should be observed during daily maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p>

**TABLE 51—SITE DRAINAGE STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	An exterior system that directs the flow of surface water.
<b>Location</b>	Outside: Throughout the entire Outside area, especially adjacent to the built environment.
<b>Deficiency 1 – Site Drainage: Outside</b>	
<b>Deficiency</b>	Water runoff is unable to flow through the site drainage system.
<b>Deficiency Criteria</b>	<p>Standing water is present above the outflow pipe entrance.</p> <p>OR</p> <p>Drainage is blocked such that the inspector believes water is unable to drain in the event of precipitation.</p>
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass

<b>Rationale</b>	<p>If standing water is present above the outflow pipe entrance or drainage is blocked, then it would likely be noticeable during a precipitation event and this should trigger a self-generated work order that would be prioritized and addressed.</p> <p>By design, site drainage systems require periodic monitoring for accumulation of debris, and according to industry best practices, to prevent water damage, should be included in a preventative maintenance plan. The presence of this deficiency may indicate preventative maintenance activities could be improved.</p>
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#### **Deficiency 2 – Site Drainage: Outside**

<b>Deficiency</b>	Erosion is present.
<b>Deficiency Criteria</b>	<p>Erosion is present and the footer is exposed.</p> <p>OR</p> <p>Erosion is more than 2 feet away from the built environment and its depth is equal to or greater than its measured distance from the built environment, and the inspector believes it may undermine the supporting soil.</p>
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	According to industry best practices, maintaining the site to prevent erosion of soil should be included in a preventative maintenance plan as it is likely to occur over time, and the presence of this deficiency may indicate preventative maintenance activities could be improved.

#### **Deficiency 3 – Site Drainage: Outside**

<b>Deficiency</b>	Grate is not secure or does not cover the site drainage system's collection point.
<b>Deficiency Criteria</b>	Grate is not secure or does not cover the site drainage system's collection point.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days

<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the grate is not secure or does not cover the drainage system's collection point, then it may result in an opening that increases the resident's risk of injury.</p> <p>The site drainage system should be checked during routine site walkthroughs and if the grate is not secure or does not cover the drainage system's collection point, then it would likely be observed and should trigger a self-generated work order that would be prioritized and addressed.</p> <p>By design, site drainage systems require periodic monitoring, including inspecting for safety hazards, and according to industry best practices, should be included in a preventative maintenance plan. The presence of this deficiency may indicate preventative maintenance activities could be improved.</p>

**TABLE 52—SMOKE ALARM STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	A self-contained device that detects the presence of smoke, typically as an indicator of fire, and provides a visual or audio signal as an alert.
<b>Location</b>	<p>Unit: Bedrooms, hallways, kitchens, stairwells.</p> <p>Inside: Hallways, kitchens, stairwells, common areas.</p>
<b>Deficiency 1 – Smoke Alarm: Unit</b>	
<b>Deficiency</b>	Smoke alarm is not installed where required.
<b>Deficiency Criteria</b>	Smoke alarm is not installed inside each sleeping area, outside each sleeping area, and on each level.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	If a smoke alarm is not installed inside each sleeping area, outside each sleeping area, and on each level, and there is a fire, then there may be an

increased safety risk to the resident due to fire-related hazards, such as smoke inhalation and burns, which may result in injury or death.

Property management would be expected to ensure that staff members understand how to identify a smoke alarm that is not installed inside each sleeping area, outside each sleeping area, and on each level. Management practices would be expected to assure prompt creation and prioritization of a work order to replace or install a smoke alarm, because it may result in safety hazards.

#### **Deficiency 1 – Smoke Alarm: Inside**

<b>Deficiency</b>	Smoke alarm is not installed where required.
<b>Deficiency Criteria</b>	Smoke alarm is not installed on each level.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a smoke alarm is not installed on each level, and there is a fire, then there may be an increased safety risk to the resident due to fire-related hazards, such as smoke inhalation and burns, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify a smoke alarm that is not installed on each level. Management practices would be expected to assure prompt creation and prioritization of a work order to replace or install a smoke alarm because it may result in safety hazards.</p>

#### **Deficiency 2 – Smoke Alarm: Unit**

<b>Deficiency</b>	Smoke alarm does not produce an audio or visual alarm when tested.
<b>Deficiency Criteria</b>	Smoke alarm does not produce an audio or visual alarm when tested.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If a smoke alarm does not produce an audio or visual alarm when tested, then the resident may not receive warning of fire, resulting in an increased safety risk to the resident due to fire-related hazards, such as smoke inhalation and burns, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify a smoke alarm that does not produce an audio or visual alarm when tested. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.</p>
<b>Deficiency 2 – Smoke Alarm: Inside</b>	
<b>Deficiency</b>	Smoke alarm does not produce an audio or visual alarm when tested.
<b>Deficiency Criteria</b>	Smoke alarm does not produce an audio or visual alarm when tested.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a smoke alarm does not produce an audio or visual alarm when tested, then the resident may not receive warning of fire, resulting in an increased safety risk to the resident due to fire-related hazards, such as smoke inhalation and burns, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify a smoke alarm that does not produce an audio or visual alarm when tested. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.</p>

**TABLE 53—SPRINKLER ASSEMBLY STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	Part of the fire protection (sprinkler) system that discharges water when activated once reaching a certain (predetermined) temperature.
<b>Location</b>	Unit: Bedrooms, living rooms, dining rooms, closets, kitchens, hallways, stairwells.

Inside: Living rooms, dining rooms, closets, kitchens, hallways, stairwells, common areas.

Outside: Covered decks, patios.

#### **Deficiency 1 – Sprinkler Assembly: Unit**

<b>Deficiency</b>	Sprinkler head assembly is obstructed by an item, object, or encasement within 18 inches of the sprinkler head.
<b>Deficiency Criteria</b>	Sprinkler head assembly is obstructed by item, object, or encasement within 18 inches of the sprinkler head.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a sprinkler head assembly is obstructed by an item, object, or encasement within 18 inches of the sprinkler head, then the coverage area of the sprinkler may be limited. If there is a fire, then the sprinkler head assembly may be unable to limit the fire spread and the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify a sprinkler head assembly that is obstructed by an item, object, or encasement within 18 inches of the sprinkler head. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards.</p>

#### **Deficiency 1 – Sprinkler Assembly: Inside**

<b>Deficiency</b>	Sprinkler head assembly is obstructed by an item, object, or encasement within 18 inches of the sprinkler head.
<b>Deficiency Criteria</b>	Sprinkler head assembly is obstructed by item, object, or encasement within 18 inches of the sprinkler head.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours



<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a sprinkler head assembly is obstructed by an item, object, or encasement within 18 inches of the sprinkler head, then the coverage area of the sprinkler may be limited. If there is a fire, then the sprinkler head assembly may be unable to limit the fire spread and the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify a sprinkler head assembly that is obstructed by an item, object, or encasement within 18 inches of the sprinkler head. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards.</p>
<b>Deficiency 1 – Sprinkler Assembly: Outside</b>	
<b>Deficiency</b>	Sprinkler head assembly is obstructed by an item, object, or encasement within 18 inches of the sprinkler head.
<b>Deficiency Criteria</b>	Sprinkler head assembly is obstructed by item, object, or encasement within 18 inches of the sprinkler head.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a sprinkler head assembly is obstructed by an item, object, or encasement within 18 inches of the sprinkler head, then the coverage area of the sprinkler may be limited. If there is a fire, then the sprinkler head assembly may be unable to limit the fire spread and the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify a sprinkler head assembly that is obstructed by an item, object, or encasement within 18 inches of the sprinkler head. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards.</p>
<b>Deficiency 2 – Sprinkler Assembly: Unit</b>	
<b>Deficiency</b>	Paint or foreign material on the sprinkler head assembly.
<b>Deficiency Criteria</b>	There is paint or a foreign material on the sprinkler head assembly.

