

DEFINITIONS OF TERMS USED IN STANDARDS

The following definitions related to inspectable areas are used in the attached proposed standards:

Unit	A unit (or “dwelling unit”) of HUD housing refers to the interior components of an individual unit. Examples of components included in the interior of a unit may include the bathroom, call-for-aid (if applicable), carbon monoxide devices, ceiling, doors, electrical systems, enclosed patio, floors, HVAC (where individual units are provided), kitchen, lighting, outlets, smoke detectors, stairs, switches, walls, water heater, and windows.
Inside	Inside of HUD housing (or “inside areas”) refers to the common areas and building systems that can be generally found within the building interior and are not inside a unit. Examples of “inside” common areas may include, basements, interior or attached garages, enclosed carports, restrooms, closets, utility rooms, mechanical rooms, community rooms, day care rooms, halls, corridors, stairs, shared kitchens, laundry rooms, offices, enclosed porches, enclosed patios, enclosed balconies, and trash collection areas. Examples of building systems include those components that provide domestic water, electricity, elevators, emergency power, fire protection, HVAC, and sanitary services.
Outside	Outside of HUD housing (or “outside areas”) refers to the building site, building exterior components, and any building systems located outside of the building or unit. Examples of “outside” components may include fencing, retaining walls, grounds, lighting, mailboxes, project signs, parking lots, detached garage or carport, driveways, play areas and equipment, refuse disposal, roads, storm drainage, non-dwelling buildings, and walkways. Components found on the exterior of the building are also considered outside areas, and examples may include doors, attached porches, attached patios, balconies, car ports, fire escapes, foundations, lighting, roofs, walls, and windows.

The following definitions related to health and safety are used in the attached proposed standards:

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 a resident.
Severe	The Severe category includes deficiencies that, if evident in the home or on the property, present a high risk of permanent disability, or serious injury or illness, to a resident; or the physical security or safety of a resident or their property would be seriously compromised.
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.
Low	Deficiencies critical to habitability but not presenting a substantive health or safety risk to resident.

TABLE 1—ADDRESS AND SIGNAGE STANDARD

Definition and Location	
Definition	Unique number and name identifiers assigned to property.
Location	Outside: Near building entrances (either above or alongside the entrance or on a nearby post) and road entrances where the property's private road meets a public road.
Deficiency 1 – Address and Signage: Outside	
Deficiency	Address, signage, or building identification codes are broken, illegible, or not visible.
Deficiency Criteria	Address or building identification codes are broken, illegible, or not visible.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If address, signage, or building identification codes are broken, illegible, or not visible, and there is an emergency, then first responders may be delayed if they are unable to efficiently locate the property.</p> <p>If address, signage, or building identification codes are broken, illegible, or not visible, then it is likely that routine or daily maintenance activities are not being addressed.</p>

TABLE 2—BATHTUB AND SHOWER STANDARD

Definition and Location	
Definition	Fixtures typically found in bathrooms that dispense clean water used for bathing and self-care which also contain a method for draining used water.
Location	Unit: Bathroom Inside: Bathroom
Deficiency 1 – Bathtub and Shower: Unit	
Deficiency	Only 1 bathtub or shower is present and it is inoperable or does not drain.
Deficiency Criteria	Only 1 bathtub or shower is present within the unit and it is inoperable (i.e., overall system is not meeting function or purpose, with or without visible

	damage) or standing water is present such that the inspector believes water is unable to drain.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If only 1 bathtub or shower is present within the Unit and it is inoperable or standing water is present such that the inspector believes water is unable to drain, then the resident's ability to maintain hygienic practices is limited, which may result in an increased risk of illness from infectious disease.</p> <p>If only 1 bathtub or shower is present within the Unit and it is inoperable or standing water is present such that the inspector believes water is unable to drain, then the resident may not be able to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if only 1 bathtub or shower is present within the Unit and it is inoperable or standing water is present, 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.</p>
Deficiency 1 – Bathtub and Shower: Inside	
Deficiency	Only 1 bathtub or shower is present and it is inoperable or does not drain.
Deficiency Criteria	Only 1 bathtub or shower is present within the Inside and it is inoperable (i.e., overall system is not meeting function or purpose, with or without visible damage) or standing water is present such that the inspector believes water is unable to drain.
Health and Safety determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass

Rationale	<p>If only 1 bathtub or shower is present within the Inside and it is inoperable or standing water is present such that the inspector believes water is unable to drain, then the resident may not be able to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify if there is only 1 bathtub or shower present within the Inside and it is inoperable or standing water is present such that the inspector believes water is unable to drain. 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.</p>
Deficiency 2 – Bathtub and Shower: Unit	
Deficiency	A bathtub or shower is inoperable or does not drain and at least 1 bathtub or shower is present elsewhere that is operational.
Deficiency Criteria	A bathtub or shower is inoperable (i.e., overall system is not meeting function or purpose, with or without visible damage) or standing water is present such that the inspector believes water is unable to drain and at least 1 bathtub or shower is present elsewhere within the Unit that is operational.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a bathtub or shower is inoperable or standing water is present such that the inspector believes water is unable to drain and at least 1 bathtub or shower is present elsewhere within the Unit that is operational, then the resident’s ability to maintain hygienic practices is limited, which may result in an increased risk of illness from infectious disease.</p> <p>If a bathtub or shower is inoperable or standing water is present such that the inspector believes water is unable to drain and at least 1 bathtub or shower is present elsewhere within the Unit that is operational, then the resident may not be able to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If there are multiple bathtubs or showers present with the Unit, the resident is likely to notice if one is inoperable or has standing water 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.</p>

Deficiency 2 – Bathtub and Shower: Inside

Deficiency	A bathtub or shower is inoperable or does not drain and at least 1 bathtub or shower is present elsewhere that is operational.
Deficiency Criteria	A bathtub or shower is inoperable (i.e., overall system is not meeting function or purpose, with or without visible damage) or standing water is present such that the inspector believes water is unable to drain and at least 1 bathtub or shower is present elsewhere within the Inside that is operational.
Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	<p>If a bathtub or shower is inoperable or standing water is present such that the inspector believes water is unable to drain and at least 1 bathtub or shower is present elsewhere within the Inside that is operational, then the resident may not be able to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify if there are multiple bathtubs or showers present within the Inside and one is inoperable or has standing water present such that the inspector believes water is unable to drain. 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.</p>

Deficiency 3 – Bathtub and Shower: Unit

Deficiency	Bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident’s ability to maintain personal hygiene.
Deficiency Criteria	<p>Bathtub component or shower component is damaged (i.e., visibly defective; impacts functionality) such that it may limit the resident’s ability to maintain personal hygiene.</p> <p>OR</p> <p>Bathtub component or shower 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 maintain personal hygiene.</p> <p>OR</p>

	Bathtub component or shower component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) such that it may limit the resident's ability to maintain personal hygiene.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident's ability to maintain personal hygiene, then the resident may be at an increased risk of illness from infectious disease.</p> <p>If a bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident's ability to maintain personal hygiene, then the resident may not be able to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident's ability to maintain personal hygiene, 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.</p>

Deficiency 3 – Bathtub and Shower: Inside

Deficiency	Bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident's ability to maintain personal hygiene.
Deficiency Criteria	<p>Bathtub component or shower component is damaged (i.e., visibly defective; impacts functionality) such that it may limit the resident's ability to maintain personal hygiene.</p> <p>OR</p> <p>Bathtub component or shower 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 maintain personal hygiene.</p> <p>OR</p> <p>Bathtub component or shower component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) such that it may limit the resident's ability to maintain personal hygiene.</p>

Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	<p>If a bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident's ability to maintain personal hygiene, then the resident may not be able to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify a bathtub component or shower component that is damaged, inoperable, or missing such that it may not provide a sanitary area to maintain personal hygiene. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in sanitary hazards or usability barriers.</p>

Deficiency 4 – Bathtub and Shower: Unit

Deficiency	Bathtub component or shower component is damaged, inoperable, or missing and it does not limit the resident's ability to maintain personal hygiene.
Deficiency Criteria	<p>Bathtub component or shower component is damaged (i.e., visibly defective; impacts functionality) and it does not limit the resident's ability to maintain personal hygiene.</p> <p>OR</p> <p>Bathtub component or shower 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 maintain personal hygiene.</p> <p>OR</p> <p>Bathtub component or shower component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and it does not limit the resident's ability to maintain personal hygiene.</p>
Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass

Rationale	<p>If the resident’s ability to maintain personal hygiene is not limited, but a bathtub component or shower component is damaged, inoperable, or missing, then the resident’s ability to fully utilize an aspect of the fixture may be reduced.</p> <p>If a bathtub component or shower component is damaged, inoperable, or missing and it does not limit the resident’s ability to maintain personal hygiene, 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 the resident’s limited ability to fully utilize an aspect of the fixture.</p>
Deficiency 5 – Bathtub and Shower: Unit	
Affirmative Habitability Requirement: Yes	
Deficiency	Bathtub or shower cannot be used in private.
Deficiency Criteria	Bathtub or shower cannot be used in private.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	If a bathtub or shower cannot be used in private, then the resident's reasonable expectation of privacy within their unit is not being met.
Deficiency 5 – Bathtub and Shower: Inside	
Deficiency	Bathtub or shower cannot be used in private.
Deficiency Criteria	Bathtub or shower cannot be used in private.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	If a bathtub or shower cannot be used in private, then the resident's reasonable expectation of privacy is not being met.

TABLE 3—CABINET AND STORAGE STANDARD

Definition and Location

Definition	Dedicated space for food, goods, or other items. -
Location	Unit: Kitchens, bathroom, laundry Inside: Kitchens, bathroom, laundry
Deficiency 1 – Cabinet and Storage: Unit	
Affirmative Habitability Requirement: Yes	
Deficiency	Food storage space is not present.
Deficiency Criteria	Food storage space is not present.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	If food storage space is not present, then food may be contaminated, and the resident may become ill if they consume the contaminated food. If food storage space is not present, then the resident may be unable to use a feature that is expected to be included and maintained in their rent.
Deficiency 2 – Cabinet and Storage: Unit	
Deficiency	Storage component is damaged, inoperable, or missing.
Deficiency Criteria	50% or more of the kitchen, bath, or laundry cabinet, drawers, or shelves are damaged (i.e., visibly defective; impacts functionality). OR 50% or more of the kitchen, bath, or laundry cabinet, drawers, or shelves are inoperable (i.e., overall system or component thereof not meeting function or purpose; with or without visible damage). OR 50% or more of the kitchen, bath, or laundry cabinet, drawers, or shelves are missing (i.e., evidence of prior installation, but now not present or is incomplete).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If a storage component is damaged, inoperable, or missing, then the resident may not have sufficient ability to store food, dishes, personal or cleaning items in a safe and sanitary manner.</p> <p>If a storage component is damaged, inoperable, or missing, then the resident may be unable to use a feature that is expected to be included and maintained as part of their rent.</p> <p>A resident is likely to notice if a storage component is damaged, inoperable, or missing and to recognize it is important enough to report it to property management because it may present safety hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards or usability barriers.</p>
Deficiency 2 – Cabinet and Storage: Inside	
Deficiency	Storage component is damaged, inoperable, or missing.
Deficiency Criteria	<p>50% or more of the kitchen, bath, or laundry cabinet, drawers, or shelves are damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>50% or more of the kitchen, bath, or laundry cabinet, drawers, or shelves are inoperable (i.e., overall system or component thereof not meeting function or purpose; with or without visible damage).</p> <p>OR</p> <p>50% or more of the kitchen, bath, or laundry cabinet, drawers, or shelves are missing (i.e., evidence of prior installation, but now not present or is incomplete).</p>
Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	<p>If a storage component is damaged, inoperable, or missing, then the resident may be unable to use a feature that is expected to be included and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a storage component is damaged, inoperable, or missing. 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.</p>

TABLE 4—CALL-FOR-AID SYSTEM STANDARD

Definition and Location	
Definition	A call system used by a resident to summon aid during a medical emergency.
Location	Unit: Bathroom, bedroom, hallway Inside: Common area, including bathroom and hallway
Deficiency 1 – Call-for-Aid System: Unit	
Deficiency	System is blocked, or pull cord is higher than 6 inches off the floor.
Deficiency Criteria	System is blocked. OR Pull cord end is higher than 6 inches off the floor.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the system is blocked or the pull cord end is higher than 6 inches off the floor, and the resident is unable to reach the cord, they may not have access to medical care as their ability to alert emergency services is impacted.</p> <p>If a pull cord is missing or the end is higher than 6 inches off the floor, then the resident may not be able to fully use the device, which is assumed to be maintained as part of their rent.</p> <p>If a pull cord is missing or the end is higher than 6 inches off the floor, then it is likely the resident will report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p>
Deficiency 1 – Call-for-Aid System: Inside	
Deficiency	System is blocked, or pull cord is higher than 6 inches off the floor.
Deficiency Criteria	System is blocked. OR Pull cord end is higher than 6 inches off the floor.

Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the system is blocked or the pull cord end is higher than 6 inches off the floor, and the resident is unable to reach the cord, they may not have access to medical care as their ability to alert emergency services is impacted.</p> <p>If a pull cord is missing or the end is higher than 6 inches off the floor, then the resident may not be able to fully use the device, which is assumed to be maintained as part of their rent.</p> <p>If a pull cord is missing or the end is higher than 6 inches off the floor, then this will likely be observed during routine maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p>

Deficiency 2 – Call-for-Aid System: Unit

Deficiency	System does not function properly.
Deficiency Criteria	<p>A call-for-aid system does not emit sound or light or send a signal to the annunciator.</p> <p>OR</p> <p>The annunciator does not indicate the correct corresponding room.</p> <p>OR</p> <p>Pull cord is missing.</p> <p>OR</p> <p>Pull cord is tied up such that it cannot be engaged.</p>
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail

Rationale	<p>If a call-for-aid system does not function properly, then the resident may not have access to medical care as their ability to alert emergency services is impacted.</p> <p>If a call-for-aid system does not function properly, then the resident may not be able to fully use a feature that is expected to be maintained as part of their rent.</p> <p>If a call-for-aid system does not function properly, then the resident will likely report the deficiency, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p>
Deficiency 2 – Call-for-Aid System: Inside	
Deficiency	System does not function properly.
Deficiency Criteria	<p>A call-for-aid system does not emit sound or light or send a signal to the annunciator.</p> <p>OR</p> <p>The annunciator does not indicate the correct corresponding room.</p> <p>OR</p> <p>Pull cord is missing.</p> <p>OR</p> <p>Pull cord is tied up such that it cannot be engaged.</p>
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a call-for-aid system does not function properly, then the resident may not have access to medical care as their ability to alert emergency services is impacted.</p> <p>If a call-for-aid system does not function properly, then the resident may not be able to fully use a feature that is expected to be maintained as part of their rent.</p> <p>If a call-for-aid system does not function properly, then this will likely be observed during routine maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p>

TABLE 5—CARBON MONOXIDE ALARM STANDARD

Definition and Location	
Definition	A single or multiple station alarm intended to detect carbon monoxide gas and alert occupants by a distinct audible signal, or if the unit is occupied by a person with a hearing impairment, a distinct visual alarm or combination of audible and visual alarms. It incorporates a sensor, control components and an alarm notification appliance in a single unit.
Location	Unit: Where required as described in the Deficiency Criteria Inside: Where required as described in the Deficiency Criteria
Deficiency 1 – Carbon Monoxide Alarm: Unit	
Deficiency	Affirmative Habitability Requirement: Yes Carbon monoxide alarm is missing, not installed, or not installed in a proper location.
Deficiency Criteria	One (1) or more of the following scenarios exists: <ul style="list-style-type: none"> 1. Unit contains a fuel-burning appliance or fuel-burning fireplace, and a carbon monoxide alarm is not installed: <ul style="list-style-type: none"> a. in the immediate vicinity of each bedroom. OR b. within each bedroom. 2. Bedroom or bathroom attached to bedroom: <ul style="list-style-type: none"> a. contains a fuel-burning appliance or fuel-burning fireplace. OR b. has adjacent spaces from which byproducts of combustion gases can flow. AND c. Carbon monoxide alarm is not installed in each bedroom. 3. Unit or bedroom is served by a forced-air furnace that is located elsewhere and a carbon monoxide alarm is not installed: <ul style="list-style-type: none"> a. in the immediate vicinity of each bedroom. OR b. within each bedroom. OR c. within the room or area with the first duct register and the carbon monoxide alarm signals are automatically transmitted to an approved location. 4. Unit or bedroom is located in a building that contains a fuel-burning appliance or fuel-burning fireplace and: <ul style="list-style-type: none"> a. a carbon monoxide alarm is not installed in an approved location between the fuel-burning appliance or fuel-burning fireplace and the Unit or bedroom. OR

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- b. a carbon monoxide alarm is not installed on the ceiling of the room containing the fuel-burning appliance or fuel-burning fireplace.
OR
 - c. the Unit or bedroom has communicated openings to the fuel-burning appliance or fuel-burning fireplace and a carbon monoxide alarm is not installed:
 - i. in the immediate vicinity of each bedroom.
OR
 - ii. within each bedroom.
5. Unit or bedroom is located one (1) story or less above or below an attached private garage that:
- a. does not have natural ventilation.
OR
 - b. is enclosed and does not have a ventilation system for vehicle exhaust.
AND
 - c. Carbon monoxide alarm is not installed:
 - i. in the immediate vicinity of each bedroom.
OR
 - ii. within each bedroom.
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Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a carbon monoxide alarm is missing, not installed, or not installed in a proper location in the unit or the inside area that provides protection for the unit and there is an elevated level of carbon monoxide in the Unit, then the health of the resident may be at risk due to potential carbon monoxide poisoning.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a carbon monoxide alarm is missing, not installed, or not installed in a proper location. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may lead to health hazards.</p>
Deficiency 2 – Carbon Monoxide Alarm: Unit	
Deficiency	Carbon monoxide alarm is obstructed.
Deficiency Criteria	Carbon monoxide alarm is obstructed.

Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a carbon monoxide alarm is obstructed and there is a carbon monoxide leak, then the resident's health may be at risk.</p> <p>If a carbon monoxide alarm is obstructed and there is a carbon monoxide leak, then the resident may not be alerted.</p> <p>If a carbon monoxide alarm is obstructed, then the resident may not be able to use a feature that is expected to be provided and maintained as part of the rent.</p> <p>If a carbon monoxide alarm is obstructed, then this will likely be observed during routine maintenance activities and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p>

Deficiency 2 – Carbon Monoxide Alarm: Inside

Deficiency	Carbon monoxide alarm is obstructed.
Deficiency Criteria	Carbon monoxide alarm is obstructed.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a carbon monoxide alarm is obstructed and there is a carbon monoxide leak, then the resident's health may be at risk.</p> <p>If a carbon monoxide alarm is obstructed, then this will likely be observed during routine maintenance activities and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p>

Deficiency 3 – Carbon Monoxide Alarm: Unit

Deficiency	Carbon monoxide alarm does not produce an audio or visual alarm when tested.
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Deficiency Criteria	Carbon monoxide alarm does not produce audio or visual alarm when tested.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a carbon monoxide alarm does not produce an audio or visual alarm, and there is carbon monoxide leak, then the health and safety of the resident could be at risk as they may not be alerted.</p> <p>If a carbon monoxide alarm does not produce an audio or visual alarm, then this will likely be observed during routine maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed, as carbon monoxide alarms should be tested monthly and batteries changed yearly.</p>

Deficiency 3 – Carbon Monoxide Alarm: Inside

Deficiency	Carbon monoxide alarm does not produce audio or visual alarm when tested.
Deficiency Criteria	Carbon monoxide alarm does not produce an audio or visual alarm when tested.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a carbon monoxide alarm does not produce an audio or visual alarm, and there is carbon monoxide leak, then the health and safety of the resident could be at risk as they may not be alerted.</p> <p>If a carbon monoxide alarm does not produce an audio or visual alarm, then this will likely be observed during routine maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed, as carbon monoxide alarms should be tested monthly and batteries changed yearly.</p>

TABLE 6—CEILING STANDARD

Definition and Location	
Definition	The upper interior surface of a room that provides separation between rooms, spaces, and floors.
Location	Unit: Upper interior surface of room Inside: Upper interior surface of room
Deficiency 1 – Ceiling: Unit	
Deficiency	Ceiling has an unstable surface.
Deficiency Criteria	Ceiling has an unstable surface. OR There is cracking or small circles or blisters (e.g., nail pops) on the ceiling (which are a sign the plasterboard sheeting may be pulling away from the nails or screws).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	If the ceiling has an unstable surface, then the resident could be injured by falling debris. If the ceiling has an unstable surface, then a feature of the home that is expected to be provided and maintained as part of the resident’s rent may be jeopardized. If the ceiling has an unstable surface, then it is likely the resident will report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.
Deficiency 1 – Ceiling: Inside	
Deficiency	Ceiling has an unstable surface.
Deficiency Criteria	Ceiling has an unstable surface. OR

	There is cracking or small circles or blisters (e.g., nail pops) on the ceiling (which are a sign the plasterboard sheeting may be pulling away from the nails or screws).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the ceiling has an unstable surface, then the resident could be injured by falling debris.</p> <p>If the ceiling has an unstable surface, then a feature of the home that is expected to be provided and maintained as part of the resident's rent may be jeopardized.</p> <p>If the ceiling has an unstable surface, then it is likely the resident will report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p>

Deficiency 2 – Ceiling: Unit

Deficiency	Ceiling has a hole.
Deficiency Criteria	<p>A hole is present that opens directly to the outside environment.</p> <p>OR</p> <p>A hole is present that is 2 inches or greater in diameter.</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the ceiling has a hole, then the resident may be exposed to potentially harmful materials that may be in the space above the ceiling (e.g., weather, insulation, vermin).</p> <p>If the ceiling has hole, then it may compromise the fire stop and smoke stop properties of the ceiling. Openings (including those due to breaking, displacing, or removing ceiling tiles) can enable hot gases and smoke from a fire to rise and accumulate above detectors and sprinklers, which can delay</p>

their activation, enabling fires to rapidly grow larger before an alarm and response can occur. This has the potential to put the resident at increased risk in the event of a fire.

