

TITLE: LIGHTING — INTERIOR

VERSION: V2.1

DATE PUBLISHED: 4/2/21

DEFINITION: Permanently installed light fixture.

PURPOSE: Provide illumination for interior spaces.

NAME VARIANTS: Track lighting; LED; Incandescent lighting; Fluorescent

COMMON MATERIALS: Plastic; Copper; Aluminum; Brass; Glass; Stainless steel

COMMON COMPONENTS: Fixture casing; Ballast; Wires; Starter socket; Tube socket, Tube receptacle; Ballast attachment screw; Light posts; Control switch

LOCATION:  Unit Throughout the Unit.

Inside Throughout the Inside.

Outside None

MORE INFORMATION: A switch that is inoperable but does not have visible damage and corresponds to a permanently installed lighting fixture should be evaluated under this standard.

DEFICIENCY 1: A permanently installed light fixture is inoperable.

LOCATION:  Unit  Inside

DEFICIENCY 2: A permanently installed light fixture is not secure.

LOCATION:  Unit  Inside

DEFICIENCY 3: Insufficient illumination in kitchen or bathroom.

LOCATION:  Unit  Inside

DEFICIENCY I — UNIT: A PERMANENTLY INSTALLED LIGHT FIXTURE IS INOPERABLE.

DEFICIENCY CRITERIA: 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).

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
R2	Safety	Indirect	Resident could be injured because of this condition.	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.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If 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.
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.	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.

INSPECTION PROCESS:

- OBSERVATION:      - Identify all permanently installed light fixtures.  
                              - After activating, verify if each light fixture is fully illuminated (i.e., each lightbulb illuminates).
- REQUEST FOR HELP:      - None
- ACTION:                - Attempt to activate each light fixture.  
                              - After evaluating, turn off each light fixture.
- More Information:      - If a lightbulb does not illuminate, then the POA may attempt to change the lightbulb.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

---

DEFICIENCY I — INSIDE: [A PERMANENTLY INSTALLED LIGHT FIXTURE IS INOPERABLE.](#)

**DEFICIENCY CRITERIA:** 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).

**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
R2	Safety	Indirect	Resident could be injured because of this condition.	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.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If 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.
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.	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.

**INSPECTION PROCESS:**

- OBSERVATION:**
- Identify all permanently installed light fixtures.
  - After activating, verify if each light fixture is fully illuminated (i.e., each lightbulb illuminates).
- REQUEST FOR HELP:**
- None
- ACTION:**
- Attempt to activate each light fixture.
  - After evaluating, turn off each light fixture.
- More Information:**
- If a lightbulb does not illuminate, then the POA may attempt to change the lightbulb.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

---

DEFICIENCY 2 — UNIT: [A PERMANENTLY INSTALLED LIGHT FIXTURE IS NOT SECURE.](#)

**DEFICIENCY CRITERIA:** A permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable.

**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
R2	Safety	Direct	Resident could be injured because of this condition.	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.
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.	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.

**INSPECTION PROCESS:**

**OBSERVATION:** - Identify all permanently installed light fixtures.  
 - Determine if each light fixture is secure.

**REQUEST FOR HELP:** - None

**ACTION:** - None

**More Information:** - If an electrical conductor is not enclosed or properly insulated, then it should be evaluated under the Electrical — Conductor standard.



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

---

DEFICIENCY 2 — INSIDE: [A PERMANENTLY INSTALLED LIGHT FIXTURE IS NOT SECURE.](#)

**DEFICIENCY CRITERIA:** A permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable.

**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
R2	Safety	Direct	Resident could be injured because of this condition.	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.
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.	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 creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.

**INSPECTION PROCESS:**

- OBSERVATION:**
- Identify all permanently installed light fixtures.
  - Determine if each light fixture is secure.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:** - If an electrical conductor is not enclosed or properly insulated, then it should be evaluated under the Electrical — Conductor standard.



TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

---

DEFICIENCY 3 — UNIT: INSUFFICIENT ILLUMINATION IN KITCHEN OR BATHROOM.

DEFICIENCY CRITERIA: Insufficient illumination in kitchen or bathroom resulting in increased risk due to safety hazards (e.g., falls, cuts, burns).