<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is paint or a foreign material on the sprinkler head assembly, then the activation of the sprinkler may be impacted. If there is a fire, then the sprinkler head assembly may be unable to limit the fire spread and the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify if there is paint or a foreign material on the sprinkler head assembly. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards.</p>

#### **Deficiency 2 – Sprinkler Assembly: Inside**

<b>Deficiency</b>	Paint or foreign material on the sprinkler head assembly.
<b>Deficiency Criteria</b>	There is paint or a foreign material on the sprinkler head assembly.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is paint or a foreign material on the sprinkler head assembly, then the activation of the sprinkler may be impacted. If there is a fire, then the sprinkler head assembly may be unable to limit the fire spread and the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify if there is paint or a foreign material on the sprinkler head assembly. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards.</p>

#### **Deficiency 2 – Sprinkler Assembly: Outside**

<b>Deficiency</b>	Paint or foreign material on the sprinkler head assembly.
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<b>Deficiency Criteria</b>	There is paint or a foreign material on the sprinkler head assembly.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is paint or a foreign material on the sprinkler head assembly, then the activation of the sprinkler may be impacted. If there is a fire, then the sprinkler head assembly may be unable to limit the fire spread and the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify if there is paint or a foreign material on the sprinkler head assembly. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards.</p>

#### **Deficiency 3 – Sprinkler Assembly: Unit**

<b>Deficiency</b>	Sprinkler head escutcheon is missing.
<b>Deficiency Criteria</b>	Sprinkler head escutcheon is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a sprinkler head escutcheon is missing, then the activation of the sprinkler may be impacted. If there is a fire, then the sprinkler head assembly may be unable to limit the fire spread and the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a sprinkler head escutcheon is missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.</p>

**Deficiency 3 – Sprinkler Assembly: Inside**

<b>Deficiency</b>	Sprinkler head escutcheon is missing.
<b>Deficiency Criteria</b>	Sprinkler head escutcheon is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a sprinkler head escutcheon is missing, then the activation of the sprinkler may be impacted. If there is a fire, then the sprinkler head assembly may be unable to limit the fire spread and the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a sprinkler head escutcheon is missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.</p>

**Deficiency 3 – Sprinkler Assembly: Outside**

<b>Deficiency</b>	Sprinkler head escutcheon is missing.
<b>Deficiency Criteria</b>	Sprinkler head escutcheon is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a sprinkler head escutcheon is missing, then the activation of the sprinkler may be impacted. If there is a fire, then the sprinkler head assembly may be unable to limit the fire spread and the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a sprinkler head escutcheon is missing.</p>

Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.

#### **Deficiency 4 – Sprinkler Assembly: Unit**

<b>Deficiency</b>	Concealed sprinkler cover plate assembly is missing.
<b>Deficiency Criteria</b>	Concealed sprinkler cover plate assembly is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a concealed sprinkler cover plate assembly is missing, then the activation of the sprinkler may be impacted. If there is a fire, then the sprinkler head assembly may be unable to limit the fire spread and the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a concealed sprinkler cover plate assembly is missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.</p>

#### **Deficiency 4 – Sprinkler Assembly: Inside**

<b>Deficiency</b>	Concealed sprinkler cover plate assembly is missing.
<b>Deficiency Criteria</b>	Concealed sprinkler cover plate assembly is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	If a concealed sprinkler cover plate assembly is missing, then the activation of the sprinkler may be impacted. If there is a fire, then the sprinkler head

assembly may be unable to limit the fire spread and the resident may be at an increased risk of injury or death.

Property management would be expected to ensure that staff members understand how to identify if a concealed sprinkler cover plate assembly is missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.

#### **Deficiency 4 – Sprinkler Assembly: Outside**

<b>Deficiency</b>	Concealed sprinkler cover plate assembly is missing.
<b>Deficiency Criteria</b>	Concealed sprinkler cover plate assembly is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a concealed sprinkler cover plate assembly is missing, then the activation of the sprinkler may be impacted. If there is a fire, then the sprinkler head assembly may be unable to limit the fire spread and the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a concealed sprinkler cover plate assembly is missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.</p>

**TABLE 54—STAIRS STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	A series of steps or flights of steps, connected by landings.
<b>Location</b>	<p>Unit: Hallway, stairwell.</p> <p>Inside: Hallway, stairwell.</p> <p>Outside: Along elevated walking paths.</p>

<b>Deficiency 1 – Stairs: Unit</b>	
<b>Deficiency</b>	Tread is missing or damaged.
<b>Deficiency Criteria</b>	<p>Tread on a set of stairs is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p> <p>OR</p> <p>Tread on a set of stairs is loose or unlevel.</p> <p>OR</p> <p>A portion of the tread nosing that is greater than 1 inch in depth or 4 inches wide is damaged or broken.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a tread is missing or damaged, then there is an increased probability of falls that may lead to injury.</p> <p>If a tread is missing or damaged, and there is an emergency, then the resident's ability to egress or ingress may be impeded.</p> <p>If a tread is missing or damaged, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If a tread is missing or damaged, then it should be identified through regular maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>
<b>Deficiency 1 – Stairs: Inside</b>	
<b>Deficiency</b>	Tread is missing or damaged.
<b>Deficiency Criteria</b>	<p>Tread on a set of stairs is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p> <p>OR</p> <p>Tread on a set of stairs is loose or unlevel.</p> <p>OR</p>

	A portion of the tread nosing that is greater than 1 inch in depth or 4 inches wide is damaged or broken.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a tread is missing or damaged, then there is an increased probability of falls that may lead to injury.</p> <p>If a tread is missing or damaged, and there is an emergency, then the resident's ability to egress or ingress may be impeded.</p> <p>If a tread is missing or damaged, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If a tread is missing or damaged, then it should be identified through regular maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

#### Deficiency 1 – Stairs: Outside

<b>Deficiency</b>	Tread is missing or damaged
<b>Deficiency Criteria</b>	<p>Tread on a set of stairs is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p> <p>OR</p> <p>Tread on a set of stairs is loose or unlevel.</p> <p>OR</p> <p>A portion of the tread nosing that is greater than 1 inch in depth or 4 inches wide is damaged or broken.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail



<b>Rationale</b>	<p>If a tread is missing or damaged, then there is an increased probability of falls that may lead to injury.</p> <p>If a tread is missing or damaged, and there is an emergency, then the resident's ability to egress or ingress may be impeded.</p> <p>If a tread is missing or damaged, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If a tread is missing or damaged, then it should be identified through regular maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>
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#### Deficiency 2 – Stairs: Unit

<b>Deficiency</b>	Stringer is damaged.
<b>Deficiency Criteria</b>	Stringer is damaged (i.e., visibly defective; impacts functionality).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If a stringer is damaged, then there is an increased probability of falls that may lead to injury.</p> <p>If a stringer is damaged, and there is an emergency, then the resident's ability to egress or ingress may be impeded.</p> <p>If a stringer is damaged, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If a stringer is damaged, then it should be identified through regular maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>
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#### Deficiency 2 – Stairs: Inside

<b>Deficiency</b>	Stringer is damaged.
<b>Deficiency Criteria</b>	Stringer is damaged (i.e., visibly defective; impacts functionality).
<b>Health and Safety Determination</b>	Standard

<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a stringer is damaged, then there is an increased probability of falls that may lead to injury.</p> <p>If a stringer is damaged, and there is an emergency, then the resident's ability to egress or ingress may be impeded.</p> <p>If a stringer is damaged, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If a stringer is damaged, then it should be identified through regular maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

#### **Deficiency 2 – Stairs: Outside**

<b>Deficiency</b>	Stringer is damaged.
<b>Deficiency Criteria</b>	Stringer is damaged (i.e., visibly defective; impacts functionality).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a stringer is damaged, then there is an increased probability of falls that may lead to injury.</p> <p>If a stringer is damaged, and there is an emergency, then the resident's ability to egress or ingress may be impeded.</p> <p>If a stringer is damaged, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If a stringer is damaged, then it should be identified through regular maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

