

**TITLE:** HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)  
**VERSION:** V2.2  
**DATE PUBLISHED:** 04/18/22

**DEFINITION:** Heating: A system consisting of a heat source and method of distribution designed to heat the surrounding air and area.  
Ventilation: A method of air distribution by air ducts to transfer air from one location to another. Air can be distributed passively or forced.  
Air Conditioning: A system consisting of a cooling source and method of distribution designed to cool the surrounding air and area.

**PURPOSE:** Provide thermal comfort and acceptable indoor air quality.

**NAME VARIANTS:** Air conditioner; A/C; Central air and heat; Chiller; Furnace; Window unit

**COMMON MATERIALS:** Metal; Plastic

**COMMON COMPONENTS:** Thermostat; Condenser; Furnace; Supply registers or vents; Ducts; Air handler; Radiant or convection heating covers; Boiler; Evaporative cooler; Thermocouple; Gas shutoff valve

**LOCATION:**

<input checked="" type="checkbox"/>	Unit	Living room, bedroom, kitchen, bathroom, closet
<input checked="" type="checkbox"/>	Inside	Any indoor common area (e.g., hall, bath, kitchen, office, exercise room, etc.)
<input type="checkbox"/>	Outside	None

**MORE INFORMATION:** None

**DEFICIENCY 1:** A permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit.

**LOCATION:**  Unit  Inside

**DEFICIENCY 2:** A permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is 68 degrees Fahrenheit or above.

**LOCATION:**  Unit  Inside

**DEFICIENCY 3:** Air conditioning system or device is not operational.

**LOCATION:**  Unit  Inside

**DEFICIENCY 4:** Heating system or device fueled by combustion has a misaligned, disconnected, improperly connected, damaged, blocked, or missing exhaust vent.

**LOCATION:**  Unit  Inside

**DEFICIENCY 5:** Combustion chamber cover or gas shutoff valve is missing from a combustion-fueled heating appliance.

**LOCATION:**  Unit  Inside

**DEFICIENCY I — UNIT:** A PERMANENTLY INSTALLED HEATING SOURCE IS DAMAGED, INOPERABLE, MISSING, OR NOT INSTALLED AND THE OUTSIDE TEMPERATURE IS BELOW 68 DEGREES FAHRENHEIT.

**DEFICIENCY CRITERIA:** A permanently installed heating source is damaged (i.e., visibly defective; impacts functionality).  
 OR  
 A permanently installed heating source is inoperable (i.e., not meeting function or purpose, with or without visible damage).  
 OR  
 A permanently installed heating source is missing (i.e., evidence of prior installation, but is now not present or is incomplete).  
 OR  
 A permanently installed heating source is not installed.  
 AND  
 The outside temperature is below 68 degrees Fahrenheit.

**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	Direct	Condition could affect resident's mental, or physical, or psychological state.	If a permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit, then the resident's body may lose heat faster than it can make it, leading to symptoms of hypothermia, which may result in unconsciousness or death.
R2	Safety	Indirect	Resident could be injured because of this condition.	If a permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit, and the resident uses an unsafe heating source (e.g., space heater, oven, or open fire), then there may be an increased safety risk to the resident.
R6	Usability or 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 heating source is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit, then the resident may be unable to use the appliance to safely heat the unit.

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.	A resident is likely to notice if a permanently installed heating source is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit and to recognize it is important enough to report to property management because it may present health or safety hazards. Property management should be expected to prioritize a work order to remedy this defect because it may result in health or safety hazards.
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**INSPECTION PROCESS:**

- OBSERVATION:**
  - Determine if a permanently installed heating source is present.
  - If present, visually inspect to identify any damage.
- REQUEST FOR HELP:**
  - Ask the resident or POA to engage the permanently installed heating source.
- ACTION:**
  - Determine exterior air temperature at time of the inspection.
  - Engage permanently installed heating source to verify functionality.
- More Information:**
  - A permanently installed heating source is one that is installed and self-fueled.
  - A permanently installed heating source may include forced air heating, radiant heat, baseboard units heated by electric, or installed wall units.
  - A permanently installed heating source may not include space heaters that are not installed or fireplaces and wood stoves that are not self-fueled.

