

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

DEFINITION: A plumbing fixture used to receive human waste and to discharge it through a waste pipe, using water as a conveying method.
 PURPOSE: To discharge human waste.
 NAME VARIANTS: Toilet; Urinal; Bidet
 COMMON MATERIALS: Porcelain; Metal
 COMMON COMPONENTS: Tank; Bowl; Lid; Seat; Flush handle; Drain; Drain lines; Supply valve; Supply line; Wax ring; Float ball; Float cup; Refill tube; Ballcock; Trip lever; Chain; Flapper; Overflow tube; Trap; Closet bend
 LOCATION: Unit Bathroom
 Inside Bathroom
 Outside None
 MORE INFORMATION: None

DEFICIENCY 1: Only 1 toilet was installed, and it is missing.
 LOCATION: Unit Inside

DEFICIENCY 2: A toilet is missing and at least 1 toilet is installed elsewhere that is operational.
 LOCATION: Unit Inside

DEFICIENCY 3: Only 1 toilet was installed, and it is damaged or inoperable.
 LOCATION: Unit Inside

DEFICIENCY 4: A toilet is damaged or inoperable and at least 1 toilet is installed elsewhere that is operational.
 LOCATION: Unit Inside

DEFICIENCY 5: Toilet component is damaged, inoperable, or missing such that it may limit the resident's ability to safely discharge human waste.
 LOCATION: Unit Inside

DEFICIENCY 6: Toilet is not secured at the base.
 LOCATION: Unit Inside

DEFICIENCY 7: Toilet component is damaged, inoperable, or missing and it does not limit the resident's ability to discharge human waste.
 LOCATION: Unit Inside

DEFICIENCY I — UNIT: ONLY 1 TOILET WAS INSTALLED, AND IT IS MISSING.

DEFICIENCY CRITERIA: Only 1 toilet was installed, and it is missing (i.e., evidence of prior installation, but now not present or is incomplete).

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL Fail

HCV CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If the toilet is missing, then the resident may inadvertently come into contact with sewage, which may result in illness.
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 the toilet is missing, then the resident's ability to dispose of human waste is limited.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If the toilet is missing, then resident is unable to 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 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.

INSPECTION PROCESS:

OBSERVATION: - Visually observe any evidence of a toilet that is missing.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - Toilets may be installed in unfinished spaces or common restrooms that have been converted for another use (e.g., a storage room). In these cases, the sewer line and supply valves must be properly capped to prevent exposure to sewer gas and leaks.

- In the event that a toilet was never installed by design (e.g., in an SRO property), then the shared facilities are considered part of the Unit location for inspection purposes.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY I — INSIDE: ONLY 1 TOILET WAS INSTALLED, AND IT IS MISSING.

DEFICIENCY CRITERIA: Only 1 toilet was installed, and it is missing (i.e., evidence of prior installation, but now not present or is incomplete).

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	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If the toilet is missing, then the resident may inadvertently come into contact with sewage, which may result in illness.
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 the toilet is missing, then the resident's ability to dispose of human waste is limited.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If the 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.
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 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.

INSPECTION PROCESS:

OBSERVATION: - Visually observe any evidence of a toilet that is missing.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - Toilets may be installed in unfinished spaces or common restrooms that have been converted for another use (e.g., a storage room). In these cases, the sewer line and supply valves must be properly capped to prevent exposure to sewer gas and leaks.

- In the event that a toilet was never installed by design (e.g., in an SRO property), then the shared facilities are considered part of the Unit location for inspection purposes.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight
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DEFICIENCY 2 — UNIT: A TOILET IS MISSING AND AT LEAST 1 TOILET IS INSTALLED ELSEWHERE WITHIN THE UNIT THAT IS OPERATIONAL.

DEFICIENCY CRITERIA: 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.

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	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If a toilet is missing, then the resident may inadvertently come into contact with sewage, which may result in illness.
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 a toilet is missing, then the resident's ability to dispose of human waste is limited.
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 toilet is missing, then resident is unable to 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 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.