**TABLE 55—STRUCTURAL SYSTEM STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	Load-bearing system within the built environment (i.e., human-made structures, features, and facilities).
<b>Location</b>	<p>Unit: All accessible areas within the dwelling and those areas to which the resident has sole access (e.g., dwelling balconies, decks, patios, basements).</p> <p>Inside: All accessible areas within the interior common spaces.</p> <p>Outside: All accessible areas throughout the exterior built environment (e.g., rooftop decks, patios, playgrounds).</p>
<b>Deficiency 1 – Structural System: Unit</b>	
<b>Deficiency</b>	Structural system exhibits signs of serious failure.
<b>Deficiency Criteria</b>	Structural system exhibits signs of serious failure and may threaten the resident's safety.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the structural system exhibits signs of serious failure, there may be an increased safety risk to the resident due to structural instability or collapse, which may result in injury or death.</p> <p>A resident is likely to notice if a structural system exhibits signs of serious failure within the unit and to recognize it is important enough to report it to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.</p> <p>If the structural system exhibits signs of serious failure, then it will likely require a capital expenditure to repair.</p> <p>If the structural system exhibits signs of serious failure, then a structural failure of the building or load-bearing component may occur.</p> <p>If the structural system exhibits signs of serious failure, and it is visible to visitors or the public, then it may convey a lack of adequate property management and impact the property's market appeal.</p>

**Deficiency 1 – Structural System: Inside**

<b>Deficiency</b>	Structural system exhibits signs of serious failure.
<b>Deficiency Criteria</b>	Structural system exhibits signs of serious failure and may threaten the resident's safety.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the structural system exhibits signs of serious failure, there may be an increased safety risk to the resident due to structural instability or collapse, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a structural system exhibits signs of serious failure. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.</p> <p>If the structural system exhibits signs of serious failure, then it will likely require a capital expenditure to repair.</p> <p>If the structural system exhibits signs of serious failure, then a structural failure of the building or load-bearing component may occur.</p> <p>If the structural system exhibits signs of serious failure, and it is visible to visitors or the public, then it may convey a lack of adequate property management and impact the property's market appeal.</p>

**Deficiency 1 – Structural System: Outside**

<b>Deficiency</b>	Structural system exhibits signs of serious failure.
<b>Deficiency Criteria</b>	Structural system exhibits signs of serious failure and may threaten the resident's safety.
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours

<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the structural system exhibits signs of serious failure, there may be an increased safety risk to the resident due to structural instability or collapse, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a structural system exhibits signs of serious failure. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.</p> <p>If the structural system exhibits signs of serious failure, then it will likely require a capital expenditure to repair.</p> <p>If the structural system exhibits signs of serious failure, then a structural failure of the building or load-bearing component may occur.</p> <p>If the structural system exhibits signs of serious failure, and it is visible to visitors or the public, then it may convey a lack of adequate property management and impact the property's market appeal.</p>

**TABLE 56—TOILET STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	A plumbing fixture used to receive human waste and to discharge it through a waste pipe, using water as a conveying method.
<b>Location</b>	Unit: Bathroom.  Inside: Bathroom.
<b>Deficiency 1 – Toilet: Unit</b>	
<b>Deficiency</b>	Only 1 toilet was installed, and it is missing.
<b>Deficiency Criteria</b>	Only 1 toilet was installed, and it is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If the toilet is missing, then the resident may inadvertently come into contact with sewage, which may result in illness.</p> <p>If the toilet is missing, then the resident's ability to dispose of human waste is limited.</p> <p>If the toilet is missing, then resident is unable to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if the toilet is missing and to recognize it is important enough to report to property management because it may present health or sanitary hazards. Property management should be expected to prioritize a work order to replace the toilet because it may result in health or sanitary hazards.</p>
<b>Deficiency 1 – Toilet: Inside</b>	
<b>Deficiency</b>	Only 1 toilet was installed, and it is missing.
<b>Deficiency Criteria</b>	Only 1 toilet was installed, and it is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the toilet is missing, then the resident may inadvertently come into contact with sewage, which may result in illness.</p> <p>If the toilet is missing, then the resident's ability to dispose of human waste is limited.</p> <p>If the toilet is missing, then the resident is unable to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify if the toilet is missing. Management practices would be expected to assure prompt creation and prioritization of a work order to replace the toilet because it may result in safety or sanitary hazards.</p>
<b>Deficiency 2 – Toilet: Unit</b>	
<b>Deficiency</b>	A toilet is missing and at least 1 toilet is installed elsewhere that is operational.

<b>Deficiency Criteria</b>	A toilet is missing (i.e., evidence of prior installation, but now not present or is incomplete) and at least 1 toilet is installed elsewhere within the Unit that is operational.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a toilet is missing, then the resident may inadvertently come into contact with sewage, which may result in illness.</p> <p>If a toilet is missing, then the resident's ability to dispose of human waste is limited.</p> <p>If a toilet is missing, then resident is unable to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice a missing toilet and to recognize it is important enough to report to property management because it may present health or sanitary hazards. Property management should be expected to prioritize a work order for a missing toilet because it may result in health or sanitary hazards.</p>

#### **Deficiency 2 – Toilet: Inside**

<b>Deficiency</b>	A toilet is missing and at least 1 toilet is installed elsewhere that is operational.
<b>Deficiency Criteria</b>	A toilet is missing (i.e., evidence of prior installation, but now not present or is incomplete) and at least 1 toilet is installed elsewhere within the Inside area that is operational.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	If a toilet is missing, then the resident may inadvertently come into contact with sewage, which may result in illness.

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If a toilet is missing, then the resident's ability to dispose of human waste is limited.

If a toilet is missing, then the resident is unable to use a fixture that is expected to be provided and maintained as part of their rent.

Property management would be expected to ensure that staff members understand how to identify a missing toilet. Management practices would be expected to assure prompt creation and prioritization of a work order to replace the toilet because it may result in safety or sanitary hazards.

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**Deficiency 3 – Toilet: Unit**

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<b>Deficiency</b>	Only 1 toilet was installed, and it is damaged.
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<b>Deficiency Criteria</b>	Only 1 toilet was installed, and it is damaged (i.e., visibly defective; impacts functionality).
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<b>Health and Safety Determination</b>	Life-Threatening
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<b>Correction Timeframe</b>	24 hours
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<b>HCV Correction Timeframe</b>	24 hours
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<b>HCV Pass/Fail</b>	Fail
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<b>Rationale</b>	<p>If the toilet is damaged or inoperable, then the resident may be at an increased risk of exposure to pathogens due to a leak or overflow of the toilet, which may result in illness.</p> <p>If the toilet is damaged or inoperable, then the resident's ability to dispose of human waste may be limited.</p> <p>If the toilet is damaged or inoperable, then the resident may be unable to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>If the toilet is damaged or inoperable, and it is not shutting off and the resident is responsible for water and sewage utilities, there may be an increased expense for both excessive water usage and sewer incurred by the resident.</p> <p>A resident is likely to notice if the toilet is damaged or inoperable and to recognize it is important enough to report to property management because it may present health or sanitary hazards. Property management should be expected to prioritize a work order for the damaged or inoperable toilet because it may result in health or sanitary hazards.</p>
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**Deficiency 3 – Toilet: Inside**

<b>Deficiency</b>	Only 1 toilet was installed, and it is damaged or inoperable.
<b>Deficiency Criteria</b>	Only 1 toilet was installed, and it is damaged (i.e., visibly defective; impacts functionality).  OR  Only 1 toilet was installed, and it is inoperable (i.e., overall system is not meeting function or purpose; with or without visible damage).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the toilet is damaged or inoperable, then the resident may be at an increased risk of exposure to pathogens due to a leak or overflow of the toilet, which may result in illness.</p> <p>If the toilet is damaged or inoperable, then the resident's ability to dispose of human waste may be limited.</p> <p>If the toilet is damaged or inoperable, then the resident may be unable to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify if the toilet is damaged or inoperable.</p> <p>Management practices would be expected to assure prompt creation and prioritization of a work order to remedy the deficiency because it may result in safety or sanitary hazards.</p>

**Deficiency 4 – Toilet: Unit**

<b>Deficiency</b>	A toilet is damaged or inoperable and at least 1 toilet is installed elsewhere that is operational.
<b>Deficiency Criteria</b>	A toilet is damaged (i.e., visibly defective; impacts functionality) and at least 1 toilet is installed elsewhere within the Unit that is operational.  OR  A toilet is inoperable (i.e., overall system is not meeting function or purpose; with or without visible damage) and at least 1 toilet is installed elsewhere within the Unit that is operational.