If the ceiling has a hole, then the resident is unable to fully rely on or use a feature that is expected to be provided and maintained as part of their rent.

If the ceiling has a hole, and the resident is responsible for utilities, then this may result in increased utility costs to the resident.

If the ceiling has a hole, then it is likely the resident will report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.

Deficiency 2 – Ceiling: Inside

Deficiency	Ceiling has a hole.
Deficiency Criteria	A hole is present that opens directly to the outside environment. OR A hole is present that is 2 inches or greater in diameter.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the ceiling has a hole, then the resident may be exposed to potentially harmful materials that may be in the space above the ceiling (e.g., weather, insulation, vermin).</p> <p>If the ceiling has a hole, then it may compromise the fire stop and smoke stop properties of the ceiling. Openings (including those due to breaking, displacing, or removing ceiling tiles) can enable hot gases and smoke from a fire to rise and accumulate above detectors and sprinklers, which can delay their activation, enabling fires to rapidly grow larger before an alarm and response can occur. This has the potential to put the resident at increased risk in the event of a fire.</p> <p>If the ceiling has a hole, then the resident is unable to fully rely on or use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If the ceiling has a hole, and the resident is responsible for utilities, then this may result in increased utility costs to the resident.</p>

If the ceiling has a hole, then it is likely the resident will report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.

Deficiency 3 – Ceiling: Unit

Deficiency	Ceiling component(s) is not functionally adequate.
Deficiency Criteria	Ceiling component(s) is not functionally adequate (i.e., does not allow ceiling to enclose a room, protect shaft or circulation space, create enclosure of and separation between spaces, control the diffusion of light and sound around a room).
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a ceiling component(s) is not functionally adequate, then the resident could be injured by falling debris.</p> <p>If a ceiling component(s) is not functionally adequate, then the resident may be unable to fully rely on or use a feature that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if a ceiling component(s) is not functionally adequate and to recognize it is important enough to report it to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.</p>

Deficiency 3 – Ceiling: Inside

Deficiency	Ceiling component(s) is not functionally adequate.
Deficiency Criteria	Ceiling component(s) is not functionally adequate (i.e., does not allow ceiling to enclose a room, protect shaft or circulation space, create enclosure of and separation between spaces, control the diffusion of light and sound around a room).
Health and Safety Determination	Severe
Correction Timeframe	24 hours

HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a ceiling component(s) is not functionally adequate, then the resident could be injured by falling debris.</p> <p>If a ceiling component(s) is not functionally adequate, then the resident may be unable to fully rely on or use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a ceiling component(s) is not functionally adequate. 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.</p>

TABLE 7—CHIMNEY STANDARD

Definition and Location	
Definition	A vertical or near vertical passageway connected to a fireplace or wood-burning appliance.
Location	<p>Unit: Any enclosed, habitable space where a gas fireplace, wood-burning fireplace, or wood-burning appliance is located</p> <p>Inside: Any enclosed, shared space where a gas fireplace, wood-burning fireplace, or wood-burning appliance is located</p> <p>Outside: Any exterior, visually accessible component of a gas fireplace, wood-burning fireplace, or wood-burning appliance</p>
Deficiency 1 – Chimney: Unit	
Deficiency	A visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior.
Deficiency Criteria	<p>A visually accessible (i.e., can be reasonably accessed and observed) chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete (i.e., evidence of a previously installed component that is now not present) such that it may not safely contain fire and convey smoke and combustion gases to the exterior.</p> <p>OR</p> <p>A visually accessible (i.e., can be reasonably accessed and observed) chimney, flue, or firebox connected to a fireplace or wood-burning</p>

	appliance is damaged (i.e., visibly defective; impacts functionality) such that it may not safely contain fire and convey smoke and combustion gases to the exterior.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior when used, then the resident may be at an increased risk of exposure to gases or smoke, which may result in respiratory issues or asphyxiation.</p> <p>If a visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior when used, then there may be an increased safety risk to the resident of fire spread, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may lead to health and safety hazards.</p>

Deficiency 1 – Chimney: Inside

Deficiency	A visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior.
Deficiency Criteria	<p>A visually accessible (i.e., can be reasonably accessed and observed) chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete (i.e., evidence of a previously installed component that is now not present) such that it may not safely contain fire and convey smoke and combustion gases to the exterior.</p> <p>OR</p> <p>A visually accessible (i.e., can be reasonably accessed and observed) chimney, flue, or firebox connected to a fireplace or wood-burning</p>

	appliance is damaged (i.e., visibly defective; impacts functionality) such that it may not safely contain fire and convey smoke and combustion gases to the exterior.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior when used, then the resident may be at an increased risk of exposure to gases or smoke, which may result in respiratory issues or asphyxiation.</p> <p>If a visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior when used, then there may be an increased safety risk to the resident of fire spread, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may lead to health and safety hazards.</p>
Deficiency 1 – Chimney: Outside	
Deficiency	A visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior.
Deficiency Criteria	<p>A visually accessible (i.e., can be reasonably accessed and observed) chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete (i.e., evidence of a previously installed component that is now not present) such that it may not safely contain fire and convey smoke and combustion gases to the exterior.</p> <p>OR</p> <p>A visually accessible (i.e., can be reasonably accessed and observed) chimney, flue, or firebox connected to a fireplace or wood-burning</p>

	appliance is damaged (i.e., visibly defective; impacts functionality) such that it may not safely contain fire and convey smoke and combustion gases to the exterior.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior when used, then there may be an increased safety risk to the resident of fire spread, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may lead to health and safety hazards.</p>

Deficiency 2 – Chimney: Outside

Deficiency	Chimney exhibits signs of structural failure.
Deficiency Criteria	The chimney exhibits signs of structural failure such that the integrity of the chimney is jeopardized.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail

Rationale	<p>If the chimney exhibits signs of structural failure such that the integrity of the chimney is jeopardized, then there may be an increased safety risk to the resident due to falling debris, instability, or fire spread, which may result in injury or death.</p> <p>If the chimney exhibits signs of structural failure such that the integrity of the chimney is jeopardized, then the resident may not be able to safely use the fireplace or wood-burning appliance.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a chimney exhibits signs of structural failure such that the integrity of the chimney is jeopardized. 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.</p> <p>If the chimney exhibits signs of structural failure such that the integrity of the chimney is jeopardized, then the chimney may be unable to safely support its related components.</p>
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TABLE 8—CLOTHES DRYER EXHAUST VENTILATION STANDARD

Definition and Location	
Definition	The system connected to the clothes dryer vent outlet that exhausts air from the dryer blower to a designated area.
Location	<p>Unit: Laundry room, washer and dryer area</p> <p>Inside: Laundry room, washer and dryer area</p> <p>Outside: Exterior vent cover</p>
Deficiency 1 – Clothes Dryer Exhaust Ventilation: Unit	
Deficiency	Electric dryer transition duct is detached or missing.
Deficiency Criteria	Electric dryer transition duct is detached or missing (i.e., evidence of prior installation, but is now not present or is incomplete).
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail

Rationale	<p>If the electric dryer transition duct is detached or missing, this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>If the electric dryer transition duct is detached or missing, and there is a fire within the appliance or dryer transition duct, the ducting cannot adequately contain the fire, and the resident may be at an increased risk of injury or death.</p> <p>If the electric dryer transition duct is detached or missing, then the resident may not be able to fully utilize features of an appliance.</p> <p>Property management would be expected to ensure that staff members understand how to identify an electric dryer transition duct that is detached or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in health or safety hazards or usability barriers.</p>
Deficiency 1 – Clothes Dryer Exhaust Ventilation: Inside	
Deficiency	Electric dryer transition duct is detached or missing.
Deficiency Criteria	Electric dryer transition duct is detached or missing (i.e., evidence of prior installation, but is now not present or is incomplete).
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the electric dryer transition duct is detached or missing, this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>If the electric dryer transition duct is detached or missing, and there is a fire within the appliance or dryer transition duct, the ducting cannot adequately contain the fire, and the resident may be at an increased risk of injury or death.</p> <p>If the electric dryer transition duct is detached or missing, then the resident may not be able to fully utilize features of an appliance.</p> <p>Property management would be expected to ensure that staff members understand how to identify an electric dryer transition duct that is detached or missing. Management practices would be expected to assure prompt</p>

creation and prioritization of a work order to remedy this deficiency, because it may result in health or safety hazards or usability barriers.

Deficiency 2 – Clothes Dryer Exhaust Ventilation: Unit

Deficiency	Gas dryer transition duct is detached or missing.
Deficiency Criteria	Gas dryer transition duct is detached or missing (i.e., evidence of prior installation, but is now not present or is incomplete).
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the gas dryer transition duct is detached or missing, then the resident may be at an increased risk of carbon monoxide exposure, which may cause respiratory issues or death due to carbon monoxide poisoning.</p> <p>If the gas dryer transition duct is detached or missing, and there is a fire within the appliance or dryer transition duct, the ducting cannot adequately contain the fire, and the resident may be at an increased risk of injury or death.</p> <p>If the gas dryer transition duct is detached or missing, then the resident may not be able to safely utilize features of an appliance.</p> <p>Property management would be expected to ensure that staff members understand how to identify a gas dryer transition duct that is detached or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in health hazards or usability barriers.</p>

Deficiency 2 – Clothes Dryer Exhaust Ventilation: Inside

Deficiency	Gas dryer transition duct is detached or missing.
Deficiency Criteria	Gas dryer transition duct is detached or missing (i.e., evidence of prior installation, but is now not present or is incomplete).
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours

HCV Pass/Fail	Fail
Rationale	<p>If the gas dryer transition duct is detached or missing, then the resident may be at an increased risk of carbon monoxide exposure, which may cause respiratory issues or death due to carbon monoxide poisoning.</p> <p>If the gas dryer transition duct is detached or missing, and there is a fire within the appliance or dryer transition duct, the ducting cannot adequately contain the fire, and the resident may be at an increased risk of injury or death.</p> <p>If the gas dryer transition duct is detached or missing, then the resident may not be able to safely utilize features of an appliance.</p> <p>Property management would be expected to ensure that staff members understand how to identify a gas dryer transition duct that is detached or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in health hazards or usability barriers.</p>
Deficiency 3 – Clothes Dryer Exhaust Ventilation: Unit	
Deficiency	Electric dryer exhaust ventilation system has restricted airflow.
Deficiency Criteria	Electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>If the electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, and the clothes dryer achieves a high enough temperature due to the obstruction, there may be an increased safety risk to the resident of fire, which may result in injury or death.</p> <p>If the electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, then the resident may not be able to fully utilize features of an appliance.</p>

A resident is likely to notice if the electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted within the unit and to recognize it is important enough to report it to property management because it may present usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health or safety hazards.

Deficiency 3 – Clothes Dryer Exhaust Ventilation: Inside

Deficiency	Electric dryer exhaust ventilation system has restricted airflow.
Deficiency Criteria	Electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>If the electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, and the clothes dryer achieves a high enough temperature due to the obstruction, there may be an increased safety risk to the resident of fire, which may result in injury or death.</p> <p>If the electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, then the resident may not be able to fully utilize features of an appliance.</p> <p>Property management would be expected to ensure that staff members understand how to identify an electric dryer exhaust ventilation system that is blocked or damaged such that airflow may be restricted. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in health or safety hazards or usability barriers.</p>

Deficiency 3 – Clothes Dryer Exhaust Ventilation: Outside

Deficiency	Electric dryer exhaust ventilation system has restricted airflow.
Deficiency Criteria	Electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted.

Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>If the electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, and the clothes dryer achieves a high enough temperature due to the obstruction, there may be an increased safety risk to the resident of fire, which may result in injury or death.</p> <p>If the electric dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, then the resident may not be able to fully utilize features of an appliance.</p> <p>Property management would be expected to ensure that staff members understand how to identify an electric dryer exhaust ventilation system that is blocked or damaged such that airflow may be restricted. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in health or safety hazards or usability barriers.</p>
Deficiency 4 – Clothes Dryer Exhaust Ventilation: Outside	
Deficiency	Exterior dryer vent cover, cap, or a component thereof is missing.
Deficiency Criteria	Exterior dryer vent cover, cap, or a component thereof is missing (i.e., evidence of prior installation, but now not present or is incomplete).
Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass

Rationale	Property management would be expected to ensure that staff members understand how to identify an exterior dryer vent cover, cap, or a component thereof that is missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may allow pests to access the dryer ventilation system and build nests resulting in a blockage.
Deficiency 5 – Clothes Dryer Exhaust Ventilation: Unit	
Deficiency	Dryer transition duct is constructed of unsuitable material.
Deficiency Criteria	Dryer transition duct is not constructed of metal or an approved material.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the dryer transition duct is not constructed of metal or an approved material, and there is a fire within the appliance or dryer transition duct, the ducting cannot adequately contain the fire, and the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify a dryer transition duct that is not constructed of metal or an approved material. 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.</p>
Deficiency 5 – Clothes Dryer Exhaust Ventilation: Inside	
Deficiency	Dryer transition duct is constructed of unsuitable material.
Deficiency Criteria	Dryer transition duct is not constructed of metal or an approved material.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail

Rationale	<p>If the dryer transition duct is not constructed of metal or an approved material, and there is a fire within the appliance or dryer transition duct, the ducting cannot adequately contain the fire, and the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify a dryer transition duct that is not constructed of metal or an approved material. 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.</p>
Deficiency 6 – Clothes Dryer Exhaust Ventilation: Unit	
Deficiency	Gas dryer exhaust ventilation system has restricted airflow.
Deficiency Criteria	Gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, then the resident may be at an increased risk of carbon monoxide exposure, which may cause respiratory issues or death due to carbon monoxide poisoning.</p> <p>If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, and the clothes dryer achieves a high enough temperature due to the obstruction, there may be an increased safety risk to the resident of fire, which may result in injury or death.</p> <p>If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, then the resident may not be able to fully utilize features of an appliance.</p> <p>A resident is likely to notice if the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted within the unit and to recognize it is important enough to report it to property management</p>

because it may present usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health or safety hazards.

Deficiency 6 – Clothes Dryer Exhaust Ventilation: Inside

Deficiency	Gas dryer exhaust ventilation system has restricted airflow.
Deficiency Criteria	Gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, then the resident may be at an increased risk of carbon monoxide exposure, which may cause respiratory issues or death due to carbon monoxide poisoning.</p> <p>If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, and the clothes dryer achieves a high enough temperature due to the obstruction, there may be an increased safety risk to the resident of fire, which may result in injury or death.</p> <p>If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, then the resident may not be able to fully utilize features of an appliance.</p> <p>Property management would be expected to ensure that staff members understand how to identify a gas dryer exhaust ventilation system that is blocked or damaged such that airflow may be restricted. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in health or safety hazards or usability barriers.</p>
Deficiency 6 – Clothes Dryer Exhaust Ventilation: Outside	
Deficiency	Gas dryer exhaust ventilation system has restricted airflow.

Deficiency Criteria	Gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, then the resident may be at an increased risk of carbon monoxide exposure, which may cause respiratory issues or death due to carbon monoxide poisoning.</p> <p>If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, and the clothes dryer achieves a high enough temperature due to the obstruction, there may be an increased safety risk to the resident of fire, which may result in injury or death.</p> <p>If the gas dryer exhaust ventilation system is blocked or damaged such that airflow may be restricted, then the resident may not be able to fully utilize features of an appliance.</p> <p>Property management would be expected to ensure that staff members understand how to identify a gas dryer exhaust ventilation system that is blocked or damaged such that airflow may be restricted. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may result in health or safety hazards or usability barriers.</p>

TABLE 9—COOKING APPLIANCE STANDARD

Definition and Location	
Definition	<p><u>Cooking range</u>: An electric or gas stove with several burners and one or more connected ovens.</p> <p><u>Cooktop</u>: Usually a standalone device that may be built into a counter and has one or more electric or gas burners.</p>

Oven: A thermally insulated chamber used for cooking, heating, and baking food.

Microwave: A small oven that heats food with electromagnetic radiation.

Location Unit: Kitchen
Inside: Kitchen

Deficiency 1 – Cooking Appliance: Unit

Deficiency Cooking range, cooktop, or oven does not ignite or produce heat.

Deficiency Criteria No burner on the cooking range or cooktop produces heat.
OR
The oven does not produce heat.

Health and Safety Determination Severe

Correction Timeframe 24 hours

HCV Correction Timeframe 30 days

HCV Pass/Fail Fail

Rationale

If the cooking range, cooktop, or oven does not ignite or produce heat, then the resident may be unable to safely prepare food and may be exposed to foodborne germs that increase the risk of foodborne illness.

If the cooking range, cooktop, or oven does not ignite or produce heat, then the resident may not be able to fully use an appliance that is expected to be provided and maintained as part of the rent.

A resident is likely to notice if the cooking range, cooktop, or oven does not ignite or produce heat and 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 or usability barriers.

Deficiency 1 – Cooking Appliance: Inside

Deficiency Cooking range, cooktop, or oven does not ignite or produce heat.

Deficiency Criteria No burner on the cooking range or cooktop produces heat.
OR
The oven does not produce heat.

Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	<p>If the cooking range, cooktop, or oven does not ignite or produce heat, then the resident may not be able to fully use an appliance that is expected to be provided and maintained as part of the rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify a cooking range, cooktop, or oven that does not ignite or produce heat. 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.</p>
Deficiency 2 – Cooking Appliance: Unit	
Deficiency	Cooking range, cooktop, or oven component is damaged or missing such that the device is unsafe for use.
Deficiency Criteria	<p>Cooking range, cooktop, or oven component is damaged (i.e., visibly defective) such that the device is unsafe for use.</p> <p>OR</p> <p>Cooking range, cooktop, or oven component is missing (i.e., evidence of prior installation, but now not present or is incomplete) such that the device is unsafe for use.</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a cooking range, cooktop, or oven component is damaged or missing such that the device is unsafe for use, then the resident may be at an increased risk of injury.</p> <p>If a cooking range, cooktop, or oven component is damaged or missing such that the device is unsafe for use, then the resident may not be able to fully</p>

use an appliance that is expected to be provided and maintained as part of the rent.

A resident is likely to notice if a cooking range, cooktop, or oven component is damaged or missing such that the device is unsafe for use and to recognize it is important enough to report it to property management because it may present safety hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards or usability barriers.

