

TITLE: INFESTATION
VERSION: V2.1
DATE PUBLISHED: 4/2/21

DEFINITION: The presence of potentially disease carrying animals or insects.
PURPOSE: None
NAME VARIANTS: None
COMMON MATERIALS: None
COMMON COMPONENTS: Insects: bees, wasps, termites, bedbugs, ants, spiders, cockroaches, fruit flies, flies, etc.
Mammals: rats, mice, nutria, possum, raccoons, armadillos, bats, birds, squirrels, gophers, etc.
Reptiles: snakes, iguanas, etc.
LOCATION: Unit Kitchen, cabinet, refrigerator, cooking appliance, bathroom, furniture, bed, carpet, drapes
 Inside Kitchen, cabinet, refrigerator, cooking appliance, bathroom, furniture, carpet, drapes
 Outside Near refuse enclosure or anywhere garbage is present, eaves of roofing
MORE INFORMATION: None

DEFICIENCY 1: Evidence of cockroaches.
LOCATION: Unit Inside

DEFICIENCY 2: Extensive cockroach infestation.
LOCATION: Unit Inside

DEFICIENCY 3: Evidence of bedbugs.
LOCATION: Unit Inside

DEFICIENCY 4: Evidence of mice.
LOCATION: Unit Inside

DEFICIENCY 5: Evidence of rats.
LOCATION: Unit Inside Outside

DEFICIENCY 6: Evidence of other pests.
LOCATION: Unit Inside

DEFICIENCY I — UNIT: EVIDENCE OF COCKROACHES.

DEFICIENCY CRITERIA: 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.

HEALTH AND SAFETY DETERMINATION: Standard 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.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident’s mental, or physical, or psychological state.	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.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If there is evidence of cockroaches, then the resident may be unable to maintain a sanitary environment.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If 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.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If 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.

INSPECTION PROCESS:

OBSERVATION:

- Look for 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.

REQUEST FOR HELP: - None

ACTION: Using an inspection mirror and flashlight, carefully examine each of the following:

- Kitchen sink,
- Kitchen cabinets,
- Voids between and under appliances and cabinets,
- Ceiling-wall junction,
- Bathroom,
- Tops of doors,
- Circuit breaker panel,
- Around outlets,
- Switches,
- Mechanical rooms, and
- Water heaters.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Inspection mirror

DEFICIENCY I — INSIDE: EVIDENCE OF COCKROACHES.

DEFICIENCY CRITERIA: 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.

HEALTH AND SAFETY DETERMINATION: Standard 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.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident’s mental, or physical, or psychological state.	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.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If there is evidence of cockroaches, then the resident may be unable to maintain a sanitary environment.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If 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.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If 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.

INSPECTION PROCESS:

OBSERVATION:

- Look for 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.

REQUEST FOR HELP: - None

ACTION: Using an inspection mirror and flashlight, carefully examine each of the following:

- Kitchen sink,
- Kitchen cabinets,
- Voids between and under appliances and cabinets,
- Ceiling-wall junction,
- Bathroom,
- Tops of doors,
- Circuit breaker panel,
- Around outlets,
- Switches,
- Mechanical rooms, and
- Water heaters.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Inspection mirror

DEFICIENCY 2 — UNIT: EXTENSIVE COCKROACH INFESTATION.

DEFICIENCY CRITERIA: 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.

HEALTH AND SAFETY DETERMINATION: Severe Non-Life-Threatening 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.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	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.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If there is extensive cockroach infestation, then the resident may be unable to maintain a sanitary environment.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If 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.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If 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.

INSPECTION PROCESS:

- OBSERVATION:**
- Look for dead or live cockroaches, shed skins, droppings (small black specks or smears), and egg cases (brown oblong cases: 5–9mm long).
 - 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.