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
R2	Safety	Indirect	Resident could be injured because of this condition.	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.
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.	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.

INSPECTION PROCESS:

- OBSERVATION: - Visually determine if both the kitchen and bathroom have sufficient illumination.
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - As an example, a permanently attached lighting fixture in the kitchen or bathroom meets the need for illumination within these areas.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - None

**DEFICIENCY 3 — INSIDE:**      [INSUFFICIENT ILLUMINATION IN KITCHEN OR BATHROOM.](#)

**DEFICIENCY CRITERIA:**                      Insufficient illumination in kitchen or bathroom resulting in increased risk due to safety hazards (e.g., falls, cuts, burns).

**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
R2	Safety	Indirect	Resident could be injured because of this condition.	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.
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.	Property management would be expected to ensure that staff members understand how to identify a kitchen or bathroom that is insufficiently 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.

**INSPECTION PROCESS:**

- OBSERVATION:**                      - Visually determine if both the kitchen and bathroom have sufficient illumination.
- REQUEST FOR HELP:**                      - None
- ACTION:**                                      - None
- More Information:**                      - As an example, a permanently attached lighting fixture in the kitchen or bathroom meets the need for illumination within these areas.

**TOOLS OR EQUIPMENT:**

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

**SUMMARY OF CHANGES**

**TITLE:** LIGHTING — INTERIOR  
**VERSION:** V2.1  
**DATE PUBLISHED:** 4/2/21

FIELD	CHANGE	VERSION	DATE
Definition	Revised definition	V2.1	2021-04-02
Purpose	Revised purpose	V2.1	2021-04-02
Location	Revised inspectable locations	V2.1	2021-04-02
More Information	Added information	V2.1	2021-04-02
<b>Deficiency 1</b>		V2.1	2021-04-02
Title	Unit & Inside: Revised title		
Deficiency Criteria	Unit & Inside: Revised deficiency criteria		
Rationale	Unit & Inside: Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Unit & Inside: Revised Observation, Request for Help, Action, and More Information		
Tools or Equipment	Unit & Inside: Item added under “Useful”		
<b>Deficiency 2</b>		V2.1	2021-04-02
Title	Unit & Inside: Revised title		
Deficiency Criteria	Unit & Inside: Revised deficiency criteria		
Rationale	Unit & Inside: Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Unit & Inside: Revised Observation, Request for Help, Action, and More Information		
Definition	Copyedits	V2.0	2020-10-28
Purpose	Copyedits	V2.0	2020-10-28
Common Components	Copyedits	V2.0	2020-10-28
Location	Copyedits	V2.0	2020-10-28

<b>Deficiency 1</b>		<b>V2.0</b>	<b>2020-10-28</b>
Title	Copyedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
<b>Deficiency 2</b>		<b>V2.0</b>	<b>2020-10-28</b>
Title	Copyedits		
Deficiency Criteria	Copyedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
<b>Deficiency 3</b>		<b>V2.0</b>	<b>2020-10-28</b>
Title	Revised title		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Revised rationale categories, types, and explanations		
Inspection Process	Revised observation and more information		
<b>Overall Formatting</b>	<b>Complete rework of document format and layout</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Definition</b>	<b>Revised definition</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Purpose</b>	<b>Field added</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Name Variants</b>	<b>Revised name variants</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Common Components</b>	<b>Revised common components</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Location</b>	<b>Revised inspectable locations</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>More Information</b>	<b>Field added</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Deficiency 1</b>	<b>Removed previous deficiency 1 Separated by inspectable locations — Unit and Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>

Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to "Standard" determination; added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV – Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
<b>Deficiency 2</b>	<b>Previous deficiency 3 Separated by inspectable locations – Unit and Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Added inspectable locations		
Health and Safety Determination	Revised to "Standard" determination; added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV – Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
<b>Deficiency 3</b>	<b>Added by inspectable locations – Unit and Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Added title; added inspectable locations		
Deficiency Criteria	Added deficiency criteria		
Health and Safety Determination	Added to "Standard" determination; added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV – Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Added rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Added observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
<b>Deficiency 4</b>	<b>Removed deficiency</b>	<b>VI.3</b>	<b>2020-07-31</b>