**TOOLS OR EQUIPMENT:**

- REQUIRED:**
  - Ambient Thermometer
- USEFUL:**
  - Flashlight; Inspection Mirror

**DEFICIENCY I — INSIDE:** A PERMANENTLY INSTALLED HEATING SOURCE IS DAMAGED, INOPERABLE, MISSING, OR NOT INSTALLED AND THE OUTSIDE TEMPERATURE IS BELOW 68 DEGREES FAHRENHEIT.

**DEFICIENCY CRITERIA:** A permanently installed heating source is damaged (i.e., visibly defective; impacts functionality).  
 OR  
 A permanently installed heating source is inoperable (i.e., not meeting function or purpose, with or without visible damage).  
 OR  
 A permanently installed heating source is missing (i.e., evidence of prior installation, but is now not present or is incomplete).  
 OR  
 A permanently installed heating source is not installed.  
**AND**  
 The outside temperature is below 68 degrees Fahrenheit.

**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:** Pass

**HCV CORRECTION TIMEFRAME:** N/A

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R6	Usability or 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 heating source is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit, then the resident may be unable to use a feature that is reasonably assumed to be 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 understand how to identify a permanently installed heating source that is damaged, inoperable, missing, or not installed and the outside temperature is below 68 degrees Fahrenheit. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in usability barriers.

**INSPECTION PROCESS:**

- OBSERVATION:**
- Determine if a permanently installed heating source is present.
  - If present, visually inspect to identify any damage.

- REQUEST FOR HELP: - Ask the POA to engage the permanently installed heating source.
- ACTION: - Determine exterior air temperature at time of the inspection.  
- Engage permanently installed heating source to verify functionality.
- More Information: - A permanently installed heating source is one that is installed and self-fueled.  
- A permanently installed heating source may include forced air heating, radiant heat, baseboard units heated by electric, or installed wall units.  
- A permanently installed heating source may not include space heaters that are not installed or fireplaces and wood stoves that are not self-fueled.
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TOOLS OR EQUIPMENT:

- REQUIRED: - Ambient Thermometer
- USEFUL: - Flashlight; Inspection Mirror
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**DEFICIENCY 2 — UNIT:** A PERMANENTLY INSTALLED HEATING SOURCE IS DAMAGED, INOPERABLE, MISSING, OR NOT INSTALLED AND THE OUTSIDE TEMPERATURE IS 68 DEGREES FAHRENHEIT OR ABOVE.

**DEFICIENCY CRITERIA:** A permanently installed heating source is damaged (i.e., visibly defective; impacts functionality).  
 OR  
 A permanently installed heating source is inoperable (i.e., not meeting function or purpose, with or without visible damage).  
 OR  
 A permanently installed heating source is missing (i.e., evidence of prior installation, but is now not present or is incomplete).  
 OR  
 A permanently installed heating source is not installed.  
**AND**  
 The outside temperature is 68 degrees Fahrenheit or above.

**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:** Pass  
**HCV CORRECTION TIMEFRAME:** N/A

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R6	Usability or 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 heating source is damaged, inoperable, missing, or not installed and the outside temperature is 68 degrees Fahrenheit or above, then the resident may be unable to use the appliance to safely heat the unit.
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 heating source is damaged, inoperable, missing, or not installed and the outside temperature is 68 degrees Fahrenheit or above and to recognize it is important enough to report to property management because it may present usability barriers. Property management should be expected to prioritize a work order to remedy this defect because it may result in usability barriers.