INSPECTION PROCESS:

- OBSERVATION:** - Visually observe any evidence of a toilet that is missing.
- REQUEST FOR HELP:** - None
- ACTION:** - None

- More Information:
- Toilets may be installed in unfinished spaces or common restrooms that have been converted for another use (e.g., a storage room). In these cases, the sewer line and supply valves must be properly capped to prevent exposure to sewer gas and leaks.
 - In the event that a toilet was never installed by design (e.g., in an SRO property), then the shared facilities are considered part of the Unit location for inspection purposes.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight
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DEFICIENCY 2 — INSIDE: A TOILET IS MISSING AND AT LEAST 1 TOILET IS INSTALLED ELSEWHERE WITHIN THE INSIDE AREA THAT IS OPERATIONAL.

DEFICIENCY CRITERIA: 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.

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	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If a toilet is missing, then the resident may inadvertently come into contact with sewage, which may result in illness.
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 a toilet is missing, then the resident's ability to dispose of human waste is limited.
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 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.
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 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.

INSPECTION PROCESS:

OBSERVATION: - Visually observe any evidence of a toilet that is missing.

REQUEST FOR HELP: - None

ACTION: - None

- More Information:
- Toilets may be installed in unfinished spaces or common restrooms that have been converted for another use (e.g., a storage room). In these cases, the sewer line and supply valves must be properly capped to prevent exposure to sewer gas and leaks.
 - In the event that a toilet was never installed by design (e.g., in an SRO property), then the shared facilities are considered part of the Unit location for inspection purposes.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight
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DEFICIENCY 3 — UNIT: ONLY 1 TOILET WAS INSTALLED, AND IT IS DAMAGED OR INOPERABLE.

DEFICIENCY CRITERIA: 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).

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL Fail

HCV CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	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.
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 the toilet is damaged or inoperable, then the resident's ability to dispose of human waste may be limited.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If the 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.
R7	Increased Monetary Impact to Resident	Indirect	Resident would incur additional costs because of this condition.	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.
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 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.

INSPECTION PROCESS:

- OBSERVATION:**
- Look to see if water drains from the bowl.
 - Look to see if water refills the bowl.
 - Listen to verify that water has stopped running once the bowl is refilled.
- REQUEST FOR HELP:**
- None
- ACTION:**
- Flush the toilet.
- More Information:**
- In the event that a toilet was never installed by design (e.g., in an SRO property), then the shared facilities are considered part of the Unit location for inspection purposes.

TOOLS OR EQUIPMENT:

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

DEFICIENCY 3 — INSIDE: ONLY 1 TOILET WAS INSTALLED, AND IT IS DAMAGED OR INOPERABLE.

DEFICIENCY CRITERIA: 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).

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	Indirect	Condition could affect resident's mental, or physical, or psychological state.	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.
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 the toilet is damaged or inoperable, then the resident's ability to dispose of human waste may be limited.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If the 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.
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 the toilet is damaged or inoperable. 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.

INSPECTION PROCESS:

- OBSERVATION:
- Look to see if water drains from the bowl.
 - Look to see if water refills the bowl.
 - Listen to verify that water has stopped running once the bowl is refilled.

REQUEST FOR HELP: - None

ACTION: - Flush the toilet.

More Information: - In the event that a toilet was never installed by design (e.g., in an SRO property), then the shared facilities are considered part of the Unit location for inspection purposes.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY 4 — UNIT: A TOILET IS DAMAGED OR INOPERABLE AND AT LEAST 1 TOILET IS INSTALLED ELSEWHERE WITHIN THE UNIT THAT IS OPERATIONAL.

DEFICIENCY CRITERIA: 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.