Deficiency 2 – Cooking Appliance: Inside

Deficiency	Cooking range, cooktop, or oven component is damaged or missing such that the device is unsafe for use.
Deficiency Criteria	<p>Cooking range, cooktop, or oven component is damaged (i.e., visibly defective) such that the device is unsafe for use.</p> <p>OR</p> <p>Cooking range, cooktop, or oven component is missing (i.e., evidence of prior installation, but now not present or is incomplete) such that the device is unsafe for use.</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a cooking range, cooktop, or oven component is damaged or missing such that the device is unsafe for use, then the resident may be at an increased risk of injury.</p> <p>If a cooking range, cooktop, or oven component is damaged or missing such that the device is unsafe for use, then the resident may not be able to fully use an appliance that is expected to be provided and maintained as part of the rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify a cooking range, cooktop, or oven component that is damaged or missing such that the device is unsafe for use. 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.</p>

Deficiency 3 – Cooking Appliance: Unit

Affirmative Habitability Requirement: Yes

Deficiency	Primary cooking appliance is missing.
Deficiency Criteria	Primary cooking appliance is missing (i.e., evidence of prior installation, but now not present or is incomplete).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the primary cooking appliance is missing, then the resident may be unable to safely prepare food and may be exposed to foodborne germs that increase the risk of foodborne illness.</p> <p>If the primary cooking appliance is missing, then the resident cannot use an appliance that is expected to be provided and maintained as part of the rent.</p> <p>A resident is likely to notice if the primary cooking appliance 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 or usability barriers.</p>

Deficiency 4 – Cooking Appliance: Unit

Deficiency	A microwave is the primary cooking appliance and it is damaged.
Deficiency Criteria	A microwave is the primary cooking appliance and it is damaged (i.e., visibly defective; impacts functionality).
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	If a microwave is the primary cooking device and it is damaged, then the resident may be unable to safely prepare food and may be exposed to foodborne germs that increase the risk of foodborne illness.

If a microwave is the primary cooking device and it is damaged, then the resident may not be able to fully use an appliance that is expected to be provided and maintained as part of the rent.

A resident is likely to notice if a microwave is the primary cooking device and it is damaged 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 or usability barriers.

Deficiency 5 – Cooking Appliance: Unit

Deficiency	A burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat.
Deficiency Criteria	A burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat, then there may be an increased safety risk to the resident.</p> <p>If a burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat, then the resident may not be able to fully use an appliance that is expected to be provided and maintained as part of the rent.</p> <p>A resident is likely to notice if a burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat and recognize it is important enough to report it to property management because it may present safety hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards or usability barriers.</p>

Deficiency 5 – Cooking Appliance: Inside

Deficiency	A burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat.
Deficiency Criteria	A burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat.

Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat, then there may be an increased safety risk to the resident.</p> <p>If a burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat, then the resident may not be able to fully use an appliance that is expected to be provided and maintained as part of the rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat. 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.</p>

TABLE 10—DOOR – ENTRY STANDARD

Definition and Location	
Definition	<p>A door that provides a means of access to the Unit from the Inside or Outside.</p> <p>OR</p> <p>A door that provides a means of access to the Inside from the Outside.</p>
Location	<p>Unit: Entrance to the Unit from the Outside or Inside</p> <p>Inside: Entrance to the Inside from the Outside</p>
Deficiency 1 – Door – Entry: Unit	
Deficiency	Entry door will not open.
Deficiency Criteria	Entry door will not open.
Health and Safety Determination	Moderate
Correction Timeframe	30 days

HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the entry door will not open, then the resident's ability to leave or grant access to the unit may be limited, which may result in an increased safety risk in the event of an emergency.</p> <p>If the entry door will not open, then the resident's ability to grant access to the unit may be limited.</p> <p>If the entry door will not open, then the resident's ability to leave or grant access to the unit may be limited.</p> <p>A resident is likely to notice if the entry door will not open and to recognize it is important enough to report it to property management because it may present safety hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.</p>

Deficiency 1 – Door – Entry: Inside

Deficiency	Entry door will not open.
Deficiency Criteria	Entry door will not open.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the entry door will not open, then the resident's ability to leave or grant access to the building may be limited, which may result in an increased safety risk in the event of an emergency.</p> <p>If the entry door will not open, then the resident's ability to grant access to the building may be limited.</p> <p>If the entry door will not open, then the resident's ability to leave or grant access to the building may be limited.</p> <p>Property management would be expected to ensure that staff members understand how to identify an entry door that will not open. Management practices would be expected to assure prompt creation and prioritization of</p>

a work order to remedy this deficiency because it may result in safety hazards or usability barriers.

Deficiency 2 – Door – Entry: Unit

Deficiency	Entry door will not close.
Deficiency Criteria	Entry door does not close (i.e., door seats in frame).
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the entry door will not close, and there is inclement weather, then the resident may be at an increased risk of environmental exposure, which may result in illness.</p> <p>If the entry door will not close, then the resident’s ability to manage access to the unit may be limited.</p> <p>If the entry door will not close, then the resident may be unable to reasonably ensure privacy within the unit.</p> <p>If the entry door will not close, then the resident’s ability to manage access to the unit may be limited.</p> <p>A resident is likely to notice if the entry door will not close and to recognize it is important enough to report it to property management because it may present health or safety hazards, or privacy or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health or safety hazards or privacy or usability barriers.</p>

Deficiency 2 – Door – Entry: Inside

Deficiency	Entry door will not close.
Deficiency Criteria	Entry door does not close (i.e., door seats in frame).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days

HCV Pass/Fail	Fail
Rationale	<p>If the entry door will not close, then the resident's ability to manage access to the building may be limited.</p> <p>If the entry door will not close, then the resident or POA's ability to manage access to the building may be limited.</p> <p>Property management would be expected to ensure that staff members understand how to identify an entry door that will not close. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in security hazards or usability barriers.</p>
Deficiency 3 – Door – Entry: Unit	
Deficiency	Entry door self-closing mechanism is damaged, inoperable, or missing.
Deficiency Criteria	<p>The self-closing mechanism is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>The self-closing mechanism does not pull the door closed and engage the latch.</p> <p>OR</p> <p>The self-closing mechanism is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the entry door self-closer will not pull the door closed and latch, and there is an environmental threat, then the resident cannot reasonably assume measures are in place to mitigate exposure.</p> <p>If the entry door self-closer will not pull the door closed and latch, then the resident is unable to fully use the door, which is expected to be part of their rent.</p>
Deficiency 3 – Door – Entry: Inside	
Deficiency	Entry door self-closing mechanism is damaged, inoperable, or missing.

Deficiency Criteria	<p>The self-closing mechanism is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>The self-closing mechanism does not pull the door closed and engage the latch.</p> <p>OR</p> <p>The self-closing mechanism is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the entry door self-closer will not pull the door closed and latch, and there is an environmental threat, then the resident cannot reasonably assume measures are in place to mitigate exposure.</p> <p>If the entry door self-closer will not pull the door closed and latch, then the resident is unable to fully use the door, which is expected to be part of their rent.</p>

Deficiency 4 – Door – Entry: Unit

Deficiency	Entry door cannot be secured.
Deficiency Criteria	Entry door cannot be secured (i.e., access controlled) by at least 1 installed lock.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If the entry door cannot be secured by at least 1 installed lock, then the resident's ability to control access to the unit may be limited.</p> <p>If the entry door cannot be secured by at least 1 installed lock, then the resident may be unable to reasonably ensure privacy within the unit.</p> <p>If the entry door cannot be secured by at least 1 installed lock, then the resident's ability to control access to the unit may be limited.</p> <p>A resident is likely to notice if the entry door cannot be secured by at least 1 installed lock within the unit and to recognize it is important enough to report it to property management because it may limit their security or privacy. Property management should be expected to prioritize a work order to remedy this deficiency because it may limit the resident's security or privacy.</p>
Deficiency 4 – Door – Entry: Inside	
Deficiency	Entry door cannot be secured.
Deficiency Criteria	Entry door cannot be secured (i.e., access controlled) by at least 1 installed lock.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the entry door cannot be secured by at least 1 installed lock, then the ability to control access to the property may be limited.</p> <p>If the entry door cannot be secured by at least 1 installed lock, then the ability to control access to the property may be limited.</p> <p>Property management would be expected to ensure that staff members understand how to identify an entry door cannot be secured by at least 1 installed lock. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in security hazards.</p>
Deficiency 5 – Door – Entry: Unit	
Deficiency	Hole, split, or crack that penetrates completely through entry door.
Deficiency Criteria	<p>A hole $\frac{1}{4}$ inch or greater in diameter that penetrates all the way through the door.</p> <p>OR</p>

	<p>A split or crack $\frac{1}{4}$ inch or greater in width that penetrates all the way through the door.</p> <p>OR</p> <p>A hole or a crack with separation is present, or the glass is missing within the door, side lites, or transom.</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the entry door has a hole that penetrates all the way through the door, and there is inclement weather, then resident is in danger of excess cold and heat, dampness, and mold growth, and spread of smoke, fire, or poisonous gas, which will affect the resident's physical health.</p> <p>If the entry door has a hole that penetrates all the way through the door, then the resident may be in danger of intruders gaining access to the interior space.</p> <p>If the entry door has a hole that penetrates all the way the door, then the resident cannot secure their privacy within the interior space.</p> <p>If the entry door has a hole that penetrates all the way through the door, then the resident is unable to fully use a feature of home that is expected to be part of their rent.</p> <p>If the entry door has a hole that penetrates all the way through the door, and the resident is responsible for utilities, then the resident may experience an increase in utility costs.</p> <p>If the entry door has a hole that penetrates all the way through the door, then it is likely complaint-based work orders are not being addressed.</p> <p>If the entry door has a hole that penetrates all the way through the door, then it is likely routine work orders are not being addressed.</p>
Deficiency 5 – Door – Entry: Inside	
Deficiency	Hole, split, or crack that penetrates completely through entry door.
Deficiency Criteria	<p>A hole $\frac{1}{4}$ inch or greater in diameter that penetrates all the way through the door.</p> <p>OR</p>

	<p>A split or crack $\frac{1}{4}$ inch or greater in width that penetrates all the way through the door.</p> <p>OR</p> <p>A hole or a crack with separation is present, or the glass is missing within the door, side lites, or transom.</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the entry door has a hole that penetrates all the way through the door, and there is inclement weather, then the resident is in danger of excess cold and heat, dampness, and mold growth, and spread of smoke, fire, or poisonous gas, which will affect the resident's physical health.</p> <p>If the entry door has a hole that penetrates all the way through the door, then the resident may be in danger of intruders gaining access to the interior space.</p> <p>If the entry door has a hole that penetrates all the way the door, then the resident cannot secure their privacy within the interior space.</p> <p>If the entry door has a hole that penetrates all the way through, then the resident is unable to fully use a feature that is expected to be part of their rent.</p> <p>If the entry door has a hole that penetrates all the way through the door, then it is likely complaint-based work orders are not being addressed.</p> <p>If the entry door has a hole that penetrates all the way through the door, then it is likely routine work orders are not being addressed.</p>
Deficiency 6 – Door – Entry: Unit	
Deficiency	Entry door is missing.
Deficiency Criteria	The entry door is missing (i.e., evidence of prior installation, but now not present or is incomplete).
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours

HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the entry door is missing, then there may be an increased safety risk for the resident in the event of a fire or an emergency.</p> <p>If the entry door is missing, and there is inclement weather or an emergency, then the resident's physical health may be in jeopardy.</p> <p>If the entry door is missing, then the resident cannot reasonably secure the property from intruders.</p> <p>If the entry door is missing, then the resident cannot secure their privacy within the interior space.</p> <p>If the entry door is missing, then the resident is unable to fully use a feature which is expected to be part of their rent.</p> <p>If the entry door is missing and the resident is responsibility for utilities, then the resident may experience an increase in utility costs due to inability to protect from the outside environment.</p> <p>If the entry door is missing, then it is likely complaint-based work orders are not being addressed.</p> <p>If the entry door is missing, then it is likely routine work orders are not being addressed.</p> <p>If the entry door is missing, property visitors will observe the deficiency, which will impact their perception of the property.</p>

Deficiency 6 – Door – Entry: Inside

Deficiency	Entry door is missing
Deficiency Criteria	The entry door is missing (i.e., evidence of prior installation, but now not present or is incomplete).
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If the entry door is missing, and there is inclement weather or an emergency, then the resident's physical health may be in jeopardy.</p> <p>If the entry door is missing, then the resident cannot reasonably secure the property from intruders.</p> <p>If the entry door is missing, then the resident cannot secure their privacy within the interior space.</p> <p>If the entry door is missing, then the resident is unable to fully use a feature, which is expected to be part of their rent.</p> <p>If the entry door is missing, then it is likely complaint-based work orders are not being addressed.</p> <p>If the entry door is missing, then it is likely routine work orders are not being addressed.</p> <p>If the entry door is missing, property visitors will observe the deficiency, which will impact their perception of the property.</p>
Deficiency 7 – Door – Entry: Unit	
Deficiency	Entry door surface is delaminated or separated.
Deficiency Criteria	<p>There is delamination or separation of the door surface 2 inches wide or greater.</p> <p>OR</p> <p>There is delamination or separation that affects the integrity of the door (i.e., surface protection or the strength of the door).</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If an entry door surface is pulling away from the door inner core, then pests (e.g., wasps) may be able to nest in the open space, which could affect the resident's physical health.</p> <p>If there is delamination or separation of the entry door, and it impacts the door's integrity, then intruders may be able to easily access the unit.</p>

If an entry door surface is pulling away from the door's inner core, then infestation (e.g., wasps) may occur in the open space. The resident will likely call this in; may indicate work orders are not being addressed.

If the entry door is delaminated or separating, then the public or visitors may see this deficiency, potentially resulting in decreased property reputation.

Deficiency 7 – Door – Entry: Inside

Deficiency	Entry door surface is delaminated or separated.
Deficiency Criteria	There is delamination or separation of the door surface 2 inches wide or greater. OR There is delamination or separation that affects the integrity of the door (i.e., surface protection or the strength of the door).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If an entry door surface is pulling away from the door inner core, then pests (e.g., wasps) may be able to nest in the open space, which could affect the resident's physical health.</p> <p>If there is delamination or separation of the entry door, and it impacts the door's integrity, then intruders may be able to easily access the unit.</p> <p>If an entry door surface is pulling away from the door's inner core, then infestation (e.g., wasps) may occur in the open space. The resident will likely call this in; may indicate work orders are not being addressed.</p> <p>If the entry door is delaminated or separating, then the public or visitors may see this defect, potentially resulting in decreased property reputation.</p>

Deficiency 8 – Door – Entry: Unit

Deficiency	Entry door frame, threshold, or trim is damaged or missing.
Deficiency Criteria	The entry door frame, threshold, or trim is damaged (i.e., visibly defective; impacts functionality). OR

	The entry door frame, threshold, or trim is missing (i.e., evidence of prior installation, but now not present or is incomplete).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the entry door frame, threshold, or trim is damaged, and there is inclement weather or an emergency, then the resident's physical health may be in jeopardy.</p> <p>If the entry door frame, threshold, or trim is damaged or missing, then the resident cannot reasonably secure the property from intruders.</p> <p>If the entry door frame, threshold, or trim is damaged or missing, then the resident cannot secure their privacy within the interior space.</p> <p>If the entry door frame, threshold, or trim is damaged or missing, then the resident is unable to fully use a feature, which is expected to be part of their rent.</p> <p>If the entry door frame, threshold, or trim is damaged or missing, and the resident is responsibility for utilities, then the resident may experience an increase in utility costs due to inability to protect from the outside environment.</p> <p>If the entry door frame, threshold, or trim is damaged or missing, then it is likely complaint-based work orders are not being addressed.</p> <p>If the entry door frame, threshold, or trim is damaged or missing, then it is likely routine work orders are not being addressed.</p>

Deficiency 8 – Door – Entry: Inside

Deficiency	Entry door frame, threshold, or trim is damaged or missing.
Deficiency Criteria	<p>The entry door frame, threshold, or trim is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>The entry door frame, threshold, or trim is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p>
Health and Safety Determination	Moderate

Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the entry door frame, threshold, or trim is damaged, and there is inclement weather or an emergency, then the resident's physical health may be in jeopardy.</p> <p>If the entry door frame, threshold, or trim is damaged or missing, then the resident cannot reasonably secure the property from intruders.</p> <p>If the entry door frame, threshold, or trim is damaged or missing, then the resident cannot secure their privacy within the interior space.</p> <p>If the entry door frame, threshold, or trim is damaged or missing, then the resident is unable to fully use a feature, which is expected to be part of their rent.</p> <p>If the entry door frame, threshold, or trim is damaged or missing, then it is likely complaint-based work orders are not being addressed.</p> <p>If the entry door frame, threshold, or trim is damaged or missing, then it is likely routine work orders are not being addressed.</p>

Deficiency 9 – Door – Entry: Unit

Deficiency	Entry door seal, gasket, or stripping is damaged, inoperable, or missing.
Deficiency Criteria	<p>The entry door seal, gasket, or stripping is:</p> <ul style="list-style-type: none"> - damaged (i.e., visibly defective; impacts functionality); - inoperable (i.e., overall system or component thereof is not meeting function/purpose, with or without visible damage); or - missing (i.e., evidence of prior installation, but now not present or is incomplete). <p>AND ONE OF THE FOLLOWING CONDITIONS:</p> <p>Condition 1:</p> <ul style="list-style-type: none"> - <u>General door type</u>: Results in a gap of ¼ inch wide or greater between the door slab and the stop molding on the jamb or the jamb itself, or between the bottom of the door and the threshold or floor AND permits light around the closed door. - <u>Special door type</u>: Results in a gap of ¼ inch wide or greater around or under the door or where the doors meet AND permits light around the closed door or where the doors meet.

 Condition 2:

- General door type: There is evidence of water penetrating (e.g., water damage or dry rot) around or under the door.
- Special door type: There is evidence of water penetrating (e.g., water damage or dry rot) around or under the door or where the doors meet.

Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the entry door seal, gasket, or stripping is damaged, inoperable, or missing and there is inclement weather or an emergency (e.g., smoke or fire spread), then the resident's physical health may be in jeopardy.</p> <p>If the entry door seal, gasket, or stripping is damaged, inoperable, or missing and the resident is responsible for utilities, then the resident may experience an increase in utility costs due to inability to protect from the outside environment.</p>

Deficiency 9 – Door – Entry: Inside

Deficiency	Entry door seal, gasket, or stripping is damaged, inoperable, or missing.
Deficiency Criteria	<p>The entry door seal, gasket, or stripping is:</p> <ul style="list-style-type: none"> - damaged (i.e., visibly defective; impacts functionality); - inoperable (i.e., overall system or component thereof is not meeting function/purpose; with or without visible damage); or - missing (i.e., evidence of prior installation, but now not present or is incomplete).

AND ONE OF THE FOLLOWING CONDITIONS:

Condition 1:

- General door type: Results in a gap of ¼ inch wide or greater between the door slab and the stop molding on the jamb or the jamb itself, or between the bottom of the door and the threshold or floor AND permits light around the closed door.
-

- Special door type: Results in a gap of ¼ inch wide or greater around or under the door or where the doors meet AND permits light around the closed door or where the doors meet.

Condition 2:

- General door type: There is evidence of water penetrating (e.g., water damage or dry rot) around or under the door.
- Special door type: There is evidence of water penetrating (e.g., water damage or dry rot) around or under the door or where the doors meet.

Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	If the entry door seal, gasket, or stripping is damaged, inoperable, or missing and there is inclement weather or an emergency (e.g., smoke or fire spread), then the resident's physical health may be in jeopardy.
Deficiency 10 – Door – Entry: Unit	
Deficiency	Entry door component is damaged, inoperable, or missing and it does not limit the door's ability to provide privacy or protection from weather or infestation.
Deficiency Criteria	<p>Entry door component is damaged (i.e., visibly defective) and it does not limit the door's ability to provide privacy or protection from weather or infestation.</p> <p>OR</p> <p>Entry door component is inoperable (i.e., component not meeting function or purpose; with or without visible damage) and it does not limit the door's ability to provide privacy or protection from weather or infestation.</p> <p>OR</p> <p>Entry door component is missing (i.e., evidence of prior installation, but it is now not present or is incomplete) and it does not limit the door's ability to provide privacy or protection from weather or infestation.</p>
Health and Safety Determination	Low
Correction Timeframe	60 Days

HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	If the door's ability to provide privacy or protection from weather or infestation is not limited, but an entry door component is damaged, inoperable, or missing, then the resident may notice this within the unit and may recognize it is important enough to report it to property management. Property management may be expected to prioritize a work order to remedy this deficiency because it may lead to usability barriers.
Deficiency 10 – Door – Entry: Inside	
Deficiency	Entry door component is damaged, inoperable, or missing and it does not limit the door's ability to provide privacy or protection from weather or infestation.
Deficiency Criteria	<p>Entry door component is damaged (i.e., visibly defective) and it does not limit the door's ability to provide privacy or protection from weather or infestation.</p> <p>OR</p> <p>Entry door component is inoperable (i.e., component not meeting function or purpose; with or without visible damage) and it does not limit the door's ability to provide privacy or protection from weather or infestation.</p> <p>OR</p> <p>Entry door component is missing (i.e., evidence of prior installation, but it is now not present or is incomplete) and it does not limit the door's ability to provide privacy or protection from weather or infestation.</p>
Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	If the door's ability to provide privacy or protection from weather or infestation is not limited, but an entry door component is damaged, inoperable, or missing, then property management would be expected to ensure that staff members understand how to identify this deficiency. Management practices may be expected to assure prompt creation and prioritization of a work order to remedy this deficiency, because it may lead to usability barriers.

