

TITLE: ROOF ASSEMBLY
VERSION: V3.0
DATE PUBLISHED: 08/11/23

DEFINITION: The external upper covering of a house or other building.
PURPOSE: Protect the interior from the exterior elements, as well as collect and redirect the accumulation of precipitation from the roof surface to the ground or drainage system.
COMMON COMPONENTS: Roof covering; Drain; Gutter; Downspout; Flashing; Roof exhaust system; Scupper; Eave; Soffit; Fascia
LOCATION: Unit None
 Inside None
 Outside On top of building.
MORE INFORMATION: None

DEFICIENCY 1: Restricted flow of water from a roof drain, gutter, or downspout.

LOCATION: Outside

DEFICIENCY 2: Gutter component is damaged, missing, or unfixed.

LOCATION: Outside

DEFICIENCY 3: Roof surface has standing water.

LOCATION: Outside

DEFICIENCY 4: Substrate is exposed.

LOCATION: Outside

DEFICIENCY 5: Roof assembly has a hole.

LOCATION: Outside

DEFICIENCY 6: Roof assembly is damaged.

LOCATION: Outside

DEFICIENCY I — OUTSIDE: RESTRICTED FLOW OF WATER FROM A ROOF DRAIN, GUTTER, OR DOWNSPOUT.

DEFICIENCY CRITERIA: Debris is limiting the ability of water to drain; water may not be present.
OR
An area of approximately 25 square feet of ponding water is located above the drain.

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:**
- Look at the roof drain, gutter, or downspout for ponding water.
 - Look for evidence of clogging (e.g., debris, leaves, or soil).
- REQUEST FOR HELP:** - None
- ACTION:** - If visually accessible, inspect the roof drain and gutters.
- MORE INFORMATION:** - It may not be possible to gain access to the roof in single family units.
-

DEFICIENCY 2 — OUTSIDE: GUTTER COMPONENT IS DAMAGED, MISSING, OR UNFIXED.

DEFICIENCY CRITERIA: Gutter component is damaged (i.e., visibly defective; impacts functionality).
 OR
 Gutter component is missing (i.e., evidence of prior installation, but now not present or is incomplete).
 OR
 Gutter component is unfixed.

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days
HCV PASS / FAIL: Fail
HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:**
- Look at the gutter system to detect any:
 - Gutter components that are damaged (i.e., visibly defective; impacts functionality).
 - Gutter components that are missing (i.e., evidence of prior installation, but now not present or is incomplete).
 - Gutter components that are unfixed (i.e., pulled away from the fascia or roofing structure).
- REQUEST FOR HELP:** - None
- ACTION:** - None
- MORE INFORMATION:**
- Gutters may not be present on all properties.
 - Gutter accessories (e.g., splash block, leaf guard) should not be evaluated under this deficiency. If such an accessory is otherwise presenting a hazard, then it should be evaluated under the applicable standard (e.g., Trip Hazard, Sharp Edges).

DEFICIENCY 3 — OUTSIDE: ROOF SURFACE HAS STANDING WATER.

DEFICIENCY CRITERIA: Water ponding in an area approximately 25 square feet or greater on a flat roof surface not near a drain or scupper.

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:**
- Look to see if the building has a flat roof; if not, disregard this deficiency.
 - Look for ponding water on the roof that isn't located above a drain or scupper.
- REQUEST FOR HELP:** - None
- ACTION:** - Measure the ponding.
- MORE INFORMATION:** - None
-

DEFICIENCY 4 — OUTSIDE: SUBSTRATE IS EXPOSED.

DEFICIENCY CRITERIA: Any amount of substrate is exposed.

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:** - Look at the roof surface for evidence of exposed substrate (e.g., missing or damaged shingles, tiles, or membrane).
- REQUEST FOR HELP:** - None
- ACTION:** - None
- MORE INFORMATION:** - It may be difficult to determine if there is exposed substrate in single family homes.

DEFICIENCY 5 — OUTSIDE: ROOF ASSEMBLY HAS A HOLE.

DEFICIENCY CRITERIA: Unintentional hole of any size is found.
OR
Intentional hole of any size is found and is not covered by a vent or screen.

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look at the roof's soffits, eaves, fascia, and roof decking for holes.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - None

DEFICIENCY 6 — OUTSIDE: ROOF ASSEMBLY IS DAMAGED.

DEFICIENCY CRITERIA: Roof assembly is damaged (i.e., visibly defective; impacts functionality).

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look at the roof's perimeter soffits, eaves, fascia, and roof decking for damage.

REQUEST FOR HELP: - None

ACTION: - None

More Information:

- If a roof assembly component is missing, then it should be evaluated under this deficiency.
- All attic or roof ventilation components should be evaluated under this deficiency.
- If a hole is present, then it should be evaluated under Deficiency 5.
- If the overall roof assembly exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.