**INSPECTION PROCESS:**

- OBSERVATION:**
- Determine if a permanently installed heating source is present.
  - If present, visually inspect to identify any damage.
- REQUEST FOR HELP:**
- Ask the resident or POA to engage the permanently installed heating source.
- ACTION:**
- Determine exterior air temperature at time of the inspection.
  - Engage permanently installed heating source to verify functionality.
- More Information:**
- If the temperature within the Unit exceeds the designed limit of the thermostat, then perform visual inspection only.
  - A permanently installed heating source is one that is installed and self-fueled.
  - A permanently installed heating source may include forced air heating, radiant heat, baseboard units heated by electric, or installed wall units.
  - A permanently installed heating source may not include space heaters that are not installed or fireplaces and wood stoves that are not self-fueled.

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**TOOLS OR EQUIPMENT:**

- REQUIRED:**
- Ambient Thermometer
- USEFUL:**
- Flashlight; Inspection Mirror

**DEFICIENCY 2 — INSIDE:** A PERMANENTLY INSTALLED HEATING SOURCE IS DAMAGED, INOPERABLE, MISSING, OR NOT INSTALLED AND THE OUTSIDE TEMPERATURE IS 68 DEGREES FAHRENHEIT OR ABOVE.

**DEFICIENCY CRITERIA:** A permanently installed heating source is damaged (i.e., visibly defective; impacts functionality).  
 OR  
 A permanently installed heating source is inoperable (i.e., not meeting function or purpose, with or without visible damage).  
 OR  
 A permanently installed heating source is missing (i.e., evidence of prior installation, but is now not present or is incomplete).  
 OR  
 A permanently installed heating source is not installed.  
 AND  
 The outside temperature is 68 degrees Fahrenheit or above.

**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:** Pass  
**HCV CORRECTION TIMEFRAME:** N/A

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R6	Usability or 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 heating source is damaged, inoperable, missing, or not installed and the outside temperature is 68 degrees Fahrenheit or above, then the resident may be unable to use the appliance to safely heat the unit.
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 understand how to identify a permanently installed heating source that is damaged, inoperable, missing, or not installed and the outside temperature is 68 degrees Fahrenheit or above. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in usability barriers.



**INSPECTION PROCESS:**

- OBSERVATION:**
- Determine if a permanently installed heating source is present.
  - If present, visually inspect to identify any damage.
- REQUEST FOR HELP:**
- Ask the POA to engage the permanently installed heating source.
- ACTION:**
- Determine exterior air temperature at time of the inspection.
  - Engage permanently installed heating source to verify functionality.
- More Information:**
- If the temperature within the Inside exceeds the designed limit of the thermostat, then perform visual inspection only.
  - A permanently installed heating source is one that is installed and self-fueled.
  - A permanently installed heating source may include forced air heating, radiant heat, baseboard units heated by electric, or installed wall units.
  - A permanently installed heating source may not include space heaters that are not installed or fireplaces and wood stoves that are not self-fueled.
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**TOOLS OR EQUIPMENT:**

- REQUIRED:**
- Ambient Thermometer
- USEFUL:**
- Flashlight; Inspection Mirror
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**DEFICIENCY 3 — UNIT: AIR CONDITIONING SYSTEM OR DEVICE IS NOT OPERATIONAL.**

**DEFICIENCY CRITERIA:** System or device does not turn on.  
 OR  
 System or device only produces hot or room temperature air.

**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 the air conditioning system or device does not turn on or it only produces hot or room temperature air, then the resident may be at an increased risk of heat-related illness.
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 air conditioning system or device does not turn on or it only produces hot or room temperature air, then the resident may be unable to utilize the appliance.
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.	The resident is likely to notice if the air conditioning system or device does not turn on or it only produces hot or room temperature air and to recognize it is important enough to report it to property management because it may present health hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health hazards.

**INSPECTION PROCESS:**

- OBSERVATION:**
- Look for the cooling system or device (e.g., a window unit or access panel to a central air system) and determine if it is on.
  - Listen to hear if the system or device powers on following a request to the POA.
- REQUEST FOR HELP:**
- If present and not on, ask the resident or POA to turn the system or device on.
- ACTION:**
- Place your hand near the system or device to feel for cooled air.