<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a toilet is damaged or inoperable, then the resident may be at an increased risk of exposure to pathogens due to a leak or overflow of the toilet, which may result in illness.</p> <p>If a toilet is damaged or inoperable, then the resident's ability to dispose of human waste may be limited.</p> <p>If a toilet is damaged or inoperable, then the resident may be unable to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>If a toilet is damaged or inoperable, and it is not shutting off and the resident is responsible for water and sewage utilities, there may be an increased expense for both excessive water usage and sewer incurred by the resident.</p> <p>A resident is likely to notice a damaged or inoperable toilet and to recognize it is important enough to report to property management because it may present health or sanitary hazards. Property management should be expected to prioritize a work order for a damaged or inoperable toilet because it may result in health or sanitary hazards.</p>
<b>Deficiency 4 – Toilet: Inside</b>	
<b>Deficiency</b>	A toilet is damaged or inoperable and at least 1 toilet is installed elsewhere that is operational.
<b>Deficiency Criteria</b>	<p>A toilet is damaged (i.e., visibly defective; impacts functionality) and at least 1 toilet is installed elsewhere within the Inside area that is operational.</p> <p>OR</p> <p>A toilet is inoperable (i.e., overall system is not meeting function or purpose; with or without visible damage) and at least 1 toilet is installed elsewhere within the Inside area that is operational.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days

<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a toilet is damaged or inoperable, then the resident may be at an increased risk of exposure to pathogens due to a leak or overflow of the toilet, which may result in illness.</p> <p>If a toilet is damaged or inoperable, then the resident's ability to dispose of human waste may be limited.</p> <p>If a toilet is damaged or inoperable, then the resident may be unable to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a toilet is damaged or inoperable.</p> <p>Management practices would be expected to assure prompt creation and prioritization of a work order to remedy the deficiency because it may result in safety or sanitary hazards.</p>
<b>Deficiency 5 – Toilet: Unit</b>	
<b>Deficiency</b>	Toilet component is damaged, inoperable, or missing such that it may limit the resident's ability to safely discharge human waste.
<b>Deficiency Criteria</b>	<p>Toilet component is damaged (i.e., visibly defective; impacts functionality) such that it may limit the resident's ability to safely discharge human waste.</p> <p>OR</p> <p>Toilet component is inoperable (i.e., component is not meeting function or purpose; with or without visible damage) such that it may limit the resident's ability to safely discharge human waste.</p> <p>OR</p> <p>Toilet component is missing (i.e., evidence of prior installation, but now not present or is incomplete) such that it may limit the resident's ability to safely discharge human waste.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If a toilet component is damaged, inoperable, or missing such that it may limit the resident's ability to safely discharge human waste, then the resident may be at an increased risk of illness from infectious disease.</p> <p>If a toilet component is damaged, inoperable, or missing such that it may limit the resident's ability to safely discharge human waste, then the resident may not be able to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a toilet component is damaged, inoperable, or missing such that it may limit the resident's ability to safely discharge human waste, then the resident is likely to notice this and to recognize it is important enough to report it to property management because it may present sanitary hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in sanitary hazards.</p>
<b>Deficiency 5 – Toilet: Inside</b>	
<b>Deficiency</b>	Toilet component is damaged, inoperable, or missing such that it may limit the resident's ability to safely discharge human waste.
<b>Deficiency Criteria</b>	<p>Toilet component is damaged (i.e., visibly defective; impacts functionality) such that it may limit the resident's ability to safely discharge human waste.</p> <p>OR</p> <p>Toilet component is inoperable (i.e., component is not meeting function or purpose; with or without visible damage) such that it may limit the resident's ability to safely discharge human waste.</p> <p>OR</p> <p>Toilet component is missing (i.e., evidence of prior installation, but now not present or is incomplete) such that it may limit the resident's ability to safely discharge human waste.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	If a toilet component is damaged, inoperable, or missing such that it may limit the resident's ability to safely discharge human waste, then the resident may be at an increased risk of illness from infectious disease.

If a toilet component is damaged, inoperable, or missing such that it may limit the resident's ability to safely discharge human waste, then the resident may not be able to use a feature that is expected to be provided and maintained as part of their rent.

Property management would be expected to ensure that staff members understand how to identify a toilet component that is damaged, inoperable, or missing such that it may limit the resident's ability to safely discharge human waste. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in sanitary hazards or usability barriers.

#### **Deficiency 6 – Toilet: Unit**

<b>Deficiency</b>	Toilet is not secured at the base.
<b>Deficiency Criteria</b>	Toilet is not secured at the base.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a toilet is not secure at the base, then the resident could be exposed to sewer leakage.</p> <p>If a toilet is not secure at the base, then there is a potential for injury to the resident.</p> <p>If a toilet is not secure at the base, then the resident's ability to dispose of human waste may be limited.</p> <p>If a toilet is not secure at the base, then the resident may be unable to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice a toilet that is not secure at the base and to recognize it is important enough to report to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards or usability barriers.</p>

#### **Deficiency 6 – Toilet: Inside**

<b>Deficiency</b>	Toilet is not secured at the base.
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<b>Deficiency Criteria</b>	Toilet is not secured at the base.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a toilet is not secure at the base, then the resident could be exposed to sewer leakage.</p> <p>If a toilet is not secure at the base, then there is a potential for injury to the resident.</p> <p>If a toilet is not secure at the base, then the resident's ability to dispose of human waste may be limited.</p> <p>If a toilet is not secure at the base, then the resident may be unable to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify a toilet that is not secure at the base.</p> <p>Management practices would be expected to assure prompt creation and prioritization of a work order to remedy the deficiency because it may result in safety hazards or usability barriers.</p>
<b>Deficiency 7 – Toilet: Unit</b>	
<b>Deficiency</b>	Toilet component is damaged, inoperable, or missing and it does not limit the resident's ability to discharge human waste.
<b>Deficiency Criteria</b>	<p>Toilet component is damaged (i.e., visibly defective; impacts functionality) and it does not limit the resident's ability to safely discharge human waste.</p> <p>OR</p> <p>Toilet component is inoperable (i.e., component is not meeting function or purpose; with or without visible damage) and it does not limit the resident's ability to safely discharge human waste.</p> <p>OR</p> <p>Toilet component is missing (i.e., evidence of prior installation, but now not present or is incomplete) and it does not limit the resident's ability to safely discharge human waste.</p>
<b>Health and Safety Determination</b>	Advisory

<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	<p>If the resident's ability to safely discharge human waste is not limited, but a toilet component is damaged, inoperable, or missing, then the resident's ability to fully utilize an aspect of the fixture may be reduced.</p> <p>If the resident's ability to safely discharge human waste is not limited, but a toilet component is damaged, inoperable, or missing, then the resident's ability to fully utilize an aspect of the fixture may be reduced.</p>
<b>Deficiency 7 – Toilet: Inside</b>	
<b>Deficiency</b>	Toilet component is damaged, inoperable, or missing and it does not limit the resident's ability to discharge human waste.
<b>Deficiency Criteria</b>	<p>Toilet component is damaged (i.e., visibly defective; impacts functionality) and it does not limit the resident's ability to safely discharge human waste.</p> <p>OR</p> <p>Toilet component is inoperable (i.e., component is not meeting function or purpose; with or without visible damage) and it does not limit the resident's ability to safely discharge human waste.</p> <p>OR</p> <p>Toilet component is missing (i.e., evidence of prior installation, but now not present or is incomplete) and it does not limit the resident's ability to safely discharge human waste.</p>
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	<p>If the resident's ability to safely discharge human waste is not limited, but a toilet component is damaged, inoperable, or missing, then the resident's ability to fully utilize an aspect of the fixture may be reduced.</p> <p>If the resident's ability to safely discharge human waste is not limited, but a toilet component is damaged, inoperable, or missing, then property management would be expected to assure prompt creation and</p>

prioritization of a work order to remedy this deficiency because it may result in usability barriers.