REQUEST FOR HELP: - None

ACTION: Using an inspection mirror and flashlight, carefully examine each of the following:

- Kitchen sink,
- Kitchen cabinets,
- Voids between and under appliances and cabinets,
- Ceiling-wall junction,
- Bathroom,
- Tops of doors,
- Circuit breaker panel,
- Around outlets,
- Switches,
- Mechanical rooms, and
- Water heaters.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Inspection mirror

DEFICIENCY 2 — INSIDE: EXTENSIVE COCKROACH INFESTATION.

DEFICIENCY CRITERIA: Multiple (more than 3) live cockroaches observed simultaneously during the day are a sign of extensive infestation. Cockroaches found in two or more separate locations in the building is a sign of extensive infestation.

HEALTH AND SAFETY DETERMINATION: Standard 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.

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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	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.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If there is extensive cockroach infestation, then the resident may be unable to maintain a sanitary environment.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If 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.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If 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.

INSPECTION PROCESS:

- OBSERVATION:**
- Look for dead or live cockroaches, shed skins, droppings (small black specks or smears), and egg cases (brown oblong cases: 5–9mm long).
 - Multiple (more than 3) live cockroaches observed simultaneously during the day are a sign of extensive infestation.
 - Cockroaches found in two or more separate locations in the building is a sign of extensive infestation.

- REQUEST FOR HELP:**
- None

- ACTION:** Using an inspection mirror and flashlight, carefully examine each of the following:
- Kitchen sink,
 - Kitchen cabinets,
 - Voids between and under appliances and cabinets,
 - Ceiling-wall junction,
 - Bathroom,
 - Tops of doors,
 - Circuit breaker panel,
 - Around outlets,
 - Switches,
 - Mechanical rooms, and
 - Water heaters.

- More Information:**
- None

TOOLS OR EQUIPMENT:

- REQUIRED:**
- None

- USEFUL:**
- Flashlight; Inspection mirror
-

DEFICIENCY 3 — UNIT: EVIDENCE OF BEDBUGS.

DEFICIENCY CRITERIA: Evidence of bedbugs is found.

HEALTH AND SAFETY DETERMINATION: Standard 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.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If there is evidence of bedbugs, then the resident may be subjected skin irritants.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If there is evidence of bedbugs, then the resident may be unable to maintain a sanitary environment.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If 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.

INSPECTION PROCESS:

- OBSERVATION: - Look near headboards, drapes, mattresses, couches, corner of walls, and near outlets for evidence of bedbugs (e.g., live or dead bedbugs, feces, eggs, or blood trails).
- REQUEST FOR HELP: - None
- ACTION: - Enter bedrooms in the Unit and use a flashlight to search edges at the sides of the bed and along the headboard, baseboard, and wall nearest the bed, the corners of the wall, and ceiling.
- More Information: - For the purpose of this inspection, do not remove a resident's bedding or personal items.

TOOLS OR EQUIPMENT:

- REQUIRED: - Flashlight; Inspection mirror
- USEFUL: - None

DEFICIENCY 3 — INSIDE: EVIDENCE OF BEDBUGS.

DEFICIENCY CRITERIA: Evidence of bedbugs is found.

HEALTH AND SAFETY DETERMINATION: Standard 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.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If there is evidence of bedbugs, then the resident may be subjected skin irritants.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If there is evidence of bedbugs, then the resident may be unable to maintain a sanitary environment.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If 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.

INSPECTION PROCESS:

- OBSERVATION:** - Look near drapes, couches, corner of walls, and near outlets for evidence of bedbugs (e.g., live or dead bedbugs, feces, eggs, or blood trails).
- REQUEST FOR HELP:** - None
- ACTION:** - Enter the common areas and use a flashlight to search baseboards, walls, the corners of the wall, and ceiling.
- More Information:** - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - Flashlight; Inspection mirror
- USEFUL:** - None

DEFICIENCY 4 — UNIT: EVIDENCE OF MICE.

DEFICIENCY CRITERIA: Evidence of mice is found.

HEALTH AND SAFETY DETERMINATION: Standard 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.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If there is evidence of mice, then the resident may be exposed to numerous infectious diseases.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If there is evidence of mice, then the resident may be unable to maintain a sanitary environment.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If 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.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If 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.