More Information: - None

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

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**DEFICIENCY 3 — INSIDE: AIR CONDITIONING SYSTEM OR DEVICE IS NOT OPERATIONAL.**

**DEFICIENCY CRITERIA:** System or device does not turn on.  
 OR  
 System or device only produces hot or room temperature air.

**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:** Pass

**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 air conditioning system or device does not turn on or it only produces hot or room temperature air, then the resident may be unable to utilize the appliance.
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 an air conditioning system or device that does not turn on or only produces hot or room temperature air. Management practices 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:**
- Look for the cooling system or device (e.g., a window unit or access panel to a central air system) and determine if it is on.
  - Listen to hear if the system or device powers on following a request to the POA.
- REQUEST FOR HELP:**
- If present and not on, ask the POA to turn the system or device on.
- ACTION:**
- Place your hand near the system or device to feel for cooled air.
- More Information:**
- None

**TOOLS OR EQUIPMENT:**

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

**DEFICIENCY 4 — UNIT:** HEATING SYSTEM OR DEVICE FUELED BY COMBUSTION HAS A MISALIGNED, BLOCKED, DISCONNECTED, IMPROPERLY CONNECTED, DAMAGED, OR MISSING EXHAUST VENT.

**DEFICIENCY CRITERIA:** Exhaust vent is misaligned, blocked, disconnected, or improperly connected through to the ceiling or wall.  
 OR  
 Exhaust vent is damaged (i.e., visibly defective; impacts functionality).  
 OR  
 Exhaust vent 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	Direct	Condition could affect resident’s mental, or physical, or psychological state.	If the heating system or device fueled by combustion has a misaligned, disconnected, improperly connected, damaged, blocked, or missing exhaust vent, then the resident may be exposed to carbon monoxide leaks, which may cause health issues.
R2	Safety	Direct	Resident could be injured because of this condition.	If the heating system or device fueled by combustion has a misaligned, disconnected, improperly connected, damaged, blocked, or missing exhaust vent, then the resident could be exposed to carbon monoxide, which may cause safety issues.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	If the heating system or device fueled by combustion has a misaligned, disconnected, improperly connected, damaged, blocked, or missing exhaust vent, then it should be identified during preventative maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.

**INSPECTION PROCESS:**

**OBSERVATION:**

- Look at the system or device to confirm the exhaust vent is:
  - Present;
  - Properly connected through to the ceiling or wall; and
  - Free of any holes or blockage due to bending, warping, collapse, or foreign material.

- Check for an exhaust vent cap.
- Verify the exhaust vent has no downward slope.

REQUEST FOR HELP: - Ask the resident or POA if the Unit is heated by a fuel-fired device.

ACTION: - None

More Information: - If the Unit is not heated by a fuel-fired device, then disregard this deficiency.

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

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**DEFICIENCY 4 — INSIDE:** HEATING SYSTEM OR DEVICE FUELED BY COMBUSTION HAS A MISALIGNED, BLOCKED, DISCONNECTED, IMPROPERLY CONNECTED, DAMAGED, OR MISSING EXHAUST VENT.

**DEFICIENCY CRITERIA:** Exhaust vent is misaligned, blocked, disconnected, or improperly connected through to the ceiling or wall.  
 OR  
 Exhaust vent is damaged (i.e., visibly defective; impacts functionality).  
 OR  
 Exhaust vent 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	Direct	Condition could affect resident's mental, or physical, or psychological state.	If the heating system or device fueled by combustion has a misaligned, disconnected, improperly connected, damaged, blocked, or missing exhaust vent, then the resident may be exposed to carbon monoxide leaks, which may cause health issues.
R2	Safety	Direct	Resident could be injured because of this condition.	If the heating system or device fueled by combustion has a misaligned, disconnected, improperly connected, damaged, blocked, or missing exhaust vent, then the resident could be exposed to carbon monoxide, which may cause safety issues.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	If the heating system or device fueled by combustion has a misaligned, disconnected, improperly connected, damaged, blocked, or missing exhaust vent, then it should be identified during preventative maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.