**TABLE 57—TRASH CHUTE STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	A large tube through which refuse is carried by means of gravity to a large waste receptacle at the bottom end.
<b>Location</b>	Inside: Hallways of high-rises, hallway closets of high-rises, typically located in the same place on every floor.
<b>Deficiency 1 – Trash Chute: Inside</b>	
<b>Deficiency</b>	<b>Chute door does not open or self-close and latch.</b>
<b>Deficiency Criteria</b>	Chute door does not open.  OR  Chute door does not self-close and latch.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the chute door does not self-close and latch, then it may present a fall risk for the resident. Additionally, if there is a fire, then it may provide a route for fire to move between locations through a building.</p> <p>If the chute door does not open or self-close and latch, then the resident's ability to dispose of garbage in a sanitary manner may be impacted.</p> <p>If the chute door does not open or self-close and latch, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If the chute door does not open or self-close and latch, then the resident would likely report it because there is a barrier to usability, and the presence of this deficiency may indicate complaint-based work orders are not being addressed.</p> <p>If the chute door does not open or self-close and latch, then this should be identified during regular maintenance activities and the presence of this</p>



	deficiency may indicate self-generated work orders are not being addressed.
<b>Deficiency 2 – Trash Chute: Inside</b>	
<b>Deficiency</b>	Chute is clogged.
<b>Deficiency Criteria</b>	Trash is overflowing or backed up inside the chute.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If trash is overflowing or backed up inside the chute, then there may be an increased risk of infestation, which may expose the resident to potential health risks (e.g., disease).</p> <p>If trash is overflowing or backed up inside the chute, then the resident’s ability to dispose of garbage in a sanitary manner may be impacted.</p> <p>If trash is overflowing or backed up inside the chute, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If trash is overflowing or backed up inside the chute, then the resident would likely report it because there is a barrier to usability, and the presence of this deficiency may indicate complaint-based work orders are not being addressed.</p> <p>If trash is overflowing or backed up inside the chute, then this should be identified during regular maintenance activities and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p>

**TABLE 58—TRIP HAZARD STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	Hazard caused by an abrupt change in vertical elevation or horizontal separation on any walking surface.
<b>Location</b>	Unit: Throughout the Unit.  Inside: Throughout the Inside.

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Outside: Throughout the Outside.

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**Deficiency 1 – Trip Hazard: Unit**

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<b>Deficiency</b>	Trip hazard on walking surface.
<b>Deficiency Criteria</b>	<p>There is an abrupt change in vertical elevation or horizontal separation on any walking surface along the normal path of travel, consisting of the following criteria:</p> <ul style="list-style-type: none"><li>- An unintended ¼-inch or greater vertical difference, OR</li><li>- An unintended 2-inch horizontal separation perpendicular to the path of travel.</li></ul>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is an abrupt change in vertical elevation or horizontal separation on any walking surface along the normal path of travel, then there is an increased probability of falls that may lead to injury.</p> <p>If there is an abrupt change in vertical elevation or horizontal separation on any walking surface along the normal path of travel, then the resident will likely report it and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is an abrupt change in vertical elevation or horizontal separation on any walking surface along the normal path of travel, then it should be observed through regular maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

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**Deficiency 1 – Trip Hazard: Inside**

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<b>Deficiency</b>	Trip hazard on walking surface.
<b>Deficiency Criteria</b>	<p>There is an abrupt change in vertical elevation or horizontal separation on any walking surface along the normal path of travel, consisting of the following criteria:</p> <ul style="list-style-type: none"><li>- An unintended ¼-inch or greater vertical difference, OR</li><li>- An unintended 2-inch horizontal separation perpendicular to the path of travel.</li></ul>

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<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is an abrupt change in vertical elevation or horizontal separation on any walking surface along the normal path of travel, then there is an increased probability of falls that may lead to injury.</p> <p>If there is an abrupt change in vertical elevation or horizontal separation on any walking surface along the normal path of travel, then the resident will likely report it and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is an abrupt change in vertical elevation or horizontal separation on any walking surface along the normal path of travel, then it should be observed through regular maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

#### **Deficiency 1 – Trip Hazard: Outside**

<b>Deficiency</b>	Trip hazard on walking surface.
<b>Deficiency Criteria</b>	<p>There is an abrupt change in vertical elevation or horizontal separation on any walking surface along the normal path of travel, consisting of the following criteria:</p> <ul style="list-style-type: none"> <li>- An unintended ¾-inch or greater vertical difference, OR</li> <li>- An unintended 2-inch horizontal separation perpendicular to the path of travel.</li> </ul>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is an abrupt change in vertical elevation or horizontal separation on any walking surface along the normal path of travel, then there is an increased probability of falls that may lead to injury.</p>

If there is an abrupt change in vertical elevation or horizontal separation on any walking surface along the normal path of travel, then the resident will likely report it and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.

If there is an abrupt change in vertical elevation or horizontal separation on any walking surface along the normal path of travel, then it should be observed through regular maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.

**TABLE 59—WALL COVERING AND FINISH – EXTERIOR STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	<p><u>Exterior wall</u>: The finished or unfinished surface that provides a vertical separation between the interior and exterior of the building and may provide security and privacy, sound proofing, and weather resistance.</p> <p><u>Wall covering</u>: Material such as siding or stucco used as a covering for exterior walls.</p> <p>Note: <i>Unfinished</i> within this standard refers to concrete masonry unit or poured concrete walls.</p>
<b>Location</b>	Outside: Exterior of the unit.
<b>Deficiency 1 – Wall Covering and Finish – Exterior: Outside</b>	
<b>Deficiency</b>	Exterior wall covering has missing sections of at least 1 square foot per wall.
<b>Deficiency Criteria</b>	Cumulatively, 1 square foot or more of an exterior wall covering is missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If 1 square foot or more of an exterior wall cover is missing, and the building envelope has been compromised, then this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>Property management would be expected to ensure that staff members understand how to identify if an exterior wall cover is missing.</p>

Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in health hazards.

If 1 square foot or more of an exterior wall cover is missing, and it is visible to a visitor, then the property may suffer reputational harm.

#### **Deficiency 2 – Wall Covering and Finish – Exterior: Outside**

<b>Deficiency</b>	Exterior wall has a hole of any size that penetrates through to the interior of the building.
<b>Deficiency Criteria</b>	A hole of any size that penetrates through to the interior of the building.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is a hole that penetrates through to the interior of the building, and the building envelope has been compromised, then this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>Property management would be expected to ensure that staff members understand how to identify a hole that penetrates through to the interior of the building. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in health hazards.</p> <p>If there is a hole that penetrates through to the interior of the building, and it is visible to a visitor, then the property may suffer reputational harm.</p>

#### **Deficiency 3 – Wall Covering and Finish – Exterior: Outside**

<b>Deficiency</b>	Exterior wall has peeling paint of 10 square feet or more.
<b>Deficiency Criteria</b>	Cumulatively, there is 10 square feet or more of peeling paint on an exterior wall built after 1978.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days

<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is 10 square feet or more of peeling paint on an exterior wall, and the building envelope has been compromised, then this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>Property management would be expected to ensure that staff members understand how to identify peeling paint on an exterior wall. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in health hazards.</p> <p>If there is 10 square feet or more of peeling paint on an exterior wall, and it is visible to a visitor, then the property may suffer reputational harm.</p>
<b>Deficiency 4 – Wall Covering and Finish – Exterior: Outside</b>	
<b>Deficiency</b>	Evidence of structural failure.
<b>Deficiency Criteria</b>	There is evidence of structural failure.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is evidence of structural failure, then the resident may be exposed to health hazards.</p> <p>If there is evidence of structural failure, then the resident may be exposed to safety hazards.</p> <p>If there is evidence of structural failure, then it is likely the resident will report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is evidence of structural failure, then it will likely be identified through routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.</p> <p>If there is evidence of structural failure, then capital expenditures will likely be required to remedy the deficiency.</p>

**TABLE 60—WALL COVERING AND FINISH – INTERIOR STANDARD**

<b>Definition and Location</b>
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<b>Definition</b>	A vertical surface that may define an area, and provide security, shelter, or sound proofing.
<b>Location</b>	Unit: Dining room, living room, kitchen, bathroom, bedroom, closet, hallway, other interior space.  Inside: Dining room, living room, kitchen, bathroom, closet, hallway, other interior space.