INSPECTION PROCESS:

- OBSERVATION: - Look in the kitchen, trash area, behind and under refrigerators and stoves, and under the sink and baseboard heater for evidence of mice, such as droppings (size of grain of rice—small and smooth with pointed ends), chewed holes, urine trails, and smell.
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - If there is a sticky pad or trap with a mouse on it, record a deficiency.
 - If there is a sticky pad or trap without a mouse on it, do not record a deficiency.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 4 — INSIDE: EVIDENCE OF MICE.

DEFICIENCY CRITERIA: Evidence of mice is found.

HEALTH AND SAFETY DETERMINATION: Standard
 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.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If there is evidence of mice, then the resident may be exposed to numerous infectious diseases.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If there is evidence of mice, then the resident may be unable to maintain a sanitary environment.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If 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.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If 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.

INSPECTION PROCESS:

OBSERVATION: - Look in the kitchen, trash area, behind and under refrigerators and stoves, and under the sink and baseboard heater for evidence of mice, such as droppings (size of grain of rice—small and smooth with pointed ends), chewed holes, urine trails, and smell.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - If there is a sticky pad or trap with a mouse on it, record a deficiency.
 - If there is a sticky pad or trap without a mouse on it, do not record a deficiency.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 5 — UNIT: EVIDENCE OF RATS.

DEFICIENCY CRITERIA: Evidence of rats is found.

HEALTH AND SAFETY DETERMINATION: Standard 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.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If there is evidence of rats, then the resident may be exposed to numerous infectious diseases.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If there is evidence of rats, then the resident may be unable to maintain a sanitary environment.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If 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.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If 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.

INSPECTION PROCESS:

- OBSERVATION: Look in all areas where trash and food is prevalent for:
- Rat burrows,
 - Rat droppings (shiny, black and ½ to ¾ of an inch long), or
 - Chewed holes in exterior door sweeps or at the edges of outer doors (rat teeth are typically 1/8 inch long).
- REQUEST FOR HELP: - None
- ACTION: - None

- More Information:
- If there is a sticky pad or trap with a rat on it, record a deficiency.
 - If there is a sticky pad or trap without a rat on it, do not record a deficiency.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight; Inspection mirror
-

DEFICIENCY 5 — INSIDE: EVIDENCE OF RATS.

DEFICIENCY CRITERIA: Evidence of rats is found.

HEALTH AND SAFETY DETERMINATION: Standard
 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.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If there is evidence of rats, then the resident may be exposed to numerous infectious diseases.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If there is evidence of rats, then the resident may be unable to maintain a sanitary environment.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If 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.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If 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.

INSPECTION PROCESS:

- OBSERVATION:** Look in all areas where trash and food is prevalent for:
- Rat burrows,
 - Rat droppings (shiny, black and ½ to ¾ of an inch long), or
 - Chewed holes in exterior door sweeps or at the edges of outer doors (rat teeth are typically 1/8 inch long).
- REQUEST FOR HELP:** - None
- ACTION:** - None

- More Information:
- If there is a sticky pad or trap with a rat on it, record a deficiency.
 - If there is a sticky pad or trap without a rat on it, do not record a deficiency.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight; Inspection mirror
-

DEFICIENCY 5 — OUTSIDE: EVIDENCE OF RATS.

DEFICIENCY CRITERIA: Evidence of rats is found.

HEALTH AND SAFETY DETERMINATION: Standard 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.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If there is evidence of rats, then the resident may be exposed to numerous infectious diseases.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If there is evidence of rats, then the resident may be unable to maintain a sanitary environment.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If 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.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If 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.

INSPECTION PROCESS:

- OBSERVATION: Look in all areas where trash and food is prevalent for:
- Rat burrows,
 - Rat droppings (shiny, black and ½ to ¾ of an inch long), or
 - Chewed holes in exterior door sweeps or at the edges of outer doors (rat teeth are typically 1/8 inch long).
- REQUEST FOR HELP: - None
- ACTION: - None

- More Information:
- If there is a sticky pad or trap with a rat on it, record a deficiency.
 - If there is a sticky pad or trap without a rat on it, do not record a deficiency.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight; Inspection mirror
-

DEFICIENCY 6 — UNIT: EVIDENCE OF OTHER PESTS.