TABLE 11—DOOR – FIRE LABELED STANDARD

Definition and Location	
Definition	A door with a fire-resistant rating (i.e., the time within which materials or assemblies have withstood fire exposure).
Location	Unit: All fire labeled doors throughout the Unit. Inside: All fire labeled doors throughout the Inside.
Deficiency 1 – Door – Fire Labeled: Unit	
Deficiency	Fire labeled door does not open.
Deficiency Criteria	Fire labeled door does not open such that it may limit access between spaces.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a fire labeled door does not open such that it may limit access between spaces, then there may be an increased safety risk for the resident in the event of an emergency.</p> <p>If a fire labeled door does not open, then the resident’s ability to move freely between spaces may be limited.</p> <p>A resident is likely to notice if a fire labeled door does not open such that it may limit access between spaces and to recognize it is important enough to report it to property management because it may present safety hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.</p>
Deficiency 1 – Door – Fire Labeled: Inside	
Deficiency	Fire labeled door does not open.
Deficiency Criteria	Fire labeled door does not open such that it may limit access between spaces.
Health and Safety Determination	Severe

Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a fire labeled door does not open such that it may limit access between spaces, then there may be an increased safety risk for the resident in the event of an emergency.</p> <p>If a fire labeled door does not open, then the resident's ability to move freely between spaces may be limited.</p> <p>Property management would be expected to ensure that staff members understand how to identify a fire labeled door that does not open such that it may limit access between spaces. 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.</p>
Deficiency 2 – Door – Fire Labeled: Unit	
Deficiency	Fire labeled door does not close and latch or the self-closing hardware is damaged or missing such that the door does not self-close and latch.
Deficiency Criteria	<p>Fire labeled door does not close (i.e., door seats in frame) and latch.</p> <p>OR</p> <p>Fire labeled door self-closing hardware is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but is now not present or is incomplete) such that the door does not self-close (i.e., door seats in frame) and latch.</p>
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a fire labeled door does not close and latch or the fire labeled door self-closing hardware is damaged or missing such that the door does not self-close and latch, and there is a fire, then the door may not limit the spread of fire or smoke, which may result in an increased safety risk to the resident.</p> <p>If a fire labeled door does not close and latch or the fire labeled door self-closing hardware is damaged or missing such that the door does not self-</p>

close and latch, and there is a fire, then the resident may not be protected by this feature that is expected to be provided and maintained as part of their rent.

A resident is likely to notice if a fire labeled door does not close and latch or the fire labeled door self-closing hardware is damaged or missing such that the door does not self-close and latch and to recognize it is important enough to report it to property management because it may present safety hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this defect because it may result in safety hazards or usability barriers.

Deficiency 2 – Door – Fire Labeled: Inside

Deficiency	Fire labeled door does not close and latch or the self-closing hardware is damaged or missing such that the door does not self-close and latch.
Deficiency Criteria	Fire labeled door does not close (i.e., door seats in frame) and latch. OR Fire labeled door self-closing hardware is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but is now not present or is incomplete) such that the door does not self-close (i.e., door seats in frame) and latch.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a fire labeled door does not close and latch or the fire labeled door self-closing hardware is damaged or missing such that the door does not self-close and latch, and there is a fire, then the door may not limit the spread of fire or smoke, which may result in an increased safety risk to the resident.</p> <p>If a fire labeled door does not close and latch or the fire labeled door self-closing hardware is damaged or missing such that the door does not self-close and latch, and there is a fire, then the resident may not be protected by this feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff understand how to identify a fire labeled door that does not close and latch or if the fire labeled door self-closing hardware is damaged or missing such that the door</p>

does not self-close and latch. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards or usability barriers.

Deficiency 3 – Door – Fire Labeled: Unit

Deficiency	Fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised.
Deficiency Criteria	A fire labeled door assembly has a hole of any size. OR A fire labeled door assembly is damaged (i.e., visibly defective; impacts functionality) such that its integrity may be compromised.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised, and there is a fire, then the door may not limit the spread of fire or smoke, which may result in an increased safety risk to the resident.</p> <p>A resident is likely to notice if a fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised and to recognize it is important enough to report it to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.</p>

Deficiency 3 – Door – Fire Labeled: Inside

Deficiency	Fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised.
Deficiency Criteria	A fire labeled door assembly has a hole of any size. OR A fire labeled door assembly is damaged (i.e., visibly defective; impacts functionality) such that its integrity may be compromised. OR 25% of the door surface has rust that affects the integrity of the door.

	OR There is broken or missing glass.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised, and there is a fire, then the door may not limit the spread of fire or smoke, which may result in an increased safety risk to the resident.</p> <p>Property management would be expected to ensure that staff members understand how to identify a fire labeled door assembly that has a hole of any size or is damaged such that its integrity may be compromised. 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.</p>
Deficiency 4 – Door – Fire Labeled: Unit	
Deficiency	Fire labeled door seal or gasket is damaged or missing.
Deficiency Criteria	<p>A fire labeled door seal or gasket is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>A fire labeled door seal or gasket is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p>
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	If a fire labeled door seal or gasket is damaged or missing, and there is a fire, then the door may not limit the spread of fire or smoke, which may result in an increased safety risk to the resident.

A resident is likely to notice if a fire labeled door seal or gasket is damaged or missing and to recognize it is important enough to report it to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.

Deficiency 4 – Door – Fire Labeled: Inside

Deficiency	Fire labeled door seal or gasket is damaged or missing.
Deficiency Criteria	A fire labeled door seal or gasket is damaged (i.e., visibly defective; impacts functionality). OR A fire labeled door seal or gasket is missing (i.e., evidence of prior installation, but now not present or is incomplete).
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	If a fire labeled door seal or gasket is damaged or missing, and there is a fire, then the door may not limit the spread of fire or smoke, which may result in an increased safety risk to the resident. Property management would be expected to ensure that staff members understand how to identify a fire labeled door seal or gasket that is damaged or missing. 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.

Deficiency 5 – Door – Fire Labeled: Unit

Deficiency	An object is present that may prevent the fire labeled door from closing and latching or self-closing and latching.
Deficiency Criteria	An object is present that may prevent the fire labeled door from closing (i.e., door seats in frame) and latching. OR An object is present that may prevent the fire labeled door from self-closing (i.e., door seats in frame) and latching.
Health and Safety Determination	Severe

Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If an object is present that may prevent the fire labeled door from closing and latching or self-closing and latching, and there is a fire, then the door may not limit the spread of fire or smoke, which may result in an increased safety risk to the resident.</p> <p>If an object is present that may prevent the fire labeled door from closing and latching or self-closing and latching, then the resident may not be able to fully use a feature of that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if an object is present that may prevent the fire labeled door from closing and latching or self-closing and latching and to recognize it is important enough to report it to property management because it may present safety hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this defect because it may result in safety hazards or usability barriers.</p>
Deficiency 5 – Door – Fire Labeled: Inside	
Deficiency	An object is present that may prevent the fire labeled door from closing and latching or self-closing and latching.
Deficiency Criteria	<p>An object is present that may prevent the fire labeled door from closing (i.e., door seats in frame) and latching.</p> <p>OR</p> <p>An object is present that may prevent the fire labeled door from self-closing (i.e., door seats in frame) and latching.</p>
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	If an object is present that may prevent the fire labeled door from closing and latching or self-closing and latching, and there is a fire, then the door may not limit the spread of fire or smoke, which may result in an increased safety risk to the resident.

If an object is present that may prevent the fire labeled door from closing and latching or self-closing and latching, then the resident may not be able to fully use a feature of that is expected to be provided and maintained as part of their rent.

Property management would be expected to ensure that staff understand how to identify if an object is present that may prevent the fire labeled door from closing and latching or self-closing and latching. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards or usability barriers.

Deficiency 6 – Door – Fire Labeled: Unit

Deficiency	Fire labeled door cannot be secured.
Deficiency Criteria	Fire labeled door cannot be secured (i.e., access controlled) by at least 1 installed lock.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the fire labeled door cannot be secured, then the resident’s ability to control access to the unit may be limited.</p> <p>If the fire labeled door cannot be secured, then the resident may be unable to reasonably ensure privacy within the unit.</p> <p>If the fire labeled door cannot be secured, then the resident’s ability to control access to the unit may be limited.</p> <p>A resident is likely to notice if the fire labeled door within the unit cannot be secured and to recognize it is important enough to report it to property management because it may limit their security or privacy. Property management should be expected to prioritize a work order to remedy this deficiency because it may limit the resident’s security or privacy.</p>

Deficiency 6 – Door – Fire Labeled: Inside

Deficiency	Fire labeled door cannot be secured.
Deficiency Criteria	Fire labeled door cannot be secured (i.e., access controlled) by at least 1 installed lock, if so designed.

Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the fire labeled door cannot be secured, then the resident's ability to control access to the property may be limited.</p> <p>If the fire labeled door cannot be secured, then the resident's ability to control access to the property may be limited.</p> <p>Property management would be expected to ensure that staff understand how to identify a fire labeled door that cannot be secured, if so designed. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in security hazards or usability barriers.</p>

Deficiency 7 – Door – Fire Labeled: Unit

Deficiency	Fire labeled door is missing.
Deficiency Criteria	Fire labeled door is missing (i.e., evidence of prior installation, but is now not present or is incomplete).
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the fire labeled door is missing, then there may be an increased safety risk for the resident in the event of an emergency.</p> <p>If the fire labeled door is missing, the resident is unable to fully use a feature which is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if a fire labeled door is missing and to recognize it is important enough to report it to property management because it may present safety hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this defect because it may result in safety hazards.</p>

Deficiency 7 – Door – Fire Labeled: Inside

Deficiency	Fire labeled door is missing.
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Deficiency Criteria	Fire labeled door is missing (i.e., evidence of prior installation, but is now not present or is incomplete).
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the fire labeled door is missing, then there may be an increased safety risk for the resident in the event of an emergency.</p> <p>If the fire labeled door is missing, the resident is unable to fully use a feature which is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff understand how to identify a missing fire labeled door. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in security hazards or usability barriers.</p>

TABLE 12—DOOR – GENERAL STANDARD

Definition and Location	
Definition	Panel that provides an opening in a building or room and provides separation (i.e., closes an opening).
Location	<p>Unit: All passage doors throughout the Unit (i.e., a door between rooms, door into a walk-in closet, or door into a utility room, storage room, or room that contains washers and dryers).</p> <p>Inside: All passage doors throughout the Inside (i.e., a door between rooms, door into a walk-in closet, or door into a utility room, storage room, or room that contains washers and dryers).</p> <p>Outside: All exterior doors throughout the Outside (i.e., a door into a utility room, storage room, or mechanical room).</p>
Deficiency 1 – Door – General: Unit	
Deficiency	A passage door does not open.
Deficiency Criteria	A passage door does not open such that it may limit the resident’s ability to move freely between rooms.

Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a passage door does not open such that it may limit the resident's ability to move freely between rooms, then there may be an increased safety risk for the resident in the event of an emergency.</p> <p>If a passage door does not open, then the resident's ability to move freely between rooms may be limited.</p> <p>A resident is likely to notice if a passage door does not open such that it may limit the resident's ability to move freely between rooms and to recognize it is important enough to report it to property management because it may present safety hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.</p>
Deficiency 1 – Door – General: Inside	
Deficiency	A passage door does not open.
Deficiency Criteria	A passage door does not open such that it may limit the resident's ability to move freely between rooms.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a passage door does not open such that it may limit the resident's ability to move freely between rooms, then there may be an increased safety risk for the resident in the event of an emergency.</p> <p>If a passage door does not open, then the resident's ability to move freely between rooms may be limited.</p> <p>Property management would be expected to ensure that staff members understand how to identify a passage door that does not open such that it may limit the resident's ability to move freely between rooms. Management practices would be expected to assure prompt creation and prioritization of</p>

a work order to remedy this deficiency, because it may result in safety hazards or usability barriers.

Deficiency 2 – Door – General: Unit

Deficiency	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.
Deficiency Criteria	<p>A passage door component is damaged (i.e., visibly defective; impacts functionality) and the door is not functionally adequate.</p> <p>OR</p> <p>A passage door component is inoperable (i.e., component is not meeting function or purpose; with or without visible damage) and the door is not functionally adequate.</p> <p>OR</p> <p>A passage door component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and the door is not functionally adequate.</p>
Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	<p>If a passage door component is damaged, inoperable, or missing and the door is not functionally adequate, then the resident’s reasonable expectation of privacy may be limited.</p> <p>If a passage door component is damaged, inoperable, or missing and the door is not functionally adequate, then the resident may not be able to fully use a feature of the Unit that is expected to be provided and maintained as part of the rent.</p> <p>A resident is likely to notice a passage door component that is damaged, inoperable, or missing and the door is not functionally adequate, and to recognize it is important enough to report it to property management because it may limit the resident’s privacy. Property management should be expected to prioritize a work order to remedy this deficiency because it may limit the resident’s privacy.</p>
Deficiency 2 – Door – General: Inside	
Deficiency	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.
Deficiency Criteria	A passage door component is damaged (i.e., visibly defective; impacts functionality) and the door is not functionally adequate.

	<p>OR</p> <p>A passage door component is inoperable (i.e., component is not meeting function or purpose; with or without visible damage) and the door is not functionally adequate.</p> <p>OR</p> <p>A passage door component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and the door is not functionally adequate.</p>
Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	<p>If a passage door component is damaged, inoperable, or missing and the door is not functionally adequate, then the resident may not be able to fully use a feature that is expected to be provided and maintained as part of the rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify a passage door component that is damaged, inoperable, or missing and the door is not functionally adequate. 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.</p>
Deficiency 3 – Door – General: Unit	
Deficiency	A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.
Deficiency Criteria	<p>A door that is not intended to permit access between rooms has a damaged (i.e., visibly defective; impacts functionality) component.</p> <p>OR</p> <p>A door that is not intended to permit access between rooms has an inoperable (i.e., component is not meeting function or purpose, with or without visible damage) component.</p> <p>OR</p> <p>A door that is not intended to permit access between rooms has a missing (i.e., evidence of prior installation, but is now not present or is incomplete) component.</p>
Health and Safety Determination	Low

Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	<p>If a door that is not intended to permit access between rooms has a damaged, inoperable, or missing component, then the resident's reasonable expectation of privacy of their personal property may be limited.</p> <p>If a door that is not intended to permit access between rooms has a damaged, inoperable, or missing component, then the resident may not be able to fully use a feature of the Unit that is expected to be provided and maintained as part of the rent.</p> <p>A resident is likely to notice if a door that is not intended to permit access between rooms and has a damaged, inoperable, or missing component and to recognize it is important enough to report it to property management because it may limit the resident's privacy or present usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may limit the resident's privacy or present usability barriers.</p>

Deficiency 4 – Door – General: Outside

Deficiency	An exterior door component is damaged, inoperable, or missing.
Deficiency Criteria	An exterior door component is damaged (i.e., visibly defective; impacts functionality), inoperable (i.e., component is not meeting function or purpose, with or without visible damage), or missing (i.e., evidence of prior installation, but is now not present or is incomplete).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If an exterior door component is damaged, inoperable, or missing, then the resident may be able to access areas that may be unsafe or not intended for the resident's use, which may result in an increased safety risk to the resident of injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify an exterior door component that is damaged, inoperable, or missing. Management practices would be expected to assure</p>

prompt creation and prioritization of a work order to remedy this deficiency, because it may result in safety hazards.

TABLE 13—DRAIN STANDARD

Definition and Location	
Definition	An opening in the floor that drains water into the plumbing system.
Location	Unit: Bathroom, basement, utility room, maintenance closet, laundry, stairwell, etc. Inside: Bathroom, basement, utility room, maintenance closet, laundry, stairwell, etc. Outside: Stairwell, entryway, etc.
Deficiency 1 –Drain: Unit	
Deficiency	Drain is fully blocked.
Deficiency Criteria	Standing water is present over the floor drain, or the floor drain is blocked such that the inspector believes water would be unable to drain.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If standing water is present over the floor drain or the floor drain is blocked such that the inspector believes water would be unable to drain, this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>If standing water is present over the floor drain or the floor drain is blocked such that the inspector believes water would be unable to drain, there may be an increased safety risk to the resident of slipping or falling in the standing water, which may result in injury.</p> <p>If standing water is present over the floor drain, it may be contaminated with pathogens. The resident may come into contact with this potentially contaminated water, possibly leading to infectious diseases.</p> <p>A resident is likely to notice standing water within the unit and to recognize it is important enough to report to property management because it may result in damage to personal property. Property management should be</p>

expected to prioritize a work order for standing water because it may result in water damage to finish materials.

Deficiency 1 –Drain: Inside

Deficiency	Drain is fully blocked.
Deficiency Criteria	Standing water is present over the floor drain, or the floor drain is blocked such that the inspector believes water would be unable to drain.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>In an area accessible to the resident, if standing water is present over the floor drain or the floor drain is blocked such that the inspector believes water would be unable to drain, this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>In an area accessible to the resident, if standing water is present over the floor drain or the floor drain is blocked such that the inspector believes water would be unable to drain, there may be an increased safety risk to the resident of slipping or falling in the standing water, which may result in injury.</p> <p>In an area accessible to the resident, if standing water is present over the floor drain, it may be contaminated with pathogens. The resident may come into contact with this potentially contaminated water, possibly leading to infectious diseases.</p> <p>Property management would be expected to ensure that staff members understand how to identify blockages or standing water over a floor drain within the Inside area. Management practices would be expected to assure prompt creation and prioritization of a work order to unblock the drain, because standing water due to a blockage may result in water damage to interior finish materials.</p>

Deficiency 1 –Drain: Outside

Deficiency	Drain is fully blocked.
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Deficiency Criteria	Standing water is present over the floor drain, or the floor drain is blocked such that the inspector believes water would be unable to drain.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>In an area accessible to the resident, if standing water is present over the floor drain or the floor drain is blocked such that the inspector believes water would be unable to drain, there may be an increased safety risk to the resident of slipping or falling in the standing water, which may result in injury.</p> <p>In an area accessible to the resident, if standing water is present over the floor drain, it may be contaminated with pathogens. The resident may come into contact with this potentially contaminated water, possibly leading to infectious diseases.</p> <p>Property management would be expected to ensure that staff members understand how to identify blockages or standing water over a floor drain throughout the exterior built environment. Management practices would be expected to assure prompt creation and prioritization of a work order to unblock the drain, because standing water due to a blockage may result in safety or sanitary hazards.</p>

TABLE 14—EGRESS STANDARD

Definition and Location	
Definition	A safe, continuous, and unobstructed path of travel from any point in the building, unit, or structure to the public way.
Location	Unit: Hallway, stairwell, corridor, sleeping room Inside: Hallway, stairwell, corridor Outside: Hallway, stairwell, corridor
Deficiency 1 – Egress: Unit	
Deficiency	Obstructed means of egress.
Deficiency Criteria	The exit access or exit is obstructed.

Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the exit access or exit is obstructed and there is an emergency, then the resident may be unable to safely and expeditiously exit, which may result in injury or death.</p> <p>If the exit access or exit is obstructed, then the resident may not be able to fully use the means of egress to safely exit.</p> <p>A resident is likely to notice if an exit access or exit is obstructed and to recognize this 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.</p>

Deficiency 1 – Egress: Inside

Deficiency	Obstructed means of egress.
Deficiency Criteria	The exit access or exit is obstructed.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the exit access or exit is obstructed and there is an emergency, then the resident may be unable to safely and expeditiously exit, which may result in injury or death.</p> <p>If the exit access or exit is obstructed, then the resident may not be able to fully use the means of egress to safely exit.</p> <p>Property management would be expected to ensure that staff members understand how to identify an obstructed exit access and exit. 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.</p>

Deficiency 1 – Egress: Outside

Deficiency	Obstructed means of egress.
Deficiency Criteria	The exit discharge is obstructed.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the exit discharge is obstructed and there is an emergency, then the resident may be unable to safely and expeditiously exit, which may result in injury or death.</p> <p>If the exit discharge is obstructed, then the resident may not be able to fully use the means of egress to safely exit.</p> <p>Property management would be expected to ensure that staff members understand how to identify an obstructed exit discharge. 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.</p>
Deficiency 2 – Egress: Unit	
Deficiency	Sleeping room is located on the 3rd floor or below and has an obstructed rescue opening.
Deficiency Criteria	Sleeping room is located on the 3rd floor or below and has an obstructed rescue opening.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	If a sleeping room is located on the 3rd floor or below and has an obstructed rescue opening and there is an emergency, then the resident may be unable to safely and expeditiously exit, which may result in injury or death.