#### **Deficiency 1 – Wall Covering and Finish – Interior: Unit**

<b>Deficiency</b>	Interior wall has a hole of any size that penetrates to the adjoining room or space.
<b>Deficiency Criteria</b>	A hole of any size penetrates to the adjoining room or space.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If an interior wall has a hole of any size that penetrates to the adjoining room or space, then the resident may be exposed to items behind the wall (e.g., insulation, lead dust, asbestos, wires) that may harm their health.</p> <p>If an interior wall has a hole of any size that penetrates to the adjoining room or space, then the resident may be unable to fully use a feature (i.e., a wall without a hole) that is expected to be provided and maintained as part of their rent.</p> <p>If an interior wall has a hole of any size that penetrates to the adjoining room or space, then it should be identified during routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.</p>

#### **Deficiency 1 – Wall Covering and Finish – Interior: Inside**

<b>Deficiency</b>	Interior wall has a hole of any size that penetrates to the adjoining room or space.
<b>Deficiency Criteria</b>	A hole of any size penetrates to the adjoining room or space.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days

<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If an interior wall has a hole of any size that penetrates to the adjoining room or space, then the resident may be exposed to items behind the wall (e.g., insulation, lead dust, asbestos, wires) that may harm their health.</p> <p>If an interior wall has a hole of any size that penetrates to the adjoining room or space, then the resident may be unable to fully use a feature (i.e., a wall without a hole) that is expected to be provided and maintained as part of their rent.</p> <p>If an interior wall has a hole of any size that penetrates to the adjoining room or space, then it should be identified during routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.</p>
<b>Deficiency 2 – Wall Covering and Finish – Interior: Unit</b>	
<b>Deficiency</b>	Interior wall is buckling, bulging, bowing, or material is loose or detached.
<b>Deficiency Criteria</b>	<p>Wall is buckling, bulging, or bowing.</p> <p>OR</p> <p>Wall has a loose or detached surface covering.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If an interior wall is buckling, bulging, bowing, or material is loose or detached, then the resident may be exposed to items behind the wall (e.g., insulation, lead dust, asbestos, wires) that may harm their health.</p> <p>If an interior wall is buckling, bulging, bowing, or material is loose or detached, then the resident may be injured by falling wall coverings.</p> <p>If an interior wall is buckling, bulging, bowing, or material is loose or detached, then the resident will likely report it and this deficiency's presence may indicate that complaint-based work orders are not being addressed.</p>

#### **Deficiency 2 – Wall Covering and Finish – Interior: Inside**



<b>Deficiency</b>	Interior wall is buckling, bulging, bowing, or material is loose or detached.
<b>Deficiency Criteria</b>	Wall is buckling, bulging, or bowing.  OR  Wall has a loose or detached surface covering.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If an interior wall is buckling, bulging, bowing, or material is loose or detached, then the resident may be exposed to items behind the wall (e.g., insulation, lead dust, asbestos, wires) that may harm their health.</p> <p>If an interior wall is buckling, bulging, bowing, or material is loose or detached, then the resident may be injured by falling wall coverings.</p> <p>If an interior wall is buckling, bulging, bowing, or material is loose or detached, then the resident will likely report it and this deficiency's presence may indicate that complaint-based work orders are not being addressed.</p>

### **Deficiency 3 – Wall Covering and Finish – Interior: Unit**

<b>Deficiency</b>	Interior wall has a hole that is greater than 2 inches in diameter or there is an accumulation of holes that are cumulatively greater than 6 inches by 6 inches.
<b>Deficiency Criteria</b>	A hole is greater than 2 inches in diameter.  OR  An accumulation of holes in any one wall that are cumulatively greater than 6 inches by 6 inches.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If there is a hole that is greater than 2 inches in diameter or an accumulation of holes that are cumulatively greater than 6 inches by 6 inches, then the resident may be exposed to items behind the wall (e.g., insulation, lead dust, asbestos, wires) that may harm their health.</p> <p>If there is a hole that is greater than 2 inches in diameter or an accumulation of holes that are cumulatively greater than 6 inches by 6 inches, then the resident may be unable to fully use a feature (i.e., a wall without a hole) that is expected to be provided and maintained as part of their rent.</p> <p>If there is a hole that is greater than 2 inches in diameter or an accumulation of holes that are cumulatively greater than 6 inches by 6 inches, then it should be identified during routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.</p>
<b>Deficiency 3 – Wall Covering and Finish – Interior: Inside</b>	
<b>Deficiency</b>	Interior wall has a hole that is greater than 2 inches in diameter or there is an accumulation of holes that are cumulatively greater than 6 inches by 6 inches.
<b>Deficiency Criteria</b>	<p>A hole is greater than 2 inches in diameter.</p> <p>OR</p> <p>An accumulation of holes in any one wall that are cumulatively greater than 6 inches by 6 inches.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If there is a hole that is greater than 2 inches in diameter or an accumulation of holes that are cumulatively greater than 6 inches by 6 inches, then the resident may be exposed to items behind the wall (e.g., insulation, lead dust, asbestos, wires) that may harm their health.</p> <p>If there is a hole that is greater than 2 inches in diameter or an accumulation of holes that are cumulatively greater than 6 inches by 6 inches, then the resident may be unable to fully use a feature (i.e., a wall without a hole) that is expected to be provided and maintained as part of their rent.</p>

If there is a hole that is greater than 2 inches in diameter or an accumulation of holes that are cumulatively greater than 6 inches by 6 inches, then it should be identified during routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.

**TABLE 61—WATER HEATER STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	A device designed to generate and store hot water for domestic use.
<b>Location</b>	Unit: Mechanical rooms, mechanical closets, basements, under stairs, kitchens.  Inside: Mechanical rooms, mechanical closets, basements, under stairs, kitchens.  Outside: Back or side yard.
<b>Deficiency 1 – Water Heater: Unit</b>	
<b>Deficiency</b>	Temperature pressure relief (TPR) valve is obstructed or relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material.
<b>Deficiency Criteria</b>	TPR valve is obstructed such that the TPR valve is unable to be fully actuated.  OR  Relief valve discharge piping is damaged (i.e., visibly defective; impacts functionality), capped, has an upward slope, or is constructed of unsuitable material.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	If the TPR valve is obstructed such that it is unable to be fully actuated or the relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material, and the water within the water heater reaches temperatures above its boiling point, then there may be an

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increased safety risk to the resident due to a rupturing water heater, which may result in injury.

Property management would be expected to ensure that staff members understand how to identify a TPR valve that is obstructed such that it is unable to be fully actuated or relief valve discharge piping that is damaged, capped, has an upward slope, or is constructed of unsuitable material. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.

Water heaters should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If the TPR valve is obstructed such that it is unable to be fully actuated or the relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material, then it may indicate preventative maintenance activities could be improved.

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**Deficiency 1 – Water Heater: Inside**

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<b>Deficiency</b>	Temperature pressure relief (TPR) valve is obstructed or relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material.
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<b>Deficiency Criteria</b>	TPR valve is obstructed such that the TPR valve is unable to be fully actuated.  OR  Relief valve discharge piping is damaged (i.e., visibly defective; impacts functionality), capped, has an upward slope, or is constructed of unsuitable material.
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<b>Health and Safety Determination</b>	Severe Non-Life Threatening
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<b>Correction Timeframe</b>	24 hours
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<b>HCV Correction Timeframe</b>	30 days
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<b>HCV Pass/Fail</b>	Fail
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<b>Rationale</b>	If the TPR valve is obstructed such that it is unable to be fully actuated or the relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material, and the water within the water heater reaches temperatures above its boiling point, then there may be an increased safety risk to the resident due to a rupturing water heater, which may result in injury.
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Property management would be expected to ensure that staff members understand how to identify a TPR valve that is obstructed such that it is unable to be fully actuated or relief valve discharge piping that is damaged, capped, has an upward slope, or is constructed of unsuitable material. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.

Water heaters should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If the TPR valve is obstructed such that it is unable to be fully actuated or the relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material, then it may indicate preventative maintenance activities could be improved.