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	Indirect	Condition could affect resident's mental, or physical, or psychological state.	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.
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 a toilet is damaged or inoperable, then the resident's ability to dispose of human waste may be limited.
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 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.
R7	Increased Monetary Impact to Resident	Indirect	Resident would incur additional costs because of this condition.	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.
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 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.

INSPECTION PROCESS:

- OBSERVATION:**
- Look to see if water drains from the bowl.
 - Look to see if water refills the bowl.
 - Listen to verify that water has stopped running once the bowl is refilled.
- REQUEST FOR HELP:**
- None
- ACTION:**
- Flush the toilet.
- More Information:**
- In the event that a toilet was never installed by design (e.g., in an SRO property), then the shared facilities are considered part of the Unit location for inspection purposes.

TOOLS OR EQUIPMENT:

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

DEFICIENCY 4 — INSIDE: A TOILET IS DAMAGED OR INOPERABLE AND AT LEAST 1 TOILET IS INSTALLED ELSEWHERE WITHIN THE INSIDE AREA THAT IS OPERATIONAL.

DEFICIENCY CRITERIA: 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.

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 Inside area that is operational.

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	Indirect	Condition could affect resident's mental, or physical, or psychological state.	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.
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 a toilet is damaged or inoperable, then the resident's ability to dispose of human waste may be limited.
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 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.
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 toilet is damaged or inoperable. 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.

INSPECTION PROCESS:

- OBSERVATION:**
- Look to see if water drains from the bowl.
 - Look to see if water refills the bowl.
 - Listen to verify that water has stopped running once the bowl is refilled.
- REQUEST FOR HELP:**
- None
- ACTION:**
- Flush the toilet.
- More Information:**
- In the event that a toilet was never installed by design (e.g., in an SRO property), then the shared facilities are considered part of the Unit location for inspection purposes.

TOOLS OR EQUIPMENT:

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

DEFICIENCY 5 — UNIT: TOILET COMPONENT IS DAMAGED, INOPERABLE, OR MISSING SUCH THAT IT MAY LIMIT THE RESIDENT’S ABILITY TO SAFELY DISCHARGE HUMAN WASTE.

DEFICIENCY CRITERIA: Toilet component is damaged (i.e., visibly defective; impacts functionality) such that it may limit the resident’s ability to safely discharge human waste.
 OR
 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.
 OR
 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.

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
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 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.
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 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.
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 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.

INSPECTION PROCESS:

- OBSERVATION:**
- Identify all toilets.
 - Visually inspect to identify any component that is damaged, inoperable, or missing.
- REQUEST FOR HELP:**
- None
- ACTION:**
- If a damaged, inoperable, or missing component is identified, determine if it limits the resident's ability to safely discharge human waste.
- More Information:**
- Damaged, inoperable, or missing components that may limit the resident's ability to safely discharge human waste may include, but are not limited to:
 - Seat
 - Handle, lever, or button used for flushing
 - In the event that a toilet was never installed within the Unit by design (e.g., in an SRO property), then the shared facilities are considered part of the Unit location for inspection purposes as they are the resident's primary toilet.

TOOLS OR EQUIPMENT:

- REQUIRED:**
- None
- USEFUL:**
- Flashlight; Inspection mirror
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DEFICIENCY 5 — INSIDE: TOILET COMPONENT IS DAMAGED, INOPERABLE, OR MISSING SUCH THAT IT MAY LIMIT THE RESIDENT’S ABILITY TO SAFELY DISCHARGE HUMAN WASTE.

DEFICIENCY CRITERIA: Toilet component is damaged (i.e., visibly defective; impacts functionality) such that it may limit the resident’s ability to safely discharge human waste.
 OR
 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.
 OR
 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.

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
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 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.
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 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.
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 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.