If a sleeping room is located on the 3rd floor or below and has an obstructed rescue opening, then the resident may not be able to fully use the means of egress to safely exit.

A resident is likely to notice if a sleeping room is located on the 3rd floor or below and has an obstructed rescue opening and to recognize this 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.

Deficiency 3 – Egress: Unit	
Deficiency	Fire escape access is obstructed.
Deficiency Criteria	Fire escape access is obstructed.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a fire escape access is obstructed and there is an emergency, then the resident may be unable to safely and expeditiously exit, which may result in injury or death.</p> <p>If a fire escape access is obstructed, then the resident may not be able to fully use the means of egress to safely exit.</p> <p>A resident is likely to notice if a fire escape access is obstructed and to recognize this 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.</p>

TABLE 15—ELECTRICAL – CONDUCTOR, OUTLET, AND SWITCH STANDARD

Definition and Location	
Definition	<p>Conductor: An object or type of material that carries electrical current.</p> <p>Outlet and Switch: Installations that connect to an electrical supply.</p>
Location	<p>Unit: Throughout the Unit</p> <p>Inside: Throughout the Inside</p> <p>Outside: Throughout the Outside</p>

Deficiency 1 – Electrical – Conductor, Outlet, and Switch: Unit

Deficiency	Outlet or switch is damaged.
Deficiency Criteria	Any portion of a visually accessible (i.e., can be reasonably accessed and observed) outlet or switch is damaged (i.e., visibly defective; impacts functionality) such that it may not safely carry or control electrical current at the outlet or switch.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If any portion of a visually accessible outlet or switch is damaged such that it may not safely carry or control electrical current at the outlet or switch, then there may be an increased safety risk to the resident of fire or electrical shock, which may result in injury or death.</p> <p>If any portion of a visually accessible outlet or switch is damaged such that it may not safely carry or control electrical current at the outlet or switch, then the resident may not be able to safely use appliances, lighting fixtures, or other devices.</p> <p>A resident is likely to notice if any portion of a visually accessible outlet or switch is damaged such that it may not safely carry or control electrical current at the outlet or switch and 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.</p>

Deficiency 1 – Electrical – Conductor, Outlet, and Switch: Inside

Deficiency	Outlet or switch is damaged.
Deficiency Criteria	Any portion of a visually accessible (i.e., can be reasonably accessed and observed) outlet or switch is damaged (i.e., visibly defective; impacts functionality) such that it may not safely carry or control electrical current at the outlet or switch.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours

HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If any portion of a visually accessible outlet or switch is damaged such that it may not safely carry or control electrical current at the outlet or switch, then there may be an increased safety risk to the resident of fire or electrical shock, which may result in injury or death.</p> <p>If any portion of a visually accessible outlet or switch is damaged such that it may not safely carry or control electrical current at the outlet or switch, then the resident may not be able to safely use appliances, lighting fixtures, or other devices.</p> <p>Property management would be expected to ensure that staff members understand how to identify if any portion of a visually accessible outlet or switch is damaged such that it may not safely carry or control electrical current at the outlet or switch. 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.</p>
Deficiency 1 – Electrical – Conductor, Outlet, and Switch: Outside	
Deficiency	Outlet or switch is damaged.
Deficiency Criteria	Any portion of a visually accessible (i.e., can be reasonably accessed and observed) outlet or switch is damaged (i.e., visibly defective; impacts functionality) such that it may not safely carry or control electrical current at the outlet or switch.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If any portion of a visually accessible outlet or switch is damaged such that it may not safely carry or control electrical current at the outlet or switch, then there may be an increased safety risk to the resident of fire or electrical shock, which may result in injury or death.</p> <p>If any portion of a visually accessible outlet or switch is damaged such that it may not safely carry or control electrical current at the outlet or switch, then the resident may not be able to safely use appliances, lighting fixtures, or other devices.</p>

Property management would be expected to ensure that staff members understand how to identify if any portion of a visually accessible outlet or switch is damaged such that it may not safely carry or control electrical current at the outlet or switch. 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.

Deficiency 2 – Electrical – Conductor, Outlet, and Switch: Unit

Deficiency	Testing indicates a three-pronged outlet is not properly wired or grounded.
Deficiency Criteria	Testing of a three-pronged outlet that is reasonably accessible (i.e., can be reached without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property) indicates that it is not properly wired or grounded.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If testing of a three-pronged outlet that is reasonably accessible indicates that it is not properly wired or grounded, and a device is plugged into the outlet, then the outlet may not safely conduct the electrical current through the device, which may result in an increased risk to the resident of electrical shock.</p> <p>If testing of a three-pronged outlet that is reasonably accessible indicates that it is not properly wired or grounded, then the resident may not be able to safely use the outlet, which may result in limited use of appliances or lighting fixtures.</p> <p>Property management would be expected to ensure that staff members understand how to identify a three-pronged outlet that is reasonably accessible and is not properly wired or grounded. 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.</p>

Deficiency 2 – Electrical – Conductor, Outlet, and Switch: Inside

Deficiency	Testing indicates a three-pronged outlet is not properly wired or grounded.
Deficiency Criteria	Testing of a three-pronged outlet that is reasonably accessible (i.e., can be reached without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property) indicates that it is not properly wired or grounded.

Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If testing of a three-pronged outlet that is reasonably accessible indicates that it is not properly wired or grounded, and a device is plugged into the outlet, then the outlet may not safely conduct the electrical current through the device, which may result in an increased risk to the resident of electrical shock.</p> <p>If testing of a three-pronged outlet that is reasonably accessible indicates that it is not properly wired or grounded, then the resident may not be able to safely use the outlet, which may result in limited use of appliances or lighting fixtures.</p> <p>Property management would be expected to ensure that staff members understand how to identify a three-pronged outlet that is reasonably accessible and is not properly wired or grounded. 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.</p>
Deficiency 2 – Electrical – Conductor, Outlet, and Switch: Outside	
Deficiency	Testing indicates a three-pronged outlet is not properly wired or grounded.
Deficiency Criteria	Testing of a three-pronged outlet that is reasonably accessible (i.e., can be reached without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property) indicates that it is not properly wired or grounded.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	If testing of a three-pronged outlet that is reasonably accessible indicates that it is not properly wired or grounded, and a device is plugged into the outlet, then the outlet may not safely conduct the electrical current through

the device, which may result in an increased risk to the resident of electrical shock.

If testing of a three-pronged outlet that is reasonably accessible indicates that it is not properly wired or grounded, then the resident may not be able to safely use the outlet, which may result in limited use of appliances or lighting fixtures.

Property management would be expected to ensure that staff members understand how to identify a three-pronged outlet that is reasonably accessible and is not properly wired or grounded. 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.

Deficiency 3 – Electrical – Conductor, Outlet, and Switch: Unit

Deficiency	Outlet does not have visible damage and testing indicates it is not energized.
Deficiency Criteria	An outlet that is reasonably accessible (i.e., can be reached without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property) does not have visible damage and testing indicates that it is not energized.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If an outlet that is reasonably accessible does not have visible damage and testing indicates that it is not energized, then the outlet may not safely conduct the electrical current through the device, possibly resulting in an increased safety risk to the resident of fire, which may result in injury.</p> <p>If an outlet that is reasonably accessible does not have visible damage and testing indicates that it is not energized, then the resident may not be able to safely use the outlet, which may result in limited use of devices.</p> <p>A resident is likely to notice if an outlet is not energized within the unit and to recognize it is important enough to report it to property management because it may present usability barriers. Property management should be expected to prioritize a work order for an outlet that does not have visible damage and testing indicates that it is not energized because it may result in safety hazards or usability barriers.</p>

Deficiency 3 – Electrical – Conductor, Outlet, and Switch: Inside

Deficiency	Outlet does not have visible damage and testing indicates it is not energized.
Deficiency Criteria	An outlet that is reasonably accessible (i.e., can be reached without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property) does not have visible damage and testing indicates that it is not energized.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If an outlet that is reasonably accessible does not have visible damage and testing indicates that it is not energized, then the outlet may not safely conduct the electrical current through the device, possibly resulting in an increased safety risk to the resident of fire, which may result in injury.</p> <p>If an outlet that is reasonably accessible does not have visible damage and testing indicates that it is not energized, then the resident may not be able to safely use the outlet, which may result in limited use of devices.</p> <p>Property management would be expected to ensure that staff members understand how to identify an outlet that does not have visible damage and testing indicates that it is not energized. 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.</p>

Deficiency 3 – Electrical – Conductor, Outlet, and Switch: Outside

Deficiency	Outlet does not have visible damage and testing indicates it is not energized.
Deficiency Criteria	An outlet that is reasonably accessible (i.e., can be reached without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property) does not have visible damage and testing indicates that it is not energized.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days

HCV Pass/Fail	Fail
Rationale	<p>If an outlet that is reasonably accessible does not have visible damage and testing indicates that it is not energized, then the outlet may not safely conduct the electrical current through the device, possibly resulting in an increased safety risk to the resident of fire, which may result in injury.</p> <p>If an outlet that is reasonably accessible does not have visible damage and testing indicates that it is not energized, then the resident may not be able to safely use the outlet, which may result in limited use of devices.</p> <p>Property management would be expected to ensure that staff members understand how to identify an outlet that does not have visible damage and testing indicates that it is not energized. 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.</p>
Deficiency 4 – Electrical – Conductor, Outlet, and Switch: Unit	
Deficiency	Exposed electrical conductor.
Deficiency Criteria	<p>Electrical conductor is not enclosed or properly insulated (e.g., damaged or missing sheathing that exposes the insulated wiring or conductor, open port, missing knockout, missing outlet or switch cover, or missing breaker or fuse).</p> <p>OR</p> <p>An opening or gap is present and measures greater than 1/2 inch.</p>
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If an electrical conductor is not enclosed or properly insulated or an opening or gap is present and measures greater than ½ inch, then the resident may contact the exposed electrical conductor and be at an increased risk of electrical shock or shock-related injury, which may result in permanent disability or death.</p> <p>If an electrical conductor is not enclosed or properly insulated or an opening or gap is present and measures greater than ½ inch, and there is a short or arc that causes a fire, then the enclosure may not be able to adequately contain the fire, resulting in an increased fire spread risk, which may result in injury.</p>

A resident is likely to notice if an electrical conductor is not enclosed or properly insulated or an opening or gap is present and measures greater than ½ inch within the unit and to recognize it is important enough to report it to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.

Deficiency 4 – Electrical – Conductor, Outlet, and Switch: Inside

Deficiency	Exposed electrical conductor.
Deficiency Criteria	Electrical conductor is not enclosed or properly insulated (e.g., damaged or missing sheathing that exposes the insulated wiring or conductor, open port, missing knockout, missing outlet or switch cover, or missing breaker or fuse). OR An opening or gap is present and measures greater than 1/2 inch.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If an electrical conductor is not enclosed or properly insulated or an opening or gap is present and measures greater than ½ inch, then the resident may contact the exposed electrical conductor and be at an increased risk of electrical shock or shock-related injury, which may result in permanent disability or death.</p> <p>If an electrical conductor is not enclosed or properly insulated or an opening or gap is present and measures greater than ½ inch, and there is a short or arc that causes a fire, then the enclosure may not be able to adequately contain the fire, resulting in an increased fire spread risk, which may result in injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify an electrical conductor that is not enclosed or properly insulated or if there is an opening or gap present that measures greater than ½ inch. 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.</p>

Deficiency 4 – Electrical – Conductor, Outlet, and Switch: Outside

Deficiency	Exposed electrical conductor.
Deficiency Criteria	Electrical conductor is not enclosed or properly insulated (e.g., damaged or missing sheathing that exposes the insulated wiring or conductor, open

	port, missing knockout, missing outlet or switch cover, or missing breaker or fuse). OR An opening or gap is present and measures greater than 1/2 inch.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If an electrical conductor is not enclosed or properly insulated or an opening or gap is present and measures greater than ½ inch, then the resident may contact the exposed electrical conductor and be at an increased risk of electrical shock or shock-related injury, which may result in permanent disability or death.</p> <p>If an electrical conductor is not enclosed or properly insulated or an opening or gap is present and measures greater than ½ inch, and there is a short or arc that causes a fire, then the enclosure may not be able to adequately contain the fire, resulting in an increased fire spread risk, which may result in injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify an electrical conductor that is not enclosed or properly insulated or if there is an opening or gap present that measures greater than ½ inch. 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.</p>
Deficiency 5 – Electrical – Conductor, Outlet, and Switch: Unit	
Deficiency	Water is currently in contact with an electrical conductor.
Deficiency Criteria	Water is currently in contact with an electrical conductor.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail

Rationale	<p>If water is in contact with an electrical conductor, then there may be an increased safety risk to the resident of electrical shock or fire hazard, which may result in injury or death.</p> <p>A resident is likely to notice if water is in contact with an electrical conductor and to recognize it is important enough to report it to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.</p>
Deficiency 5 – Electrical – Conductor, Outlet, and Switch: Inside	
Deficiency	Water is currently in contact with an electrical conductor.
Deficiency Criteria	Water is currently in contact with an electrical conductor.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If water is in contact with an electrical conductor, then there may be an increased safety risk to the resident of electrical shock or fire hazard, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify if water is in contact with an electrical conductor. 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.</p>

TABLE 16—ELECTRICAL – GROUND-FAULT CIRCUIT INTERRUPTER (GFCI) OR ARC-FAULT CIRCUIT INTERRUPTER (AFCI) – OUTLET OR BREAKER STANDARD

Definition and Location	
Definition	Electrical protection devices
Location	<p>Unit: Living room, bedroom, kitchen, bathroom, office, mechanical room, closet, hallway, any wall surface.</p> <p>Inside: Living room, kitchen, bathroom, office, mechanical room, closet, hallway, any wall surface.</p> <p>Outside: Exterior wall surface, service panels, or site.</p>

Deficiency 1 – Electrical – Ground-Fault Circuit Interrupter (GFCI) or Arc-Fault Circuit Interrupter (AFCI) – Outlet or Breaker: Unit

Deficiency	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.
Deficiency Criteria	GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable (i.e., overall system or component thereof is not meeting function or purpose).
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable, and a ground fault occurs, there may be an increased safety risk to the resident of electrical shock, which may result in injury.</p> <p>If a GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable, then the resident may not be able to test or reset the GFCI outlet or GFCI breaker, which may result in limited use of devices.</p> <p>Property management would be expected to ensure that staff members understand how to identify a GFCI outlet or GFCI breaker that does not have visible damage and the test or reset button is inoperable. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.</p>

Deficiency 1 – Electrical – Ground-Fault Circuit Interrupter (GFCI) or Arc-Fault Circuit Interrupter (AFCI) – Outlet or Breaker: Inside

Deficiency	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.
Deficiency Criteria	GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable (i.e., overall system or component thereof is not meeting function or purpose).
Health and Safety Determination	Severe
Correction Timeframe	24 hours

HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable, and a ground fault occurs, there may be an increased safety risk to the resident of electrical shock, which may result in injury.</p> <p>If a GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable, then the resident may not be able to test or reset the GFCI outlet or GFCI breaker, which may result in limited use of devices.</p> <p>Property management would be expected to ensure that staff members understand how to identify a GFCI outlet or GFCI breaker that does not have visible damage and the test or reset button is inoperable. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.</p>
Deficiency 1 – Electrical – Ground-Fault Circuit Interrupter (GFCI) or Arc-Fault Circuit Interrupter (AFCI) – Outlet or Breaker: Outside	
Deficiency	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.
Deficiency Criteria	GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable (i.e., overall system or component thereof is not meeting function or purpose).
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable, and a ground fault occurs, there may be an increased safety risk to the resident of electrical shock, which may result in injury.</p> <p>If a GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable, then the resident may not be able to test or</p>

reset the GFCI outlet or GFCI breaker, which may result in limited use of devices.

Property management would be expected to ensure that staff members understand how to identify a GFCI outlet or GFCI breaker that does not have visible damage and the test or reset button is inoperable. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.

Deficiency 2 – Electrical – Ground-Fault Circuit Interrupter (GFCI) or Arc-Fault Circuit Interrupter (AFCI) – Outlet or Breaker: Unit

Deficiency	AFCI outlet or AFCI breaker is not visibly damaged and the test or reset button is inoperable.
Deficiency Criteria	AFCI outlet or AFCI breaker does not have visible damage and the test or reset button is inoperable (i.e., overall system or component thereof is not meeting function or purpose).
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If an AFCI outlet or AFCI breaker does not have visible damage and the test or reset button is inoperable, and an arc fault occurs, there may be an increased safety risk to the resident of fire, which may result in injury.</p> <p>If an AFCI outlet or AFCI breaker does not have visible damage and the test or reset button is inoperable, then the resident may not be able to test or reset the AFCI outlet or AFCI breaker, which may result in limited use of devices.</p> <p>Property management would be expected to ensure that staff members understand how to identify an AFCI outlet or AFCI breaker that does not have visible damage and the test or reset button is inoperable.</p> <p>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.</p>

Deficiency 2 – Electrical – Ground-Fault Circuit Interrupter (GFCI) or Arc-Fault Circuit Interrupter (AFCI) – Outlet or Breaker: Inside

Deficiency	AFCI outlet or AFCI breaker is not visibly damaged and the test or reset button is inoperable.
Deficiency Criteria	AFCI outlet or AFCI breaker does not have visible damage and the test or reset button is inoperable (i.e., overall system or component thereof is not meeting function or purpose).
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If an AFCI outlet or AFCI breaker does not have visible damage and the test or reset button is inoperable, and an arc fault occurs, there may be an increased safety risk to the resident of fire, which may result in injury.</p> <p>If an AFCI outlet or AFCI breaker does not have visible damage and the test or reset button is inoperable, then the resident may not be able to test or reset the AFCI outlet or AFCI breaker, which may result in limited use of devices.</p> <p>Property management would be expected to ensure that staff members understand how to identify an AFCI outlet or AFCI breaker that does not have visible damage and the test or reset button is inoperable.</p> <p>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.</p>

Deficiency 2 – Electrical – Ground-Fault Circuit Interrupter (GFCI) or Arc-Fault Circuit Interrupter (AFCI) – Outlet or Breaker: Outside

Deficiency	AFCI outlet or AFCI breaker is not visibly damaged and the test or reset button is inoperable.
Deficiency Criteria	AFCI outlet or AFCI breaker does not have visible damage and the test or reset button is inoperable (i.e., overall system or component thereof is not meeting function or purpose).
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days

HCV Pass/Fail	Fail
Rationale	<p>If an AFCI outlet or AFCI breaker does not have visible damage and the test or reset button is inoperable, and an arc fault occurs, there may be an increased safety risk to the resident of fire, which may result in injury.</p> <p>If an AFCI outlet or AFCI breaker does not have visible damage and the test or reset button is inoperable, then the resident may not be able to test or reset the AFCI outlet or AFCI breaker, which may result in limited use of devices.</p> <p>Property management would be expected to ensure that staff members understand how to identify an AFCI outlet or AFCI breaker that does not have visible damage and the test or reset button is inoperable.</p> <p>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.</p>
Deficiency 3 – Electrical – Ground-Fault Circuit Interrupter (GFCI) or Arc-Fault Circuit Interrupter (AFCI) – Outlet or Breaker: Unit	
Affirmative Habitability Requirement: Yes	
Deficiency	An unprotected outlet is present within six feet of a water source.
Deficiency Criteria	<p>Outlet is present within six feet of a water source (i.e., sink, bathtub, shower, water faucet, toilet) that is located in the same room.</p> <p>AND</p> <p>Outlet is not GFCI protected.</p>
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a device is plugged into an unprotected outlet that is present within six feet of a water source within the same room, then there may be an increased safety risk to the resident of electrical shock, which may result in injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify an unprotected outlet that is present within six feet of a water source that is located in the same room. 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.</p>

Deficiency 3 – Electrical – Ground-Fault Circuit Interrupter (GFCI) or Arc-Fault Circuit Interrupter (AFCI) – Outlet or Breaker: Inside	Affirmative Habitability Requirement: Yes
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Deficiency	An unprotected outlet is present within six feet of a water source.
Deficiency Criteria	Outlet is present within six feet of a water source (i.e., sink, bathtub, shower, water faucet, toilet) that is located in the same room. AND Outlet is not GFCI protected.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a device is plugged into an unprotected outlet that is present within six feet of a water source within the same room, then there may be an increased safety risk to the resident of electrical shock, which may result in injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify an unprotected outlet that is present within six feet of a water source that is located in the same room. 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.</p>

Deficiency 3 – Electrical – Ground-Fault Circuit Interrupter (GFCI) or Arc-Fault Circuit Interrupter (AFCI) – Outlet or Breaker: Outside	Affirmative Habitability Requirement: Yes
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Deficiency	An unprotected outlet is present within six feet of a water source.
Deficiency Criteria	Outlet is present throughout the Outside. AND Outlet is not GFCI protected.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If a device is plugged into an unprotected outlet that is present within six feet of a water source, then there may be an increased safety risk to the resident of electrical shock, which may result in injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify an unprotected outlet that is present throughout the Outside area. 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.</p>
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TABLE 17—ELECTRICAL – SERVICE PANEL STANDARD

Definition and Location	
Definition	An enclosure, cabinet, box, or panelboard containing overcurrent protection devices for the control of light, heat, appliances and power circuits.
Location	<p>Unit: Living room, bedroom, kitchen, bathroom, closet, hallway, office, mechanical room, any wall surface, emergency generator, trash compactor, garage, and storage.</p> <p>Inside: Living room, kitchen, bathroom, closet, hallway, office, mechanical room, any wall surface, emergency generator, trash compactor, garage, storage, and all common areas.</p> <p>Outside: Anywhere on site, any wall surface, HVAC condensers, emergency generator, and trash compactor.</p>
Deficiency 1 – Electrical – Service Panel: Unit	
Deficiency	Electrical service panel is not readily accessible.
Deficiency Criteria	Electrical service panel is not reasonably accessible (i.e., cannot be reached and opened without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	If the electrical service panel is not reasonably accessible and there is a need to shutoff the electrical circuit, there may be an increased safety risk to the resident of fire or electrical shock, which may result in injury.