#### **Deficiency 1 – Water Heater: Outside**

<b>Deficiency</b>	Temperature pressure relief (TPR) valve is obstructed or relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material.
<b>Deficiency Criteria</b>	TPR valve is obstructed such that the TPR valve is unable to be fully actuated.  OR  Relief valve discharge piping is damaged (i.e., visibly defective; impacts functionality), capped, has an upward slope, or is constructed of unsuitable material.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the TPR valve is obstructed such that it is unable to be fully actuated or the relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material, and the water within the water heater reaches temperatures above its boiling point, then there may be an increased safety risk to the resident due to a rupturing water heater, which may result in injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify a TPR valve that is obstructed such that it is unable to be fully actuated or relief valve discharge piping that is damaged, capped, has an upward slope, or is constructed of unsuitable material. Management practices would be expected to assure prompt creation and</p>

prioritization of a work order to remedy this deficiency because it may result in safety hazards.

Water heaters should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If the TPR valve is obstructed such that it is unable to be fully actuated or the relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material, then it may indicate preventative maintenance activities could be improved.

#### **Deficiency 2 – Water Heater: Unit**

<b>Deficiency</b>	No hot water.
<b>Deficiency Criteria</b>	Hot water does not dispense after the handle is engaged.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If hot water does not dispense after the handle is engaged, then the resident cannot maintain personal hygiene, which may result in sickness.</p> <p>If hot water does not dispense after the handle is engaged, then the resident is unable to maintain household hygiene, including washing clothes and dishes, cleaning, etc.</p> <p>If hot water does not dispense after the handle is engaged, then the resident is unable to fully use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if hot water does not dispense after the handle is engaged and to recognize it is important enough to report to property management because it may present health and sanitary hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health and sanitary hazards.</p>

#### **Deficiency 2 – Water Heater: Inside**

<b>Deficiency</b>	No hot water.
<b>Deficiency Criteria</b>	Hot water does not dispense after the handle is engaged.
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory

<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	<p>If hot water does not dispense after the handle is engaged, then the resident may not be able to fully use a fixture.</p> <p>Property management would be expected to ensure that staff members understand how to identify if hot water does not dispense after the handle is engaged. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in usability barriers.</p>
<b>Deficiency 3 – Water Heater: Unit</b>	
<b>Deficiency</b>	The relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.
<b>Deficiency Criteria</b>	<p>The relief valve discharge piping is missing (i.e., evidence of prior installation, but is now not present or is incomplete).</p> <p>OR</p> <p>The relief valve discharge piping terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level, there may be an increased safety risk to the resident of thermal burns, which may result in injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify if the relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency as it may result in safety hazards.</p>
<b>Deficiency 3 – Water Heater: Inside</b>	
<b>Deficiency</b>	The relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.

<b>Deficiency Criteria</b>	<p>The relief valve discharge piping is missing (i.e., evidence of prior installation, but is now not present or is incomplete).</p> <p>OR</p> <p>The relief valve discharge piping terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level, there may be an increased safety risk to the resident of thermal burns, which may result in injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify if the relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency as it may result in safety hazards.</p>

#### **Deficiency 3 – Water Heater: Outside**

<b>Deficiency</b>	The relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.
<b>Deficiency Criteria</b>	<p>The relief valve discharge piping is missing (i.e., evidence of prior installation, but is now not present or is incomplete).</p> <p>OR</p> <p>The relief valve discharge piping terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail



<b>Rationale</b>	<p>If the relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level, there may be an increased safety risk to the resident of thermal burns, which may result in injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify if the relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency as it may result in safety hazards.</p>
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#### **Deficiency 4 – Water Heater: Unit**

<b>Deficiency</b>	Chimney or flue piping is blocked, misaligned, or missing.
<b>Deficiency Criteria</b>	Chimney or flue piping is blocked, misaligned, or missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the chimney or flue piping is blocked, misaligned, or missing, then the resident may be exposed to carbon monoxide leaks.</p> <p>A resident is likely to notice if the chimney or flue piping is blocked, misaligned, or missing and to recognize it is important enough to report to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.</p>

#### **Deficiency 4 – Water Heater: Inside**

<b>Deficiency</b>	Chimney or flue piping is blocked, misaligned, or missing.
<b>Deficiency Criteria</b>	Chimney or flue piping is blocked, misaligned, or missing (i.e., evidence of prior installation, but now not present or is incomplete).
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours

<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the chimney or flue piping is blocked, misaligned, or missing, then the resident may be exposed to carbon monoxide leaks.</p> <p>Property management would be expected to ensure that staff members understand how to identify if chimney or flue piping is blocked, misaligned, or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this as it may result in safety hazards.</p>
<b>Deficiency 5 – Water Heater: Unit</b>	
<b>Deficiency</b>	Gas shutoff valve is damaged, missing, or not installed.
<b>Deficiency Criteria</b>	<p>Gas shutoff valve is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>Gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete).</p> <p>OR</p> <p>Gas shutoff valve is not installed (i.e., never installed, but should have been).</p>
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the gas shutoff valve is damaged, missing, or not installed and there is a need to shut off the gas, then there may be an increased safety risk to the resident of fire, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify a gas shutoff valve that is damaged, missing, or not installed. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.</p>
<b>Deficiency 5 – Water Heater: Inside</b>	
<b>Deficiency</b>	Gas shutoff valve is damaged, missing, or not installed.
<b>Deficiency Criteria</b>	Gas shutoff valve is damaged (i.e., visibly defective; impacts functionality).

	<p>OR</p> <p>Gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete).</p> <p>OR</p> <p>Gas shutoff valve is not installed (i.e., never installed, but should have been).</p>
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the gas shutoff valve is damaged, missing, or not installed and there is a need to shut off the gas, then there may be an increased safety risk to the resident of fire, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify a gas shutoff valve that is damaged, missing, or not installed. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.</p>
<b>Deficiency 5 – Water Heater: Outside</b>	
<b>Deficiency</b>	Gas shutoff valve is damaged, missing, or not installed.
<b>Deficiency Criteria</b>	<p>Gas shutoff valve is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>Gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete).</p> <p>OR</p> <p>Gas shutoff valve is not installed (i.e., never installed, but should have been).</p>
<b>Health and Safety Determination</b>	Life-Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	24 hours

<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the gas shutoff valve is damaged, missing, or not installed and there is a need to shut off the gas, then there may be an increased safety risk to the resident of fire, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify a gas shutoff valve that is damaged, missing, or not installed. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.</p>

**TABLE 62—WINDOW STANDARD**

<b>Definition and Location</b>	
<b>Definition</b>	Opening in a wall or roof of a building that is fitted with glass or other material.
<b>Location</b>	<p>Unit: Throughout the Unit.</p> <p>Inside: Throughout the Inside.</p> <p>Outside: Throughout the Outside.</p>
<b>Deficiency 1 – Window: Unit</b>	
<b>Deficiency</b>	Window will not open or stay open.
<b>Deficiency Criteria</b>	<p>Window will not open.</p> <p>OR</p> <p>Once opened, window will not stay open without the use of a tool or item.</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a window does not open or stay open, then it may limit ventilation of interior spaces, which may affect indoor air quality and trigger respiratory issues.</p> <p>If a window will not open or stay open, then the resident may not be able to use a feature that is expected to be provided and maintained as part of their rent.</p>

A resident is likely to notice a window that will not open or stay open and to recognize it is important enough to report it to property management because it may present health hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health hazards.

#### **Deficiency 1 – Window: Inside**

<b>Deficiency</b>	Window will not open or stay open.
<b>Deficiency Criteria</b>	Window will not open. OR Once opened, window will not stay open without the use of a tool or item.
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	<p>If a window will not open or stay open, then the resident may not be able to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify a window that will not open or stay open. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in usability barriers.</p>

#### **Deficiency 2 – Window: Unit**

<b>Deficiency</b>	Window cannot be secured.
<b>Deficiency Criteria</b>	Window cannot be secured (i.e., access controlled) by at least 1 installed lock.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If the window cannot be secured, then the resident may be unable to control access to the property.</p> <p>If the window cannot be secured, then the resident may not be able to fully use a feature that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if a window cannot be secured and to recognize it is important enough to report it to property management because it may present security hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in security hazards.</p>
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#### **Deficiency 2 – Window: Inside**

<b>Deficiency</b>	Window cannot be secured.
<b>Deficiency Criteria</b>	Window cannot be secured (i.e., access controlled) by at least 1 installed lock.
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	Property management would be expected to ensure that staff members understand how to identify a window that cannot be secured by at least 1 installed lock. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency.