INSPECTION PROCESS:

- OBSERVATION:**
- Identify all toilets.
 - Visually inspect to identify any component that is damaged, inoperable, or missing.
- REQUEST FOR HELP:**
- None
- ACTION:**
- If a damaged, inoperable, or missing component is identified, determine if it limits the resident's ability to safely discharge human waste.
- More Information:**
- Damaged, inoperable, or missing components that may limit the resident's ability to safely discharge human waste may include, but are not limited to:
 - Seat
 - Handle, lever, or button used for flushing

TOOLS OR EQUIPMENT:

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

DEFICIENCY 6 — UNIT: TOILET IS NOT SECURED AT THE BASE.

DEFICIENCY CRITERIA: Toilet is not secured at the base.

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 a toilet is not secure at the base, then the resident could be exposed to sewer leakage.
R2	Safety	Direct	Resident could be injured because of this condition.	If a toilet is not secure at the base, then there is a potential for injury to the resident.
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 a toilet is not secure at the base, then the resident's ability to dispose of human waste may be limited.
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 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.
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 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.

INSPECTION PROCESS:

OBSERVATION: - Look for evidence of seepage at the base of the toilet.

REQUEST FOR HELP: - None

- ACTION:** - Apply pressure to the base of the toilet to ensure that it is securely attached to the base.
- More Information:** - In the event that a toilet was never installed by design (e.g., in an SRO property), then the shared facilities are considered part of the Unit location for inspection purposes.
-

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - Flashlight
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DEFICIENCY 6 — INSIDE: [TOILET IS NOT SECURED AT THE BASE.](#)

DEFICIENCY CRITERIA: Toilet is not secured at the base.

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 a toilet is not secure at the base, then the resident could be exposed to sewer leakage.
R2	Safety	Direct	Resident could be injured because of this condition.	If a toilet is not secure at the base, then there is a potential for injury to the resident.
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 a toilet is not secure at the base, then the resident's ability to dispose of human waste may be limited.
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 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.
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 toilet that is not secure at the base. 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.

INSPECTION PROCESS:

OBSERVATION: - Look for evidence of seepage at the base of the toilet.

REQUEST FOR HELP: - None

- ACTION:** - Apply pressure to the base of the toilet to ensure that it is securely attached to the base.
- More Information:** - In the event that a toilet was never installed by design (e.g., in an SRO property), then the shared facilities are considered part of the Unit location for inspection purposes.
-

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - Flashlight
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DEFICIENCY 7 — UNIT: TOILET COMPONENT IS DAMAGED, INOPERABLE, OR MISSING AND IT DOES NOT LIMIT THE RESIDENT’S ABILITY TO DISCHARGE HUMAN WASTE.

DEFICIENCY CRITERIA: Toilet component is damaged (i.e., visibly defective; impacts functionality) and it does not limit the resident’s ability to safely discharge human waste.
 OR
 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.
 OR
 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.

HEALTH AND SAFETY DETERMINATION: N/A Deficiencies critical to habitability but not presenting a substantive health or safety risk to resident.
CORRECTION TIMEFRAME: N/A
HCV PASS / FAIL: N/A
HCV CORRECTION TIMEFRAME: N/A

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If the 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.
MI	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 a toilet component is damaged, inoperable, or missing and it does not limit the resident’s ability to safely discharge human waste, 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 limiting the resident’s ability to fully utilize an aspect of the fixture.

INSPECTION PROCESS:

- OBSERVATION:**
- Identify all toilets.
 - Visually inspect to identify any component that is damaged, inoperable, or missing.
- REQUEST FOR HELP:**
- None
- ACTION:**
- If a damaged, inoperable, or missing component is identified, determine if it limits the resident’s ability to safely discharge human waste.

- More Information:
- Damaged, inoperable, or missing components that do not limit the resident's ability to safely discharge human waste may include, but are not limited to:
 - Tank lid
 - Handle, lever, or button used for flushing that is loose, but is still operable

 - In the event that a toilet was never installed within the Unit by design (e.g., in an SRO property), then the shared facilities are considered part of the Unit location for inspection purposes as they are the resident's primary toilet.
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TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight; Inspection mirror
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DEFICIENCY 7 — INSIDE: [TOILET COMPONENT IS DAMAGED, INOPERABLE, OR MISSING AND IT DOES NOT LIMIT THE RESIDENT’S ABILITY TO DISCHARGE HUMAN WASTE.](#)

DEFICIENCY CRITERIA: Toilet component is damaged (i.e., visibly defective; impacts functionality) and it does not limit the resident’s ability to safely discharge human waste.
 OR
 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.
 OR
 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.