If the electrical service panel is not reasonably accessible, then the resident may not be able to reset a tripped breaker, which may result in limited use of appliances or lighting fixtures.

Property management would be expected to ensure that staff members understand how to identify if an electrical service panel is not reasonably accessible. 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.

Deficiency 1 – Electrical – Service Panel: Inside

Deficiency	Electrical service panel is not readily accessible.
Deficiency Criteria	Electrical service panel is not reasonably accessible (i.e., cannot be reached and opened without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the electrical service panel is not reasonably accessible and there is a need to shutoff the electrical circuit, there may be an increased safety risk to the resident of fire or electrical shock, which may result in injury.</p> <p>If the electrical service panel is not reasonably accessible, then the resident may not be able to reset a tripped breaker, which may result in limited use of appliances or lighting fixtures.</p> <p>Property management would be expected to ensure that staff members understand how to identify if an electrical service panel is not reasonably accessible. 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.</p>

Deficiency 1 – Electrical – Service Panel: Outside

Deficiency	Electrical service panel is not readily accessible.
Deficiency Criteria	Electrical service panel is not reasonably accessible (i.e., cannot be reached and opened without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property).

Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the electrical service panel is not reasonably accessible and there is a need to shutoff the electrical circuit, there may be an increased safety risk to the resident of fire or electrical shock, which may result in injury.</p> <p>If the electrical service panel is not reasonably accessible, then the resident may not be able to reset a tripped breaker, which may result in limited use of appliances or lighting fixtures.</p> <p>Property management would be expected to ensure that staff members understand how to identify if an electrical service panel is not reasonably accessible. 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.</p>
Deficiency 2 – Electrical – Service Panel: Unit	
Deficiency	The overcurrent protection device is damaged.
Deficiency Criteria	The overcurrent protection device (i.e., fuse or breaker) is damaged (i.e., visibly defective; impacts functionality) such that it may not interrupt the circuit during an overcurrent condition.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the overcurrent protection device is damaged, then it may malfunction and not provide overcurrent protection when required, resulting in an increased safety risk to the resident of fire or electrical shock, which may result in injury or death.</p> <p>If the overcurrent protection device is damaged, then the resident will not be able to safely reset or replace an overcurrent protection device, which may result in limited use of appliances or lighting fixtures.</p>

If the overcurrent protection device is damaged, and it malfunctions resulting in the resident's inability to use an appliance or lighting fixture, then the resident is likely to notice this issue and will report it to property management because it may present usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards or usability barriers.

Deficiency 2 – Electrical – Service Panel: Inside

Deficiency	The overcurrent protection device is damaged.
Deficiency Criteria	The overcurrent protection device (i.e., fuse or breaker) is damaged (i.e., visibly defective; impacts functionality) such that it may not interrupt the circuit during an overcurrent condition.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the overcurrent protection device is damaged, then it may malfunction and not provide overcurrent protection when required, resulting in an increased safety risk to the resident of fire or electrical shock, which may result in injury or death.</p> <p>If the overcurrent protection device is damaged, then the resident will not be able to safely reset or replace an overcurrent protection device, which may result in limited use of appliances or lighting fixtures.</p> <p>Property management would be expected to ensure that staff understand how to identify an overcurrent protections device that is damaged. 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.</p>

Deficiency 2 – Electrical – Service Panel: Outside

Deficiency	The overcurrent protection device is damaged.
Deficiency Criteria	The overcurrent protection device (i.e., fuse or breaker) is damaged (i.e., visibly defective; impacts functionality) such that it may not interrupt the circuit during an overcurrent condition.
Health and Safety Determination	Life-Threatening

Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the overcurrent protection device is damaged, then it may malfunction and not provide overcurrent protection when required, resulting in an increased safety risk to the resident of fire or electrical shock, which may result in injury or death.</p> <p>If the overcurrent protection device is damaged, then the resident will not be able to safely reset or replace an overcurrent protection device, which may result in limited use of appliances or lighting fixtures.</p> <p>Property management would be expected to ensure that staff understand how to identify an overcurrent protections device that is damaged. 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.</p>

Deficiency 3 – Electrical – Service Panel: Unit

Deficiency	The overcurrent protection device is contaminated.
Deficiency Criteria	The overcurrent protection device (i.e., fuse or breaker) is contaminated (e.g., water, rust, corrosion).
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the overcurrent protection device is contaminated, then it may malfunction and not provide overcurrent protection when required, resulting in an increased safety risk to the resident of fire, which may result in injury.</p> <p>If the overcurrent protection device is contaminated, then the resident may not be able to safely reset or replace an overcurrent protection device, which may result in limited use of appliances or lighting fixtures.</p> <p>Property management would be expected to ensure that staff members understand how to identify a contaminated overcurrent protection device. Management practices would be expected to assure prompt creation and</p>

prioritization of a work order to remedy this deficiency, because it may result in safety hazards or usability barriers.

Deficiency 3 – Electrical – Service Panel: Inside

Deficiency	The overcurrent protection device is contaminated.
Deficiency Criteria	The overcurrent protection device (i.e., fuse or breaker) is contaminated (e.g., water, rust, corrosion).
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the overcurrent protection device is contaminated, then it may malfunction and not provide overcurrent protection when required, resulting in an increased safety risk to the resident of fire, which may result in injury.</p> <p>If the overcurrent protection device is contaminated, then the resident may not be able to safely reset or replace an overcurrent protection device, which may result in limited use of appliances or lighting fixtures.</p> <p>Property management would be expected to ensure that staff members understand how to identify a contaminated overcurrent protection device. 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.</p>

Deficiency 3 – Electrical – Service Panel: Outside

Deficiency	The overcurrent protection device is contaminated.
Deficiency Criteria	The overcurrent protection device (i.e., fuse or breaker) is contaminated (e.g., water, rust, corrosion).
Health and Safety Determination	Severe
Correction Timeframe	24 hours

HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the overcurrent protection device is contaminated, then it may malfunction and not provide overcurrent protection when required, resulting in an increased safety risk to the resident of fire, which may result in injury.</p> <p>If the overcurrent protection device is contaminated, then the resident may not be able to safely reset or replace an overcurrent protection device, which may result in limited use of appliances or lighting fixtures.</p> <p>Property management would be expected to ensure that staff members understand how to identify a contaminated overcurrent protection device. 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.</p>

TABLE 18—ELEVATOR STANDARD

Definition and Location	
Definition	A vertical transport vehicle, generally powered by electric motors that either drive traction cables and counterweight systems or pump hydraulic fluid to raise a cylindrical piston.
Location	Inside: Hallway, building entrance or lobby, parking garage.
Deficiency 1 – Elevator: Inside	
Deficiency	Elevator is inoperable.
Deficiency Criteria	Elevator is inoperable (i.e., overall system or component thereof not meeting function or purpose; with or without visible damage).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If the elevator is inoperable, then the resident’s accessibility and egress or ingress is reduced. If the elevator is inoperable, then the resident may be trapped inside the elevator.</p> <p>If the elevator is inoperable, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If the elevator is inoperable, then the resident will likely report this deficiency, and presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If the elevator is inoperable, then this will likely be identified through routine maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>If the elevator is inoperable, then capital costs may be required to repair the deficiency.</p>
Deficiency 2 – Elevator: Inside	
Deficiency	Elevator door does not fully open and close.
Deficiency Criteria	Elevator door does not fully open and close.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the elevator door does not fully open and close, the elevator may be inaccessible for individuals who use wheelchairs and there may be an increased safety risk to the resident due to fall hazards, which may result in injury.</p> <p>If the elevator door does not fully open and close, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify when an elevator door does not fully open and close. Management practices would be expected to assure prompt creation and prioritization of a work order to repair the elevator door because it may result in safety hazards or usability barriers.</p> <p>Elevators should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative</p>

maintenance plan. If the elevator door does not fully open and close, then it may indicate preventative maintenance activities could be improved.

Deficiency 3 – Elevator: Inside

Deficiency	Elevator cab is not level with the floor.
Deficiency Criteria	There is more than a ¼-inch difference in level between the elevator cab and the building's floor.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the elevator cab is not level with the floor, then it may be inaccessible for individuals with mobility disabilities and there is a trip hazard for the resident.</p> <p>If the elevator cab is not level with the floor, then the resident will likely report this deficiency, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If the elevator cab is not level with the floor, then this will likely be identified through routine maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>Elevators should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If the elevator cab is not level with the floor, this may indicate that preventative maintenance activities are not being addressed.</p>

Deficiency 4 – Elevator: Inside

Deficiency	Safety edge device has malfunctioned or is inoperable
Deficiency Criteria	Safety edge device has malfunctioned or is inoperable (i.e., overall system or component thereof is not meeting function or purpose; with or without visible damage).

Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the safety edge device has malfunctioned or is inoperable, then the resident may be injured by the closing door.</p> <p>If the safety edge device has malfunctioned or is inoperable, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify a safety edge device that has malfunctioned or is inoperable. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.</p> <p>Elevators should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If the elevator safety edge device has malfunctioned or is inoperable, this may indicate that preventative maintenance activities are not being addressed.</p>

TABLE 19—EXIT SIGN STANDARD

Definition and Location	
Definition	Device or placard that identifies the egress route in case of an emergency.
Location	<p>Inside: Hallway; stairway; corridor.</p> <p>Outside: Hallway; stairway; corridor.</p>
Deficiency 1 – Exit Sign: Inside	
Deficiency	Exit sign is damaged, missing, obstructed, or not adequately illuminated.
Deficiency Criteria	<p>Exit sign is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>Exit sign is missing (i.e., evidence of prior installation, but is now not present or is incomplete).</p> <p>OR</p>

	Exit sign is obstructed such that the word "EXIT" is not clearly visible. OR Exit sign is not adequately illuminated.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If an exit sign is damaged, missing, obstructed, or not adequately illuminated, and there is an emergency, then the resident may be unable to safely and expeditiously exit.</p> <p>If an exit sign is damaged, missing, obstructed, or not adequately illuminated, and there is an emergency, then the resident may be unable to safely and expeditiously exit.</p> <p>Property management would be expected to ensure that staff understand how to identify an exit sign that is damaged, missing, obstructed, or not adequately illuminated. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in health or safety hazards.</p>
Deficiency 1 – Exit Sign: Outside	
Deficiency	Exit sign is damaged, missing, obstructed, or not adequately illuminated.
Deficiency Criteria	<p>Exit sign is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>Exit sign is missing (i.e., evidence of prior installation, but is now not present or is incomplete).</p> <p>OR</p> <p>Exit sign is obstructed such that the word "EXIT" is not clearly visible.</p> <p>OR</p> <p>Exit sign is not adequately illuminated.</p>
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours

HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If an exit sign is damaged, missing, obstructed, or not adequately illuminated, and there is an emergency, then the resident may be unable to safely and expeditiously exit.</p> <p>If an exit sign is damaged, missing, obstructed, or not adequately illuminated, and there is an emergency, then the resident may be unable to safely and expeditiously exit.</p> <p>Property management would be expected to ensure that staff understand how to identify an exit sign that is damaged, missing, obstructed, or not adequately illuminated. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in health or safety hazards.</p>

TABLE 20—FENCE AND GATE STANDARD

Definition and Location	
Definition	<p>Fence: A barrier, railing, or other upright structure to control access.</p> <p>Gate: A moveable barrier that closes an opening in a wall or fence.</p>
Location	Outside: Throughout the exterior, parking area
Deficiency 1 – Fence – Security: Outside	
Deficiency	Fence component is missing.
Deficiency Criteria	Fence component is missing (i.e., evidence of prior installation, but now not present or is incomplete), resulting in a hole that is approximately 20% or greater of the area of a single section of fence.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If a fence component is missing, and it falls, then the resident may be exposed to hazards.</p> <p>If a fence component is missing, then the resident may be unable to control access to the property.</p> <p>If a fence component is missing, then it may limit the privacy of the property.</p> <p>If a fence component is missing, then the resident may be unable to use a feature of the home that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff understand how to identify if a fence component is missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety or security hazards or usability barriers.</p>
Deficiency 2 – Fence – Security: Outside	
Deficiency	Gate does not open, close, latch, or lock.
Deficiency Criteria	<p>Gate will not open.</p> <p>OR</p> <p>Gate will open when locked or latched.</p> <p>OR</p> <p>Gate will not close.</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a gate does not open, and there is an emergency, then the resident may be limited in their ability to leave the property or this may delay entry by emergency personnel.</p> <p>If a gate does not close, latch, or lock, then the resident may be unable to control access to the property.</p>

If a gate does not open, close, latch, or lock, then the resident may not be able to fully use a feature that is expected to be provided and maintained as part of their rent.

Property management would be expected to ensure that staff understand how to identify if a gate does not open, close, latch, or lock. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety or security hazards or usability barriers.

Deficiency 3 – Fence – Security: Outside	
Deficiency	Fence demonstrates signs of collapse.
Deficiency Criteria	Fence demonstrates signs of collapse.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a fence demonstrates signs of collapse, then it may present a hazard to the resident.</p> <p>If a fence demonstrates signs of collapse, then the resident may not be able to control access to the property.</p> <p>If a fence demonstrates signs of collapse, then the resident may not be able to fully use a feature that is expected to be included and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff understand how to identify if a fence demonstrates signs of collapse. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety or security hazards or usability barriers.</p>

TABLE 21—FIRE ESCAPE STANDARD

Definition and Location	
Definition	An apparatus on the outside of a building used for escaping from a building on fire.

Location	Outside: Exterior of building—typically high-rises and other multi-story buildings—near windows and exterior doors.
Deficiency 1 – Fire Escape: Outside	
Deficiency	Fire escape component is damaged or missing.
Deficiency Criteria	Any stair, ladder, platform, guardrail, or handrail is damaged (i.e., visibly defective; impacts functionality). OR Any stair, ladder, platform, guardrail, or handrail is missing (i.e., evidence of prior installation, but now not present or is incomplete).
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a fire escape component is damaged or missing, and there is an emergency, then resident may sustain an injury when using.</p> <p>If a fire escape component is damaged or missing, and there is an emergency, then the resident’s ability to safely egress the building is limited, which may jeopardize their safety.</p> <p>If a fire escape component is damaged or missing, then the resident may be unable to fully use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a fire escape component is damaged or missing, then it should be detected through daily maintenance activities and its presence may indicate that self-generated work orders are not being addressed.</p> <p>If a fire escape component is damaged or missing, then property management may not be following their preventative maintenance plan.</p> <p>If a fire escape component is damaged or missing, then it may be very expensive to replace or fix the defect.</p>

TABLE 22—FIRE EXTINGUISHER STANDARD

Definition and Location

Definition	A portable fire safety device that discharges a jet of water, foam, gas, or other material to extinguish a fire.
Location	Unit: Includes, but is not limited to: hallways, kitchens, laundry rooms, mechanical rooms. Inside: Includes, but is not limited to: hallways, kitchens, laundry rooms, common areas, mechanical rooms. Outside: Parking garages, breezeways, property exterior, roof tops.

Deficiency 1 – Fire Extinguisher: Unit

Deficiency	Fire extinguisher pressure gauge reads over or under-charged.
Deficiency Criteria	Pressure gauge indicates that the fire extinguisher is over or under-charged.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a fire extinguisher pressure gauge reads over or under-charged, and there is a fire, then the resident may be injured.</p> <p>If a fire extinguisher pressure gauge reads over or under-charged, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a fire extinguisher pressure gauge reads over or under-charged, then this should be identified through routine maintenance, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>If a fire extinguisher pressure gauge reads over or under-charged, then it may indicate that preventative maintenance activities are not occurring.</p>

Deficiency 1 – Fire Extinguisher: Inside

Deficiency	Fire extinguisher pressure gauge reads over or under-charged.
Deficiency Criteria	Pressure gauge indicates that the fire extinguisher is over or under-charged.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours

HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a fire extinguisher pressure gauge reads over or under-charged, and there is a fire, then the resident may be injured.</p> <p>If a fire extinguisher pressure gauge reads over or under-charged, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a fire extinguisher pressure gauge reads over or under-charged, then this should be identified through routine maintenance and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>If a fire extinguisher pressure gauge reads over or under-charged, then it may indicate that preventative maintenance activities are not occurring.</p>

Deficiency 1 – Fire Extinguisher: Outside

Deficiency	Fire extinguisher pressure gauge reads over or under-charged.
Deficiency Criteria	Pressure gauge indicates that the fire extinguisher is over or under-charged.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a fire extinguisher pressure gauge reads over or under-charged, and there is a fire, then the resident may be injured.</p> <p>If a fire extinguisher pressure gauge reads over or under-charged, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a fire extinguisher pressure gauge reads over or under-charged, then this should be identified through routine maintenance and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>If a fire extinguisher pressure gauge reads over or under-charged, then it may indicate that preventative maintenance activities are not occurring.</p>

Deficiency 2 – Fire Extinguisher: Unit

Deficiency	Fire extinguisher service tag is missing, illegible, or expired.
Deficiency Criteria	The date on the service tag of any fire extinguisher has exceeded one year. OR The fire extinguisher tag is missing or illegible. OR A nonchargeable or disposable fire extinguisher is more than 12 years old (based on manufacture date).
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a fire extinguisher service tag is missing, illegible, or expired, and there is a fire, then it may not function and result in the resident being unable to extinguish the fire.</p> <p>If a fire extinguisher service tag is missing, illegible, or expired, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a fire extinguisher service tag is missing, illegible, or expired, then this should be identified through routine maintenance, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>If a fire extinguisher service tag is missing, illegible, or expired, then it may indicate that preventative maintenance activities are not occurring.</p>

Deficiency 2 – Fire Extinguisher: Inside

Deficiency	Fire extinguisher service tag is missing, illegible, or expired.
Deficiency Criteria	The date on the service tag of any fire extinguisher has exceeded one year. OR The fire extinguisher tag is missing or illegible. OR A nonchargeable or disposable fire extinguisher is more than 12 years old (based on manufacture date).

Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a fire extinguisher service tag is missing, illegible, or expired, and there is a fire, then it may not function and result in the resident being unable to extinguish the fire.</p> <p>If a fire extinguisher service tag is missing, illegible, or expired, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a fire extinguisher service tag is missing, illegible, or expired, then this should be identified through routine maintenance, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>If a fire extinguisher service tag is missing, illegible, or expired, then it may indicate that preventative maintenance activities are not occurring.</p>

Deficiency 2 – Fire Extinguisher: Outside

Deficiency	Fire extinguisher service tag is missing, illegible, or expired.
Deficiency Criteria	<p>The date on the service tag of any fire extinguisher has exceeded one year.</p> <p>OR</p> <p>The fire extinguisher tag is missing or illegible.</p> <p>OR</p> <p>A nonchargeable or disposable fire extinguisher is more than 12 years old (based on manufacture date).</p>
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail

Rationale	<p>If a fire extinguisher service tag is missing, illegible, or expired, and there is a fire, then it may not function and result in the resident being unable to extinguish the fire.</p> <p>If a fire extinguisher service tag is missing, illegible, or expired, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a fire extinguisher service tag is missing, illegible, or expired, then this should be identified through routine maintenance, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>If a fire extinguisher service tag is missing, illegible, or expired, then it may indicate that preventative maintenance activities are not occurring.</p>
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Deficiency 3 – Fire Extinguisher: Unit	
Deficiency	Fire extinguisher is damaged or missing.
Deficiency Criteria	<p>Fire extinguisher is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>Fire extinguisher is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p>
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a fire extinguisher is damaged or missing and there is a fire, then there may be an increased safety risk to the resident of fire-related injury, such as burns or smoke inhalation.</p> <p>If a fire extinguisher is damaged or missing, then the resident may not be able to use the fire extinguisher in the event of a fire.</p> <p>A resident is likely to notice if a fire extinguisher is damaged or missing 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 defect because it may result in safety hazards.</p>

Deficiency 3 – Fire Extinguisher: Inside

Deficiency	Fire extinguisher is damaged or missing.
Deficiency Criteria	Fire extinguisher is damaged (i.e., visibly defective; impacts functionality). OR Fire extinguisher is missing (i.e., evidence of prior installation, but now not present or is incomplete).
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a fire extinguisher is damaged or missing and there is a fire, then there may be an increased safety risk to the resident of fire-related injury, such as burns or smoke inhalation.</p> <p>If a fire extinguisher is damaged or missing, then the resident may not be able to use the fire extinguisher in the event of a fire.</p> <p>Property management would be expected to ensure that staff understand how to identify if a fire extinguisher is damaged or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards or usability barriers.</p>

Deficiency 3 – Fire Extinguisher: Outside

Deficiency	Fire extinguisher is damaged or missing.
Deficiency Criteria	Fire extinguisher is damaged (i.e., visibly defective; impacts functionality). OR Fire extinguisher is missing (i.e., evidence of prior installation, but now not present or is incomplete).
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail

Rationale

If a fire extinguisher is damaged or missing and there is a fire, then there may be an increased safety risk to the resident of fire-related injury, such as burns or smoke inhalation.

If a fire extinguisher is damaged or missing, then the resident may not be able to use the fire extinguisher in the event of a fire.

Property management would be expected to ensure that staff understand how to identify if a fire extinguisher is damaged or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards or usability barriers.

TABLE 23—FLAMMABLE AND COMBUSTIBLE ITEM STANDARD

Definition and Location	
Definition	A combustible material is any material that, in the form in which it is used and under the conditions anticipated, will ignite and burn or will add appreciable heat to an ambient fire.
Location	Unit: Within Unit, near water heater, furnace, stove, oven, fireplace, garage, attic, basement. Inside: Near water heater, near furnace, stove, oven, fireplace, garage, attic, basement. Outside: Outside of Unit, yard.
Deficiency 1 – Flammable and Combustible Item: Unit	
Deficiency	Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater. OR Improperly stored chemicals.
Deficiency Criteria	Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater. OR Improperly stored chemicals.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours

HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater or there are improperly stored chemicals, then there may be an increased safety risk to the resident due to fire or explosion.</p> <p>Property management would be expected to ensure that staff members understand how to identify a flammable or combustible item that is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater or there are improperly stored chemicals. 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.</p>
Deficiency 1 – Flammable and Combustible Item: Inside	
Deficiency	<p>Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater.</p> <p>OR</p> <p>Improperly stored chemicals.</p>
Deficiency Criteria	<p>Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater.</p> <p>OR</p> <p>Improperly stored chemicals.</p>
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater or there are improperly stored chemicals, then there may be an increased safety risk to the resident due to fire or explosion.</p> <p>Property management would be expected to ensure that staff members understand how to identify a flammable or combustible item that is on or within 3 feet of an appliance that provides heat for thermal comfort or a</p>

fuel-burning water heater or there are improperly stored chemicals. 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.

Deficiency 1 – Flammable and Combustible Item: Outside

Deficiency	Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater. OR Improperly stored chemicals.
Deficiency Criteria	Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater. OR Improperly stored chemicals.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater or there are improperly stored chemicals, then there may be an increased safety risk to the resident due to fire or explosion.</p> <p>Property management would be expected to ensure that staff members understand how to identify a flammable or combustible item that is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater or there are improperly stored chemicals. 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.</p>

TABLE 24—FLOOR STANDARD
Definition and Location

Definition	Lower surface of a room.
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Location	Unit: Dining room, living room, kitchen, bathroom, bedroom, closet, hallway, or other unit spaces. Inside: Dining room, living room, kitchen, bathroom, closet, hallway, or other common spaces.
Deficiency 1 – Floor: Unit	
Deficiency	Floor substrate is exposed.
Deficiency Criteria	10% or more of the floor substrate area is exposed in any room.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If 10% or more of the floor substrate area is exposed in any room, then it is not a cleanable surface and could harbor pathogens, mold, mildew, dust, or allergens, thereby impacting the resident’s physical health.</p> <p>If 10% or more of the floor substrate area is exposed in any room, then the resident may be injured by splinters or trip hazards.</p> <p>If 10% or more of the floor substrate area is exposed in any room, then it is not a cleanable covering and could harbor mold, mildew, dust, or allergens.</p> <p>If 10% or more of the floor substrate area is exposed in any room, then the resident may be unable to fully use a feature of their home that is expected to be provided and maintained as part of their rent.</p> <p>If 10% or more of the floor substrate area is exposed in any room, then the resident will likely report this deficiency and its presence may indicate that complaint-based work orders are not being addressed.</p> <p>If 10% or more of the floor substrate area is exposed in any room, then this will likely be observed during routine maintenance activities and may indicate that self-generated work orders are not being addressed.</p> <p>If 10% or more of the floor substrate area is exposed in any room, and it is occurring across a significant portion of the property, then it may result in a capital cost expenditure to repair the deficiency.</p>
Deficiency 1 – Floor: Inside	
Deficiency	Floor substrate is exposed.

Deficiency Criteria	10% or more of the floor substrate area is exposed in any room.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If 10% or more of the floor substrate area is exposed in any room, then it is not a cleanable surface and could harbor pathogens, mold, mildew, dust, or allergens, thereby impacting the resident's physical health.</p> <p>If 10% or more of the floor substrate area is exposed in any room, then the resident may be injured via splinters or trip hazards.</p> <p>If 10% or more of the floor substrate area is exposed in any room, then it is not a cleanable covering and could harbor mold, mildew, dust, or allergens.</p> <p>If 10% or more of the floor substrate area is exposed in any room, then the resident may be unable to fully use a feature of their home that is expected to be provided and maintained as part of their rent.</p> <p>If 10% or more of the floor substrate area is exposed in any room, then the resident will likely report this deficiency and its presence may indicate that complaint-based work orders are not being addressed.</p> <p>If 10% or more of the floor substrate area is exposed in any room, then this will likely be observed during routine maintenance activities and may indicate that self-generated work orders are not being addressed.</p> <p>If 10% or more of the floor substrate area is exposed in any room, and it is occurring across a significant portion of the property, then it may result in a capital cost expenditure to repair the deficiency.</p>

Deficiency 2 – Floor: Unit

Deficiency	Floor component(s) is not functionally adequate.
Deficiency Criteria	Floor component(s) is not functionally adequate (i.e., does not allow floor to separate levels or to be walked on).
Health and Safety Determination	Moderate
Correction Timeframe	30 days

HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the floor component(s) is not functionally adequate, and there is wood rot, then the resident may be exposed to health hazards.</p> <p>If the floor component(s) is not functionally adequate, and there are uneven surfaces, then there may be an increased safety risk to the resident due to trip hazards.</p> <p>A resident is likely to notice if a floor component(s) is not functionally adequate and to recognize it is important enough to report it to property management because it may present health and safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health and safety hazards.</p>
Deficiency 2 – Floor: Inside	
Deficiency	Floor component(s) is not functionally adequate.
Deficiency Criteria	Floor component(s) is not functionally adequate (i.e., does not allow floor to separate levels or to be walked on).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the floor component(s) is not functionally adequate, and there is wood rot, then the resident may be exposed to health hazards.</p> <p>If the floor component(s) is not functionally adequate, and there are uneven surfaces, then there may be an increased safety risk to the resident due to trip hazards.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a floor component(s) is not functionally adequate. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in health and safety hazards.</p>

TABLE 25—FOOD PREPARATION AREA STANDARD

Definition and Location	
Definition	Flat surfaces designed, arranged, intended, or used for cooking or otherwise making food ready for consumption.
Location	Unit: Kitchen or food preparation space. Inside: Kitchen or food preparation space.
Deficiency 1 – Food Preparation Area: Unit	
	Affirmative Habitability Requirement: Yes
Deficiency	Food preparation area is not present.
Deficiency Criteria	Food preparation area is not present.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a food preparation area is not present, then the resident's ability to prepare food safely and in a sanitary manner may be limited.</p> <p>If a food preparation area is not present, then the resident is unable to use a feature of the home that is expected to be provided and maintained as part of their rent and may not be able to safely prepare food.</p> <p>A resident is likely to notice if a food preparation area is not present and to recognize it is important enough to report to property management because it may present sanitation hazards and usability barriers. Property management should be expected to prioritize a work order to remedy this defect because it may result in sanitation hazards or usability barriers.</p>
Deficiency 2 – Food Preparation Area: Unit	
Deficiency	Food preparation area is damaged or is not functionally adequate.
Deficiency Criteria	Exposed substrate surface comprises at least 10% or more of the total food preparation area. OR The food preparation area is not functionally adequate (i.e., does not reasonably allow for adequate preparation of food).
Health and Safety Determination	Moderate

Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the food preparation area has exposed substrate or is not functionally adequate, then the resident's ability to prepare food safely and in a sanitary manner may be impacted.</p> <p>If the food preparation area has exposed substrate or is not functionally adequate, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if the food preparation area has exposed substrate or is not functionally adequate and to recognize it is important enough to report to property management because it may present sanitation hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this defect because it may result in sanitation hazards or usability barriers.</p>

Deficiency 2 – Food Preparation Area: Inside

Deficiency	Food preparation area is damaged or is not functionally adequate.
Deficiency Criteria	<p>Exposed substrate surface comprises at least 10% or more of the total food preparation area.</p> <p>OR</p> <p>The food preparation area is not functionally adequate (i.e., does not reasonably allow for adequate preparation of food).</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the food preparation area has exposed substrate or is not functionally adequate, then the resident's ability to prepare food safely and in a sanitary manner may be impacted.</p> <p>If the food preparation area has exposed substrate or is not functionally adequate, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p>

Property management would be expected to ensure that staff members understand how to identify if a food preparation area has exposed substrate or is not functionally adequate. 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.

TABLE 26—FOUNDATION STANDARD

Definition and Location	
Definition	Lowest load-bearing part of a building.
Location	Unit: Basement; floor; wall; ceiling. Inside: Basement; floor; wall; ceiling. Outside: Exterior of property.
Deficiency 1 – Foundation: Unit	
Deficiency	Foundation is cracked.
Deficiency Criteria	Crack is present with a width of ¼-inch or greater and a length of 12 inches or greater.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the foundation is cracked, then the structure could be compromised, resulting in potential health hazards to the resident.</p> <p>If the foundation is cracked, then the structure could be compromised, resulting in potential safety hazards to the resident.</p> <p>If the foundation is cracked, then the thermal envelope could be broken, resulting in the home being less energy efficient.</p> <p>It is reasonable to expect the resident to report issues that are characteristics of foundation damage, such as windows and doors not opening or closing.</p> <p>Depending on the extent of the damage, the cost may be significant enough to be a capital cost to repair.</p>

A cracked foundation may indicate a potential structural failure.

Deficiency 1 – Foundation: Inside

Deficiency	Foundation is cracked.
Deficiency Criteria	Crack is present with a width of ¼-inch or greater and a length of 12 inches or greater.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the foundation is cracked, then the structure could be compromised, resulting in potential health hazards to the resident.</p> <p>If the foundation is cracked, then the structure could be compromised, resulting in potential safety hazards to the resident.</p> <p>It is reasonable to expect the resident to report issues that are characteristics of foundation damage, such as windows and doors not opening or closing.</p> <p>Depending on the extent of the damage, the cost may be significant enough to be a capital cost to repair.</p> <p>If the foundation is cracked, then the thermal envelope could be broken, resulting in the property being less energy efficient.</p> <p>A cracked foundation may indicate a potential structural failure.</p>

Deficiency 1 – Foundation: Outside

Deficiency	Foundation is cracked.
Deficiency Criteria	Crack is present with a width of ¼-inch or greater and a length of 12 inches or greater.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If the foundation is cracked, then the structure could be compromised, resulting in potential health hazards to the resident.</p> <p>If the foundation is cracked, then the structure could be compromised, resulting in potential safety hazards to the resident.</p> <p>It is reasonable to expect facilities management to recognize issues that are characteristics of foundation damage, such as windows and doors not opening or closing.</p> <p>Depending on the extent of the damage, the cost may be significant enough to be a capital cost to repair.</p> <p>If the foundation is cracked, then the thermal envelope could be broken, resulting in the home being less energy efficient.</p> <p>A cracked foundation may indicate a potential structural failure.</p>
Deficiency 2 – Foundation: Outside	
Deficiency	Foundation vent cover is missing or damaged.
Deficiency Criteria	Foundation vent cover is missing (i.e., evidence of prior installation, but now not present or is incomplete) or damaged (i.e., visibly defective; impacts functionality).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a foundation vent cover is missing or damaged, then insects or vermin may penetrate the dwelling and damage building components (e.g., electrical, insulation), which may result in an increased safety risk to the resident of injury, such as electrocution.</p> <p>If a foundation vent cover is missing or damaged, then the resident's ability to control access may be limited, which may present a security risk.</p>
Deficiency 3 – Foundation: Unit	
Deficiency	Foundation has exposed rebar or foundation is spalling, flaking, or chipping.
Deficiency Criteria	<p>The structure has any exposed rebar.</p> <p>OR</p>

	Foundation is spalling, flaking, or chipping, and the affected area is 12x12 inches or greater and goes into the foundation at a depth of ¾-inch or greater.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the foundation has exposed rebar or is spalling, flaking, or chipping, then it may be a cut hazard to residents.</p> <p>If the foundation has exposed rebar or is spalling, flaking, or chipping, this should be detected through regular maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>If the foundation has exposed rebar or is spalling, flaking, or chipping, there may be a structural defect.</p>

Deficiency 3 – Foundation: Inside

Deficiency	Foundation has exposed rebar or foundation is spalling, flaking, or chipping.
Deficiency Criteria	<p>The structure has any exposed rebar.</p> <p>OR</p> <p>Foundation is spalling, flaking, or chipping, and the affected area is 12x12 inches or greater and goes into the foundation at a depth of ¾-inch or greater.</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the foundation has exposed rebar or is spalling, flaking, or chipping, then it may be a cut hazard to residents.</p> <p>If the foundation has exposed rebar or is spalling, flaking, or chipping, this should be detected through regular maintenance activities, and the</p>

presence of this deficiency may indicate that self-generated work orders are not being addressed.

If the foundation has exposed rebar or is spalling, flaking, or chipping, there may be a structural defect.

Deficiency 3 – Foundation: Outside

Deficiency	Foundation has exposed rebar or foundation is spalling, flaking, or chipping.
Deficiency Criteria	The structure has any exposed rebar. OR Foundation is spalling, flaking, or chipping, and the affected area is 12x12 inches or greater and goes into the foundation at a depth of ¾-inch or greater.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	If the foundation has exposed rebar or is spalling, flaking, or chipping, then it may be a cut hazard to residents. If the foundation has exposed rebar or is spalling, flaking, or chipping, this should be detected through regular maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed. If the foundation has exposed rebar or is spalling, flaking, or chipping, there may be a structural defect.

Deficiency 4 – Foundation: Unit

Deficiency	Foundation is infiltrated by water.
Deficiency Criteria	Evidence of water infiltration through the foundation.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days

HCV Pass/Fail	Fail
Rationale	<p>If the foundation is infiltrated by water, then there is an increased of risk of mold exposure, which could negatively impact air quality.</p> <p>If the foundation is infiltrated by water, then the resident may be exposed to an unsanitary environment.</p> <p>If the foundation is infiltrated by water, then the resident may be unable to fully use a feature (i.e., sealed foundation) that is expected to be provided and maintained as part of their rent.</p> <p>If the foundation is infiltrated by water, then the resident will likely report this deficiency, and the presence of this deficiency may indicate a lack of corrective maintenance.</p> <p>If the foundation is infiltrated by water, then this should be identified through routine maintenance and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p> <p>If the foundation is infiltrated by water, then it may cause the structure to deteriorate.</p>

Deficiency 4 – Foundation: Inside

Deficiency	Foundation is infiltrated by water.
Deficiency Criteria	Evidence of water infiltration through the foundation.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the foundation is infiltrated by water, then there is an increased of risk of mold exposure which could negatively impact air quality.</p> <p>If the foundation is infiltrated by water, then the resident may be exposed to an unsanitary environment.</p> <p>If the foundation is infiltrated by water, then the resident may be unable to fully use a feature (i.e., sealed foundation) that is expected to be provided and maintained as part of their rent.</p>

If the foundation is infiltrated by water, then the resident will likely report this deficiency, and the presence of this deficiency may indicate a lack of corrective maintenance.

If the foundation is infiltrated by water, then this should be identified through routine maintenance, and the presence of this deficiency may indicate self-generated work orders are not being addressed.

If the foundation is infiltrated by water, then it may cause the structure to deteriorate.

Deficiency 5 – Foundation: Unit

Deficiency	Foundation support post, column, beam, or girder is damaged.
Deficiency Criteria	Any support post, column, or girder area is damaged (i.e., visibly defective; impacts functionality).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a foundation support post, column, beam, or girder is damaged, then it may cause the structure to become unstable.</p> <p>If a foundation support post, column, beam, or girder is damaged, then maintenance should identify it through regular maintenance activities and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p> <p>If a foundation support post, column, beam, or girder is damaged, then it could be a sign of a structural issue.</p>

Deficiency 5 – Foundation: Inside

Deficiency	Foundation support post, column, beam, or girder is damaged.
Deficiency Criteria	Any support post, column, or girder area is damaged (i.e., visibly defective; impacts functionality).
Health and Safety Determination	Moderate
Correction Timeframe	30 days

HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a foundation support post, column, beam, or girder is damaged, then it may cause the structure to become unstable.</p> <p>If a foundation support post, column, beam, or girder is damaged, then maintenance should identify this through regular maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p> <p>If a foundation support post, column, beam, or girder is damaged, then it could be a sign of a structural issue.</p>
Deficiency 5 – Foundation: Outside	
Deficiency	Foundation support post, column, beam, or girder is damaged.
Deficiency Criteria	Any support post, column, or girder area is damaged (i.e., visibly defective; impacts functionality).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a foundation support post, column, beam, or girder is damaged, then it may cause the structure to become unstable.</p> <p>If a foundation support post, column, beam, or girder is damaged, then maintenance should identify this through regular maintenance activities and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p> <p>If a foundation support post, column, beam, or girder is damaged, then it could be a sign of a structural issue.</p>

TABLE 27—GARAGE DOOR STANDARD

Definition and Location	
Definition	A large door on a garage that opens either manually or by an electric motor. Garage doors are frequently large enough to accommodate automobiles

and other vehicles. Small garage doors may be constructed as a single panel that tilts up and back across the garage ceiling.

Location	Unit: Attached or detached garage. Inside: Attached or detached garage. Outside: Attached or detached garage.
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Deficiency 1 – Garage Door: Unit

Deficiency	Garage door has a hole.
Deficiency Criteria	Garage door has a hole of any size that penetrates through to the interior.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the garage door has a hole of any size that penetrates through to the interior, then the resident may be unable to control access to their personal property.</p> <p>If the garage door has a hole of any size that penetrates through to the interior, then it is likely the resident will report this deficiency and its presence may indicate complaint-based work orders are not being addressed.</p> <p>If the garage door has a hole of any size that penetrates through to the interior, then it is likely to be observed during routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.</p>

Deficiency 1 – Garage Door: Inside

Deficiency	Garage door has a hole.
Deficiency Criteria	Garage door has a hole of any size that penetrates through to the interior.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days

HCV Pass/Fail	Fail
Rationale	<p>If the garage door has a hole of any size that penetrates through to the interior, then the resident may be unable to control access to their personal property.</p> <p>If the garage door has a hole of any size that penetrates through to the interior, then it is likely the resident will report this deficiency and its presence may indicate complaint-based work orders are not being addressed.</p> <p>If the garage door has a hole of any size that penetrates through to the interior, then it is likely to be observed during routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.</p>

Deficiency 1 – Garage Door: Outside

Deficiency	Garage door has a hole.
Deficiency Criteria	Garage door has a hole of any size that penetrates through to the interior.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the garage door has a hole of any size that penetrates through to the interior, then the resident may be unable to control access to their personal property.</p> <p>If the garage door has a hole of any size that penetrates through to the interior, then it is likely the resident will report this deficiency and its presence may indicate complaint-based work orders are not being addressed.</p> <p>If the garage door has a hole of any size that penetrates through to the interior, then it is likely to be observed during routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.</p>

Deficiency 2 – Garage Door: Unit

Deficiency	Garage door does not open, close, or remain open or closed.
Deficiency Criteria	Door will not open and remain open.