**INSPECTION PROCESS:**

- OBSERVATION:**
- Look at the system or device to confirm the exhaust vent is:
    - Present;
    - Properly connected through to the ceiling or wall; and
    - Free of any holes or blockage due to bending, warping, collapse, or foreign material.
  - Check for an exhaust vent cap.
  - Verify the exhaust vent has no downward slope.

REQUEST FOR HELP: - Ask the POA if the Inside is heated by a fuel-fired device.

ACTION: - None

More Information: - If the Inside is not heated by a fuel-fired device, then disregard this deficiency.

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

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**DEFICIENCY 5 — UNIT: COMBUSTION CHAMBER COVER OR GAS SHUTOFF VALVE IS MISSING FROM A COMBUSTION-FUELED HEATING APPLIANCE.**

**DEFICIENCY CRITERIA:** Combustion chamber cover or gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete) from a combustion-fueled heating appliance

**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
R2	Safety	Indirect	Resident could be injured because of this condition.	If a combustion chamber cover or gas shutoff valve is missing from a combustion-fueled heating appliance, and there is a need to isolate the appliance, there may be an increased safety risk to the resident of fire, which may result in injury (e.g., burns) or death.
R6	Usability and Operability of Fixtures	Indirect	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 combustion chamber cover or gas shutoff valve is missing from a combustion-fueled heating appliance, then the resident may not be able to safely isolate the appliance in the event of a malfunction.
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 combustion chamber cover or gas shutoff valve that is missing from a combustion-fueled heating appliance. 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:** - Visually inspect the combustion-fueled heating appliance for evidence that a combustion chamber cover or gas shutoff valve was previously installed and is now not present or is incomplete.

**REQUEST FOR HELP:** - If unable to locate, ask the resident or POA to identify the location of the combustion-fueled heating appliance.

**ACTION:** - None

**More Information:** - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Inspection mirror

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**DEFICIENCY 5 — INSIDE: COMBUSTION CHAMBER COVER OR GAS SHUTOFF VALVE IS MISSING FROM A COMBUSTION-FUELED HEATING APPLIANCE.**

**DEFICIENCY CRITERIA:** Combustion chamber cover or gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete) from a combustion-fueled heating appliance

**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
R2	Safety	Indirect	Resident could be injured because of this condition.	If a combustion chamber cover or gas shutoff valve is missing from a combustion-fueled heating appliance, and there is a need to isolate the appliance, there may be an increased safety risk to the resident of fire, which may result in injury (e.g., burns) or death.
R6	Usability and Operability of Fixtures	Indirect	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 combustion chamber cover or gas shutoff valve is missing from a combustion-fueled heating appliance, then the resident may not be able to safely isolate the appliance in the event of a malfunction.
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 combustion chamber cover or gas shutoff valve that is missing from a combustion-fueled heating appliance. 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:** - Visually inspect the combustion-fueled heating appliance for evidence that a combustion chamber cover or gas shutoff valve was previously installed and is now not present or is incomplete.

**REQUEST FOR HELP:** - If unable to locate, ask the POA to identify the location of the combustion-fueled heating appliance.