#### **Deficiency 3 – Window: Unit**

<b>Deficiency</b>	Window will not close.
<b>Deficiency Criteria</b>	The window will not close.
<b>Health and Safety Determination</b>	Severe Non-Life Threatening
<b>Correction Timeframe</b>	24 hours
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail

<b>Rationale</b>	<p>If the window will not close, then the resident may be exposed to environmental elements, which may result in illness.</p> <p>If the window will not close, there may be an increased safety risk to the resident of fall hazards, which may result in injury.</p> <p>If the window will not close, then the resident may be unable to control access to the property.</p> <p>If the window will not close, then resident may be unable to fully use a feature that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice a window that will not close and to recognize it is important enough to report it to property management because it may present health or security hazards, or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health or security hazards.</p>
<b>Deficiency 3 – Window: Inside</b>	
<b>Deficiency</b>	Window will not close.
<b>Deficiency Criteria</b>	The window will not close.
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If the window will not close, there may be an increased safety risk to the resident of fall hazards, which may result in injury.</p> <p>If the window will not close, then the resident may be unable to control access to the property.</p> <p>If the window will not close, then resident may be unable to fully use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify a window that will not close. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in security hazards or usability barriers.</p>
<b>Deficiency 4 – Window: Unit</b>	

<b>Deficiency</b>	Window component is damaged or missing and the window is not functionally adequate.
<b>Deficiency Criteria</b>	<p>Window component is damaged (i.e., visibly defective) and the window is not functionally adequate (i.e., cannot protect from environmental or weather related moisture, permit illumination within the interior space, or permit visual access between spaces).</p> <p>OR</p> <p>Window component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and the window is not functionally adequate (i.e., cannot protect from the elements, permit illumination within the interior space, or permit visual access between spaces).</p>
<b>Health and Safety Determination</b>	Standard
<b>Correction Timeframe</b>	30 days
<b>HCV Correction Timeframe</b>	30 days
<b>HCV Pass/Fail</b>	Fail
<b>Rationale</b>	<p>If a window component is damaged or missing and the window is not functionally adequate, then the resident may be exposed to environmental elements, which may result in illness.</p> <p>If a window component is damaged or missing and the window is not functionally adequate, then resident may be unable to fully use a feature that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if a window component is damaged or missing and the window is not functionally adequate, and to recognize it is important enough to report it to property management because it may present health hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health hazards.</p>



**Deficiency 4 – Window: Inside**

<b>Deficiency</b>	Window component is damaged or missing and the window is not functionally adequate.
<b>Deficiency Criteria</b>	<p>Window component is damaged (i.e., visibly defective) and the window is not functionally adequate (i.e., cannot protect from the elements, permit illumination within the interior space, or permit visual access between spaces).</p> <p>OR</p> <p>Window component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and the window is not functionally adequate (i.e., cannot protect from the elements, permit illumination within the interior space, or permit visual access between spaces).</p>
<b>Health and Safety Determination</b>	Advisory
<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	Property management would be expected to ensure that staff members understand how to identify a window component that is damaged or missing and the window is not functionally adequate. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency.

**Deficiency 4 – Window: Outside**

<b>Deficiency</b>	Window component is damaged or missing and the window is not functionally adequate.
<b>Deficiency Criteria</b>	<p>Window component is damaged (i.e., visibly defective) and the window is not functionally adequate (i.e., cannot protect from the elements, permit illumination within the interior space, or permit visual access between spaces).</p> <p>OR</p> <p>Window component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and the window is not functionally adequate (i.e., cannot protect from the elements, permit illumination within the interior space, or permit visual access between spaces).</p>
<b>Health and Safety Determination</b>	Advisory

<b>Correction Timeframe</b>	Advisory
<b>HCV Correction Timeframe</b>	Advisory
<b>HCV Pass/Fail</b>	Pass
<b>Rationale</b>	Property management would be expected to ensure that staff members understand how to identify a window component that is damaged or missing and the window is not functionally adequate. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency.

**TABLE 63—HOTMA LIFE THREATENING CONDITIONS**

As described in the notice, HUD proposes to update to the list of life-threatening conditions included on the Housing Opportunity Through Modernization Act of 2016 Life-Threatening List (“HOTMA LT”) for the HCV and PBV programs. Within the standards, the HOTMA LT deficiencies include the following descriptions:

<b>Health and Safety Determination</b>	<b>Life-Threatening</b>
<b>Correction Timeframe</b>	24 hours, if occupied
<b>HCV Correction Timeframe</b>	24 hours, if occupied
<b>HCV Pass/Fail</b>	Fail

For occupied units where the family already has a voucher and is undergoing a periodic reexamination, deficiencies on the HOTMA LT list must be corrected within 24 hours. For new units proposed for the HCV program, HOTMA LT deficiencies must be resolved before the Housing Assistance Payment (HAP) contract is executed and the family moves into the unit. Other deficiencies included in the NSPIRE standards must be resolved within timelines established by the PHA administering the voucher, typically 30 days. Where NSPIRE deficiencies are not corrected within established timeframes, PHAs will be required to suspend, abate or terminate HAP to the landlord once the standards are final.

<b>Inspectable Item</b>	<b>Deficiency</b>
<b>Call-for-Aid System</b>	System does not function properly.
<b>Carbon Monoxide Alarm</b>	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.
	Carbon monoxide alarm is obstructed.
	Carbon monoxide alarm does not produce an audio or visual alarm when tested.
<b>Chimney</b>	A visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior.
	Chimney exhibits signs of structural failure.
<b>Clothes Dryer Exhaust Ventilation</b>	Electric dryer transition duct is detached or missing.
	Gas dryer transition duct is detached or missing.
	Electric dryer exhaust ventilation system has restricted airflow.
	Dryer transition duct is constructed of unsuitable material.
<b>Egress</b>	Gas dryer exhaust ventilation system has restricted airflow.
	Obstructed egress on building 4 stories or more.
<b>Electrical - Conductor</b>	Obstructed egress on building 3 stories or less.
	Exposed electrical conductor.
<b>Electrical - Outlet and Switch</b>	Outlet or switch is damaged.
<b>Electrical - Service Panel</b>	The overcurrent protection device is damaged.
<b>Exit Sign</b>	Exit sign is damaged, missing, obstructed, or not adequately illuminated.
<b>Fire Escape</b>	Fire escape component is damaged or missing.
<b>Fire Extinguisher</b>	Fire extinguisher pressure gauge reads over or under-charged.
	Fire extinguisher service tag is missing, illegible, or expired.
	Fire extinguisher is damaged or missing.
<b>Flammable and Combustible Items</b>	Improperly stored flammable or combustible item on or near an ignition source.
<b>Foundation</b>	Foundation appears to be in imminent danger of collapse or failure.
<b>Guardrail</b>	Guardrail is missing or not installed.
	Guardrail is not functionally adequate.
<b>Heating, Ventilation, and Air Conditioning (HVAC)</b>	A permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit.
	Heating system or device fueled by combustion has a misaligned, disconnected, improperly connected, damaged, blocked, or missing exhaust vent.
	Combustion chamber cover or gas shutoff valve is missing from a combustion-fueled heating appliance.
<b>Leak</b>	Natural gas, propane, or oil leak.
<b>Lead-Based Paint</b>	The presence of deteriorated paint surfaces in a unit built before 1978 and where a child under 6 years of age resides or is expected to reside is a life-threatening condition only for determining whether the family can move into

	the unit.
<b>Mold-like Substance</b>	Presence of mold-like substance at extremely high levels is observed visually.
<b>Smoke Alarm</b>	Smoke alarm is not installed where required.
	Smoke alarm does not produce an audio or visual alarm when tested.
<b>Sprinkler Assembly</b>	Sprinkler head assembly is obstructed by an item, object, or encasement within 18 inches of the sprinkler head.
	Paint or foreign material on the sprinkler head assembly.
	Sprinkler head escutcheon is missing.
	Concealed sprinkler cover plate assembly is missing.
<b>Structural System</b>	Structural system exhibits signs of serious failure.
<b>Toilet</b>	There is not at least one operable toilet in unit.
<b>Water Heater</b>	Chimney or flue piping is blocked, misaligned, or missing.
	Gas shutoff valve is damaged, missing, or not installed.