DEFICIENCY CRITERIA: 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.

HEALTH AND SAFETY DETERMINATION: Standard 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.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If there is evidence of infestation, then the resident may be exposed to numerous infectious diseases.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If there is evidence of infestation, then the resident may be unable to maintain a sanitary environment.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If 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.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If 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.

INSPECTION PROCESS:

- OBSERVATION:**
- Look for evidence of other pests intruding an interior area.
 - Look for ant trails near food storage areas.
 - Look for wasp nests and beehives present in an interior area.
 - Look for evidence that squirrels, birds, or bats have penetrated the building covering and are nesting inside a building.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Inspection mirror

DEFICIENCY 6 — INSIDE: EVIDENCE OF OTHER PESTS.

DEFICIENCY CRITERIA: 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.

HEALTH AND SAFETY DETERMINATION: **Standard** 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.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If there is evidence of infestation, then the resident may be exposed to numerous infectious diseases.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If there is evidence of infestation, then the resident may be unable to maintain a sanitary environment.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If 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.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If 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.

INSPECTION PROCESS:

- OBSERVATION:**
- Look for evidence of other pests intruding an interior area.
 - Look for ant trails near food storage areas.
 - Look for wasp nests and beehives present in an interior area.
 - Look for evidence that squirrels, birds, or bats have penetrated the building covering and are nesting inside a building.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Inspection mirror

SUMMARY OF CHANGES

TITLE: INFESTATION
VERSION: V2.1
DATE PUBLISHED: 4/2/21

FIELD	CHANGE	VERSION	DATE
Deficiency 1		V2.1	2021-04-02
Deficiency Criteria	Unit & Inside: Revised deficiency criteria		
Rationale	Unit & Inside: Revised R1 explanation		
Inspection Process	Unit & Inside: Revised observation		
Deficiency 2	Added new deficiency	V2.1	2021-04-02
Title	Unit & Inside: Added title		
Deficiency Criteria	Unit & Inside: Added deficiency criteria		
Health and Safety Determination	Unit: Added as "Severe Non-Life-Threatening"; Inside: added as "Standard"		
Rationale	Unit & Inside: Added rationales, types, and explanations		
Inspection Process	Unit & Inside: Added observation and action		
Tools or Equipment	Unit & Inside: Added useful tools or equipment		
Deficiency 1		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
Deficiency 2		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Revised rationale categories and explanations		
Deficiency 3		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		

HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
Deficiency 4		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
Deficiency 5		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Definition	Revised definition	VI.3	2020-07-31
Purpose	Field added	VI.3	2020-07-31
Common Components	Revised common components	VI.3	2020-07-31
Location	Revised inspectable locations	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
Deficiency 1	Separated by inspectable locations — Unit and Inside	VI.3	2020-07-31
Title	Added inspectable locations		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV — Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Deficiency 2	Separated by inspectable locations — Unit and Inside	VI.3	2020-07-31
Title	Added inspectable locations		

Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV – Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Deficiency 3	Separated by inspectable locations – Unit and Inside	VI.3	2020-07-31
Title	Added inspectable locations		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV – Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Deficiency 4	Separated by inspectable locations – Unit, Inside, and Outside	VI.3	2020-07-31
Title	Added inspectable locations		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV – Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Deficiency 5	Separated by inspectable locations – Unit and Inside	VI.3	2020-07-31
Title	Added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		

HCV – Correction Timeframe	Field added; response input as “Within 30 days”		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Tools or Equipment	Field added to deficiency; response revised		
Rationales	Updated following in-house review and public comment	VI-2	2019-12-27
Health and Safety Determinations	Updated following in-house review and public comment	VI-2	2019-12-27
Copy editing	----	VI-2	2019-12-27