**ACTION:** - None

**More Information:** - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Inspection mirror

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**SUMMARY OF CHANGES**

**TITLE:** HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)

**VERSION:** V2.2

**DATE PUBLISHED:** 04/18/22

FIELD	CHANGE	VERSION	DATE
<b>Deficiency 1</b>		<b>V2.2</b>	<b>2022-04-18</b>
Title	Unit & Inside: Revised title		
Deficiency Criteria	Unit & Inside: Revised deficiency criteria		
Rationale	Unit & Inside: Revised rationales, types, and explanations		
Inspection Process	Unit & Inside: Revised observation, request for help, action, and more information		
Tools or Equipment	Unit & Inside: Revised useful and required tools or equipment		
<b>Deficiency 2</b>		<b>V2.2</b>	<b>2022-04-18</b>
Title	Unit & Inside: Revised title		
Deficiency Criteria	Unit & Inside: Revised deficiency criteria		
Rationale	Unit & Inside: Revised rationales, types, and explanations		
Inspection Process	Unit & Inside: Revised observation, request for help, action, and more information		
Tools or Equipment	Unit & Inside: Revised useful and required tools or equipment		
<b>Deficiency 1</b>		<b>V2.1</b>	<b>2021-04-02</b>
Title	Unit: Revised title		
Deficiency Criteria	Unit: Revised deficiency criteria		
Rationale	Unit: Revised rationales, types, and explanations		
Inspection Process	Unit: Revised observation, request for help, action, and more information		
<b>Deficiency 2</b>		<b>V2.1</b>	<b>2021-04-02</b>
Title	Unit: Revised title		
Deficiency Criteria	Unit: Revised deficiency criteria		
Rationale	Unit: Revised rationales, types, and explanations		

Inspection Process	Unit: Revised observation, request for help, action, and more information		
<b>Deficiency 3</b>		<b>V2.1</b>	<b>2021-04-02</b>
Title	Unit & Inside: Revised title		
Deficiency Criteria	Unit & Inside: Revised deficiency criteria		
Health and Safety Determination	Unit & Inside: Revised to "Standard"		
Rationale	Unit & Inside: Revised rationales, types, and explanations		
Inspection Process	Unit & Inside: Revised observation, request for help, action, and more information		
<b>Deficiency 4</b>		<b>V2.1</b>	<b>2021-04-02</b>
Rationale	Unit & Inside: Revised rationales, types, and explanations		
Inspection Process	Unit & Inside: Revised request for help and more information		
<b>Deficiency 5</b>	<b>Added deficiency</b>	<b>V2.1</b>	<b>2021-04-02</b>
Title	Unit & Inside: Added title		
Deficiency Criteria	Unit & Inside: Added deficiency criteria		
Health and Safety Determination	Unit & Inside: Added as "Standard"		
Rationale	Unit & Inside: Added rationales, types, and explanations		
Inspection Process	Unit & Inside: Added observation, request for help, action, and more information		
Tools or Equipment	Unit & Inside: Added useful and required tools or equipment		
<b>Deficiency 1</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, request for help, action, and more information		
<b>Deficiency 2</b>	<b>Added deficiency</b>	<b>V2.0</b>	<b>2020-10-28</b>
<b>Deficiency 3</b>		<b>V2.0</b>	<b>2020-10-28</b>
Health and Safety Determination	Added standardized description		

HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
<b>Deficiency 4</b>		<b>V2.0</b>	<b>2020-10-28</b>
Title	Revised title		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
<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>More Information</b>	<b>Field added</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Deficiency I</b>	<b>Separated by inspectable location – Unit</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Added inspectable location		
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" Noted 24-hour correction timeframe if outside temperature is below 50 degrees Fahrenheit and temperature inside unit is below 60 degrees Fahrenheit. Noted 30-day correction timeframe if not the above scenario If this scenario is not met.		
HCV – Correction Timeframe	Field added; response input as "24 hours" Noted 24-hour correction timeframe if outside temperature is below 50 degrees Fahrenheit and temperature inside unit is below 60 degrees Fahrenheit. Noted 30-day correction timeframe if not the above scenario If this scenario is not met.		
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		

<b>Deficiency 2</b>	<b>Separated by inspectable locations — Unit and Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>
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		
<b>Deficiency 3</b>	<b>Separated by inspectable locations — Unit and Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>
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		
<b>Deficiency 4</b>	<b>Removed deficiency</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Deficiency 5</b>	<b>Removed deficiency</b>	<b>VI.3</b>	<b>2020-07-31</b>