

TITLE: ROOF ASSEMBLY
VERSION: V2.2
DATE PUBLISHED: 06/23/22

DEFINITION: The external upper covering of a house or other building.

PURPOSE: Protect the interior from the exterior elements, as well as collect and redirect the accumulation of precipitation from the roof surface to the ground or drainage system.

COMMON COMPONENTS: Roof covering; Drain; Gutter; Downspout; Flashing; Roof ventilation; Scupper; Eaves; Soffits; Fascia

LOCATION: Unit None
 Inside None
 Outside On top of building

MORE INFORMATION: None

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

LOCATION: Outside

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

LOCATION: Outside

DEFICIENCY 3: Roof surface has standing water.

LOCATION: Outside

DEFICIENCY 4: Substrate is exposed.

LOCATION: Outside

DEFICIENCY 5: Roof assembly has a penetrative hole.

LOCATION: Outside

DEFICIENCY 6: Roof assembly is damaged.

LOCATION: Outside

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

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

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

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look at the roof drain, gutter, or downspout for ponding water.
- Look for evidence of clogging (e.g., debris, leaves, or soil).

REQUEST FOR HELP: - None

ACTION: - If visually accessible, inspect the roof drain and gutters.

MORE INFORMATION: - It may not be possible to gain access to the roof in single family units.
- Ponding may be hard to determine if it has not been raining; in this situation, the inspector is unable to cite a deficiency.

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

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

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

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

INSPECTION PROCESS:

- OBSERVATION:**
- Look at the gutter system to detect any:
 - Gutter components that are damaged (i.e., visibly defective; impacts functionality).
 - Gutter components that are missing (i.e., evidence of prior installation, but now not present or is incomplete).
 - Gutter components that are unfixed (i.e., pulled away from the fascia or roofing structure).
- REQUEST FOR HELP:** - None
- ACTION:** - None
- MORE INFORMATION:** - Gutters may not be present on all properties.

DEFICIENCY 3 — OUTSIDE: ROOF SURFACE HAS STANDING WATER.

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

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

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:**
- Look to see if the building has a flat roof; if not, disregard this deficiency.
 - Look for ponding water on the roof that isn't located above a drain or scupper.
- REQUEST FOR HELP:** - None
- ACTION:** - Measure the ponding.
- MORE INFORMATION:** - None
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DEFICIENCY 4 — OUTSIDE: SUBSTRATE IS EXPOSED.

DEFICIENCY CRITERIA: Any amount of substrate is exposed.

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

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:** - Look at the roof surface for evidence of exposed substrate (e.g., missing or damaged shingles, tiles, or membrane).
- REQUEST FOR HELP:** - None
- ACTION:** - None
- MORE INFORMATION:** - It may be difficult to determine if there is exposed substrate in single family homes.
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DEFICIENCY 5 — OUTSIDE: ROOF ASSEMBLY HAS A PENETRATIVE HOLE.

DEFICIENCY CRITERIA: Penetrative, unintentional hole of any size is found.
OR
Intentional, penetrative hole of any size is found and is not covered by vents or screens.

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

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look at the roof's soffits, eaves, fascia, and roof deck for holes—both intentional and unintentional—that penetrate completely through the component's material.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - None

DEFICIENCY 6 — OUTSIDE: ROOF ASSEMBLY IS DAMAGED.

DEFICIENCY CRITERIA: Roof assembly is damaged (i.e., visibly defective; impacts functionality), causing one or more components to become unstable.

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

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

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

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - None

SUMMARY OF CHANGES

TITLE: ROOF ASSEMBLY
VERSION: V2.2
DATE PUBLISHED: 06/23/22

FIELD	CHANGE	VERSION	DATE
----	Abbreviated published version	V2.2	2022-06-23
Name Variants	Removed from published version		
Common Materials	Removed from published version		
Rationale	Removed from published version		
Tools or Equipment	Removed from published version		
Deficiency 1		V2.2	2022-06-23
Health and Safety Determination	Outside: Relabeled from “Standard” to “Moderate”		
Deficiency 2		V2.2	2022-06-23
Health and Safety Determination	Outside: Relabeled from “Standard” to “Moderate”		
Deficiency 3		V2.2	2022-06-23
Health and Safety Determination	Outside: Relabeled from “Standard” to “Moderate”		
Deficiency 4		V2.2	2022-06-23
Health and Safety Determination	Outside: Relabeled from “Standard” to “Moderate”		
Deficiency 5		V2.2	2022-06-23
Health and Safety Determination	Outside: Relabeled from “Standard” to “Moderate”		
Deficiency 6		V2.2	2022-06-23
Health and Safety Determination	Outside: Relabeled from “Standard” to “Moderate”		
----	Copyedits	V2.1	2021-04-02
Common Components	Copyedits	V2.0	2020-10-28
Deficiency 1		V2.0	2020-10-28
Title	Revised title		

Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
Deficiency 2		V2.0	2020-10-28
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	Copyedits		
Deficiency 3		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
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		
Deficiency 5		V2.0	2020-10-28
Deficiency Criteria	Copyedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
Deficiency 6		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		
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
More Information	Field added	VI.3	2020-07-31
Deficiency 1	Separated by inspectable location – Outside	VI.3	2020-07-31
Title	Revised title; added inspectable location		
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		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Deficiency 2	Added by inspectable location – Outside	VI.3	2020-07-31
Title	Added title; added inspectable location		
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		
Deficiency 3	Previously deficiency 2 Separated by inspectable location – Outside	VI.3	2020-07-31

Title	Revised title; added inspectable location		
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	Previously deficiency 3 Separated by inspectable location – Outside	VI.3	2020-07-31
Title	Added inspectable location		
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	Previously deficiency 4 Separated by inspectable location – Outside	VI.3	2020-07-31
Title	Added inspectable location		
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		
Inspection Process	Revised request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Deficiency 6	Previously deficiency 5 Separated by inspectable location – Outside	VI.3	2020-07-31

Title	Revised title; added inspectable location
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
Inspection Process	Revised request for help, action, and more information
Tools or Equipment	Field added to deficiency; response revised