HEALTH AND SAFETY DETERMINATION: N/A Deficiencies critical to habitability but not presenting a substantive health or safety risk to resident.
CORRECTION TIMEFRAME: N/A
HCV PASS / FAIL: N/A
HCV CORRECTION TIMEFRAME: N/A

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If the 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.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If the 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 prioritization of a work order to remedy this deficiency because it may result in usability barriers.

INSPECTION PROCESS:

- OBSERVATION:**
- Identify all toilets.
 - Visually inspect to identify any component that is damaged, inoperable, or missing.
- REQUEST FOR HELP:**
- None
- ACTION:**
- If a damaged, inoperable, or missing component is identified, determine if it limits the resident’s ability to safely discharge human waste.
- More Information:**
- Damaged, inoperable, or missing components that do not limit the resident’s ability to safely discharge human waste may include, but are not limited to:

- Tank lid
- Handle, lever, or button used for flushing that is loose, but is still operable

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight; Inspection mirror
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SUMMARY OF CHANGES

TITLE: TOILET
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
Deficiency 5		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, Action, and More Information		
Deficiency 7	Added deficiency	V2.1	2021-04-02
Common Components	Copyedits	V2.0	2020-10-28
Deficiency 1		V2.0	2020-10-28
Title	Revised title		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Unit: Revised to "Life-Threatening" determination; added standardized description Inside: Revised to "Standard" determination; added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
HCV Correction Timeframe	Revised to "24 hours"		
Rationale	Copyedits		
Deficiency 2	Added deficiency	V2.0	2020-10-28
Deficiency 3	Previously Deficiency 2	V2.0	2020-10-28
Title	Revised title		
Deficiency Criteria	Revised deficiency criteria		

Health and Safety Determination	Unit: Added standardized description Inside: Revised to "Standard" determination; added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
Inspection Process	Revised more information		
Deficiency 4	Added deficiency		
Deficiency 5	Previously Deficiency 3	V2.0	2020-10-28
Title	Copyedits		
Deficiency Criteria	Copyedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
Inspection Process	Revised more information		
Deficiency 6	Previously Deficiency 4	V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
Inspection Process	Revised more information		
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Definition	Revised definition	VI.3	2020-07-31
Purpose	Field added	VI.3	2020-07-31
Name Variants	Revised name variants	VI.3	2020-07-31
Common Materials	Revised common materials	VI.3	2020-07-31
Common Components	Revised common components	VI.3	2020-07-31
Location	Revised inspectable locations	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
Deficiency 1	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	Revised to “Severe Non-Life-Threatening” determination; added standardized description
Correction Timeframe	Field added; response input as “24 hours”
HCV – Correction Timeframe	Field added; response input as “30 days”; added note if there is only one toilet and it is non-operational, then it is a 24-hour fail.
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 2	Separated by inspectable locations – Unit and Inside	VI.3	2020-07-31
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Title	Revised title; added inspectable locations
Deficiency Criteria	Revised deficiency criteria
Health and Safety Determination	Revised to “Life-Threatening” determination; added standardized description
Correction Timeframe	Field added; response input as “24 hours”
HCV – Correction Timeframe	Field added; response input as “24 hours”
Rationale	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
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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; response revised

Deficiency 4	Added by inspectable locations – Unit and Inside	VI.3	2020-07-31
Title	Added title; added inspectable locations		
Deficiency Criteria	Added deficiency criteria		
Health and Safety Determination	Added “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; response added		
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