	OR
	Door will not close and remain closed.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the garage door does not open and remain open or close and remain closed, then the resident may be exposed to associated hazards (e.g., the door closing on them).</p> <p>If the garage door does not close or remain closed, then the resident may be unable to control access to their personal property.</p> <p>If the garage door does not open and remain open or close and remain closed, then it is likely the resident will report this deficiency and its presence may indicate complaint-based work orders are not being addressed.</p> <p>If the garage door does not open and remain open or close and remain closed, then it is likely to be observed during routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.</p>

Deficiency 2 – Garage Door: Inside

Deficiency	Garage door does not open, close, or remain open or closed.
Deficiency Criteria	<p>Door will not open and remain open.</p> <p>OR</p> <p>Door will not close and remain closed.</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If the garage door does not open and remain open or close and remain closed, then the resident may be exposed to associated hazards (e.g., the door closing on them).</p> <p>If the garage door does not close or remain closed, then the resident may be unable to control access to their personal property.</p> <p>If the garage door does not open and remain open or close and remain closed, then it is likely the resident will report this deficiency and its presence may indicate complaint-based work orders are not being addressed.</p> <p>If the garage door does not open and remain open or close and remain closed, then it is likely to be observed during routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.</p>
Deficiency 2 – Garage Door: Outside	
Deficiency	Garage door does not open, close, or remain open or closed.
Deficiency Criteria	<p>Door will not open and remain open.</p> <p>OR</p> <p>Door will not close and remain closed.</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the garage door does not open and remain open or close and remain closed, then the resident may be exposed to associated hazards (e.g., the door closing on them).</p> <p>If the garage door does not close or remain closed, then the resident may be unable to control access to their personal property.</p> <p>If the garage door does not open and remain open or close and remain closed, then it is likely the resident will report this deficiency and its presence may indicate complaint-based work orders are not being addressed.</p> <p>If the garage door does not open and remain open or close and remain closed, then it is likely to be observed during routine maintenance activities</p>

and its presence may indicate that self-generated work orders are not being addressed.

TABLE 28—GRAB BAR STANDARD

Definition and Location	
Definition	Safety device designed to be grasped and enable a person to maintain balance.
Location	Unit: Bathroom. Inside: Bathroom.
Deficiency 1 – Grab Bar: Unit	
Deficiency	Grab bar is not secure.
Deficiency Criteria	Any movement whatsoever is detected in the grab bar.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If any movement whatsoever is detected in the grab bar, and the resident grabs it for stability, then they may fall and be injured.</p> <p>If any movement whatsoever is detected in the grab bar, then resident may be unable to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>If any movement whatsoever is detected in the grab bar, then the resident will likely report the deficiency and its presence may indicate that complaint-based work orders are not being addressed.</p> <p>If any movement whatsoever is detected in the grab bar, then it should be identified through routine maintenance activities and the deficiency's presence may indicate that self-generated work orders are not being addressed.</p>
Deficiency 1 – Grab Bar: Inside	
Deficiency	Grab bar is not secure.
Deficiency Criteria	Any movement whatsoever is detected in the grab bar.

Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If any movement whatsoever is detected in the grab bar, and the resident grabs it for stability, then they may fall and be injured.</p> <p>If any movement whatsoever is detected in the grab bar, then the resident may be unable to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>If any movement whatsoever is detected in the grab bar, then the resident will likely report the deficiency and its presence may indicate that complaint-based work orders are not being addressed.</p> <p>If any movement whatsoever is detected in the grab bar, then it should be identified through routine maintenance activities and the deficiency's presence may indicate that self-generated work orders are not being addressed.</p>

TABLE 29—GUARDRAIL STANDARD

Definition and Location	
Definition	A barrier along an open, raised walking surface.
Location	<p>Unit: All accessible walking surfaces within the dwelling and those areas to which the resident has sole access (e.g., dwelling balconies, stairs, ramps, decks, hallways).</p> <p>Inside: All accessible walking surfaces within the interior common spaces (e.g., stairs, ramps, hallways).</p> <p>Outside: All accessible walking surfaces (e.g., balconies, stairs, ramps, decks, rooftops, retaining walls) throughout the exterior built environment (i.e., human-made structures, features, and facilities).</p>
Deficiency 1 – Guardrail: Unit	
Deficiency	Guardrail is missing or not installed.
Deficiency Criteria	The guardrail is missing (i.e., evidence of prior installation, but is now not present or is incomplete) or not installed (i.e., never installed, but should

	have been) along a walking surface that is more than 30 inches above the floor or grade below.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a guardrail is missing or not installed along a walking surface that is more than 30 inches above the floor or grade below, then there may be an increased safety risk to the resident of fall hazards, which may result in injury or death.</p> <p>A resident is likely to notice if a guardrail is missing or not installed along a walking surface that is more than 30 inches above the floor or grade below 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.</p>

Deficiency 1 – Guardrail: Inside		Affirmative Habitability Requirement: Yes
Deficiency	Guardrail is missing or not installed.	
Deficiency Criteria	The guardrail is missing (i.e., evidence of prior installation, but is now not present or is incomplete) or not installed (i.e., never installed, but should have been) along a walking surface that is more than 30 inches above the floor or grade below.	
Health and Safety Determination	Life-Threatening	
Correction Timeframe	24 hours	
HCV Correction Timeframe	24 hours	
HCV Pass/Fail	Fail	

Rationale	<p>If a guardrail is missing or not installed along a walking surface that is more than 30 inches above the floor or grade below, then there may be an increased safety risk to the resident of fall hazards, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a guardrail is missing or not installed along a walking surface that is more than 30 inches above the floor or grade below. 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.</p>
Deficiency 1 – Guardrail: Outside	
Affirmative Habitability Requirement: Yes	
Deficiency	Guardrail is missing or not installed.
Deficiency Criteria	The guardrail is missing (i.e., evidence of prior installation, but is now not present or is incomplete) or not installed (i.e., never installed, but should have been) along a walking surface that is more than 30 inches above the floor or grade below.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a guardrail is missing or not installed along a walking surface that is more than 30 inches above the floor or grade below, then there may be an increased safety risk to the resident of fall hazards, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a guardrail is missing or not installed along a walking surface that is more than 30 inches above the floor or grade below. 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.</p>
Deficiency 2 – Guardrail: Unit	
Deficiency	Guardrail is not functionally adequate.
Deficiency Criteria	<p>Guardrail is missing functional component(s) (i.e., a component that is critical to the guardrail protecting from fall hazards).</p> <p>OR</p>

	<p>Guardrail is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>Guardrail is less than 30 inches in height.</p> <p>OR</p> <p>Guardrail is not securely attached and cannot reasonably protect from fall hazards.</p>
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a guardrail is missing functional component(s), damaged, less than 30 inches in height, or not securely attached, there may be an increased safety risk to the resident of falling from a walking surface, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify a guardrail that is missing functional component(s), damaged, less than 30 inches in height, or not securely attached. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may lead to safety hazards.</p>
Deficiency 2 – Guardrail: Inside	
Deficiency	Guardrail is not functionally adequate.
Deficiency Criteria	<p>Guardrail is missing functional component(s) (i.e., a component that is critical to the guardrail protecting from fall hazards).</p> <p>OR</p> <p>Guardrail is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>Guardrail is less than 30 inches in height.</p> <p>OR</p> <p>Guardrail is not securely attached and cannot reasonably protect from fall hazards.</p>

Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a guardrail is missing functional component(s), damaged, less than 30 inches in height, or not securely attached, there may be an increased safety risk to the resident of falling from a walking surface, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify a guardrail that is missing functional component(s), damaged, less than 30 inches in height, or not securely attached. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may lead to safety hazards.</p>

Deficiency 2 – Guardrail: Outside

Deficiency	Guardrail is not functionally adequate.
Deficiency Criteria	<p>Guardrail is missing functional component(s) (i.e., a component that is critical to the guardrail protecting from fall hazards).</p> <p>OR</p> <p>Guardrail is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>Guardrail is less than 30 inches in height.</p> <p>OR</p> <p>Guardrail is not securely attached and cannot reasonably protect from fall hazards.</p>
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail

Rationale	<p>If a guardrail is missing functional component(s), damaged, less than 30 inches in height, or not securely attached, there may be an increased safety risk to the resident of falling from a walking surface, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify a guardrail that is missing functional component(s), damaged, less than 30 inches in height, or not securely attached. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may lead to safety hazards.</p>
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TABLE 30—HANDRAIL STANDARD

Definition and Location	
Definition	A rail fixed to posts or a wall for people to hold on to for support.
Location	<p>Unit: Stairs, hallways, ramps.</p> <p>Inside: Stairs, hallways, ramps, elevators.</p> <p>Outside: Stairs, ramps, elevators.</p>
Deficiency 1 – Handrail: Unit	
Deficiency	Handrail is missing.
Deficiency Criteria	Handrail is missing (i.e., evidence of prior installation, but now not present or is incomplete).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a handrail is missing, then there is an increased probability of falls that may lead to injury.</p> <p>If a handrail is missing, then the resident is unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a handrail is missing, then it is likely to be observed during daily maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

Deficiency 1 – Handrail: Inside

Deficiency	Handrail is missing.
Deficiency Criteria	Handrail is missing (i.e., evidence of prior installation, but now not present or is incomplete).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a handrail is missing, then there is an increased probability of falls that may lead to injury.</p> <p>If a handrail is missing, then the resident is unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a handrail is missing, then it is likely to be observed during daily maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

Deficiency 1 – Handrail: Outside

Deficiency	Handrail is missing.
Deficiency Criteria	Handrail is missing (i.e., evidence of prior installation, but now not present or is incomplete).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a handrail is missing, then there is an increased probability of falls that may lead to injury.</p> <p>If a handrail is missing, then the resident is unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a handrail is missing, then it is likely to be observed during daily maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

Deficiency 2 – Handrail: Unit

Deficiency	Handrail is not secure.
Deficiency Criteria	There is movement in the anchors of the handrail.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a handrail is not secure, then there is an increased probability of falls that may lead to injury.</p> <p>If a handrail is not secure, then the resident will likely report this deficiency, and its presence may indicate that complaint-based work orders are not being addressed.</p> <p>If a handrail is not secure, then it is likely to be observed during daily maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

Deficiency 2 – Handrail: Inside

Deficiency	Handrail is not secure.
Deficiency Criteria	There is movement in the anchors of the handrail.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a handrail is not secure, then there is an increased probability of falls that may lead to injury.</p> <p>If a handrail is not secure, then the resident will likely report this deficiency and its presence may indicate that complaint-based work orders are not being addressed.</p> <p>If a handrail is not secure, then it is likely to be observed during daily maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

Deficiency 2 – Handrail: Outside

Deficiency	Handrail is not secure.
Deficiency Criteria	There is movement in the anchors of the handrail.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a handrail is not secure, then there is an increased probability of falls that may lead to injury.</p> <p>If a handrail is not secure, then the resident will likely report this deficiency and its presence may indicate that complaint-based work orders are not being addressed.</p> <p>If a handrail is not secure, then it is likely to be observed during daily maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

Deficiency 3 – Handrail: Unit

Deficiency	Handrail is not functionally adequate.
Deficiency Criteria	<p>Handrail is not functionally adequate (i.e., it cannot reasonably be grasped by hand to provide stability or support when ascending or descending stairways).</p> <p>OR</p> <p>Handrail is not continuous for the full length of each stair flight.</p> <p>OR</p> <p>Handrail is not between 28 inches and 42 inches in height.</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	If a handrail is not functionally adequate or not continuous for the full length of each stair flight, or not between 28 inches and 42 inches in height, there may be an increased safety risk to the resident of falling down a staircase, which may result in injury.
Deficiency 3 – Handrail: Inside	
Deficiency	Handrail is not functionally adequate.
Deficiency Criteria	Handrail is not functionally adequate (i.e., it cannot reasonably be grasped by hand to provide stability or support when ascending or descending stairways). OR Handrail is not continuous for the full length of each stair flight. OR Handrail is not between 28 inches and 42 inches in height.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	If a handrail is not functionally adequate or not continuous for the full length of each stair flight, or not between 28 inches and 42 inches in height, there may be an increased safety risk to the resident of falling down a staircase, which may result in injury.
Deficiency 3 – Handrail: Outside	
Deficiency	Handrail is not functionally adequate.
Deficiency Criteria	Handrail is not functionally adequate (i.e., it cannot reasonably be grasped by hand to provide stability or support when ascending or descending stairways). OR Handrail is not continuous for the full length of each stair flight. OR Handrail is not between 28 inches and 42 inches in height.
Health and Safety Determination	Moderate

Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	If a handrail is not functionally adequate or not continuous for the full length of each stair flight, or not between 28 inches and 42 inches in height, there may be an increased safety risk to the resident of falling down a staircase, which may result in injury.

Deficiency 4 – Handrail: Unit

Deficiency	Handrail is not installed where required.
Deficiency Criteria	4 or more stair risers are present and a handrail is not installed. OR A ramp has a rise greater than 6 inches or a horizontal projection greater than 72 inches and a handrail is not installed on both sides.
Health and Safety Determination	NA
Correction Timeframe	NA
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	If handrail not installed where required, then the resident is unable to use a feature that is expected to be provided and maintained as part of their rent. Property management would be expected to ensure that staff members understand how to identify if a handrail is not installed where required. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may lead to usability barriers.

Deficiency 4 – Handrail: Inside

Deficiency	Handrail is not installed where required.
Deficiency Criteria	4 or more stair risers are present and a handrail is not installed. OR A ramp has a rise greater than 6 inches or a horizontal projection greater than 72 inches and a handrail is not installed on both sides.
Health and Safety Determination	Low

Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	<p>If handrail not installed where required, then the resident is unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a handrail is not installed where required. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may lead to usability barriers.</p>
Deficiency 4 – Handrail: Outside	
Deficiency	Handrail is not installed where required.
Deficiency Criteria	<p>4 or more stair risers are present and a handrail is not installed.</p> <p>OR</p> <p>A ramp has a rise greater than 6 inches or a horizontal projection greater than 72 inches and a handrail is not installed on both sides.</p>
Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	<p>If handrail not installed where required, then the resident is unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a handrail is not installed where required. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may lead to usability barriers.</p>

TABLE 31—HEATING, VENTILATION, AND AIR CONDITIONING (HVAC) STANDARD

Definition and Location	
Definition	<u>Heating</u> : 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.

Location Unit: Living room, bedroom, kitchen, bathroom, closet.
Inside: Any indoor common area (e.g., hall, bath, kitchen, office, exercise room, etc.).

Deficiency 1 – Heating, Ventilation, and Air Conditioning (HVAC): Unit	Affirmative Habitability Requirement: Yes
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Deficiency The inspection date is on or between October 1 and March 31 and the permanently installed heating source is not working or the permanently installed heating source is working and the interior temperature is below 64 degrees Fahrenheit.

Deficiency Criteria The inspection date is on or between October 1 and March 31.
AND
The permanently installed heating source is not working.
OR
The permanently installed heating source is working and the interior temperature is below 64 degrees Fahrenheit.

Health and Safety Determination Life-Threatening

Correction Timeframe 24 hours

HCV Correction Timeframe 24 hours

HCV Pass/Fail Fail

Rationale If the inspection date is on or between October 1 and March 31 and the permanently installed heating source is not working or the permanently installed heating source is working and the interior temperature is below 64 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.

If the inspection date is on or between October 1 and March 31 and the permanently installed heating source is not working or the permanently installed heating source is working and the interior temperature is below 64

degrees Fahrenheit, then the resident may be unable to use the appliance to safely heat the unit.

A resident is likely to notice if the inspection date is on or between October 1 and March 31 and the permanently installed heating source is not working or the permanently installed heating source is working and the interior temperature is below 64 degrees Fahrenheit and to recognize it is important enough to report to property management because it may present health hazards. Property management should be expected to prioritize a work order to remedy this defect because it may result in health hazards.

Deficiency 2 – Heating, Ventilation, and Air Conditioning (HVAC): Unit	Affirmative Habitability Requirement: Yes
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Deficiency	The inspection date is on or between October 1 and March 31 and the permanently installed heating source is working and the interior temperature is 64 to 67.9 degrees Fahrenheit.
Deficiency Criteria	The inspection date is on or between October 1 and March 31. AND The permanently installed heating source is working and the interior temperature is 64 to 67.9 degrees Fahrenheit.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the inspection date is on or between October 1 and March 31 and the permanently installed heating source is working and the interior temperature is 64 to 67.9 degrees Fahrenheit, then the resident may experience respiratory or cardiovascular issues.</p> <p>If the inspection date is on or between October 1 and March 31 and the permanently installed heating source is working and the interior temperature is 64 to 67.9 degrees Fahrenheit, then the resident may be unable to use the appliance to safely heat the unit.</p> <p>A resident is likely to notice if the inspection date is on or between October 1 and March 31 and the permanently installed heating source is working and the interior temperature is 64 to 67.9 degrees Fahrenheit and to recognize it is important enough to report to property management</p>

because it may present health hazards. Property management should be expected to prioritize a work order to remedy this defect because it may result in health hazards.

Deficiency 3 – Heating, Ventilation, and Air Conditioning (HVAC): Unit

Deficiency	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	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>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.</p> <p>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.</p> <p>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.</p>

Deficiency 3 – Heating, Ventilation, and Air Conditioning (HVAC): Inside

Deficiency	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	Low
Correction Timeframe	60 Days

HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	<p>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.</p> <p>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.</p>

Deficiency 4 – Heating, Ventilation, and Air Conditioning (HVAC): Unit	Affirmative Habitability Requirement: Yes
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Deficiency	Unvented space heater that burns gas, oil, or kerosene is present.
Deficiency Criteria	Unvented space heater that burns gas, oil, or kerosene is present.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the fuel burning heating system or device is not vented, then the resident may be exposed carbon monoxide leaks, which may cause health issues.</p> <p>A fuel burning heating system or device should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If the fuel burning heating system or device is not vented, this may indicate that preventative maintenance activities are not being addressed.</p>

Deficiency 4 – Heating, Ventilation, and Air Conditioning (HVAC): Inside	Affirmative Habitability Requirement: Yes
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Deficiency	Unvented space heater that burns gas, oil, or kerosene is present.
Deficiency Criteria	Unvented space heater that burns gas, oil, or kerosene is present.
Health and Safety Determination	Life-Threatening

Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the fuel burning heating system or device is not vented, then the resident may be exposed carbon monoxide leaks, which may cause health issues.</p> <p>A fuel burning heating system or device should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If the fuel burning heating system or device is not vented, this may indicate that preventative maintenance activities are not being addressed.</p>

Deficiency 5 – Heating, Ventilation, and Air Conditioning (HVAC): Unit

Deficiency	Combustion chamber cover or gas shutoff valve is missing from a fuel burning 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 fuel burning heating appliance.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a combustion chamber cover or gas shutoff valve is missing from a fuel burning 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.</p> <p>Property management would be expected to ensure that staff understand how to identify a combustion chamber cover or gas shutoff valve that is missing from a fuel burning heating appliance. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards or usability barriers.</p>

Deficiency 5 – Heating, Ventilation, and Air Conditioning (HVAC): Inside

Deficiency	Combustion chamber cover or gas shutoff valve is missing from a fuel burning heating appliance.
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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 fuel burning heating appliance.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a combustion chamber cover or gas shutoff valve is missing from a fuel burning 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.</p> <p>Property management would be expected to ensure that staff understand how to identify a combustion chamber cover or gas shutoff valve that is missing from a fuel burning heating appliance. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards or usability barriers.</p>

Deficiency 6 – Heating, Ventilation, and Air Conditioning (HVAC): Unit

Deficiency	Heating system or device safety shield is damaged or missing.
Deficiency Criteria	Heating system or device safety shield is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but is now not present or is incomplete).
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a heating system or device safety shield is damaged or missing, then there may be an increased safety risk to the resident of burn hazards.</p> <p>Property management would be expected to ensure that staff understand how to identify a safety shield that is damaged or missing from a heating system or device. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards.</p>

Deficiency 6 – Heating, Ventilation, and Air Conditioning (HVAC): Inside

Deficiency	Heating system or device safety shield is damaged or missing.
Deficiency Criteria	Heating system or device safety shield is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but is now not present or is incomplete).
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a heating system or device safety shield is damaged or missing, then there may be an increased safety risk to the resident of burn hazards.</p> <p>Property management would be expected to ensure that staff understand how to identify a safety shield that is damaged or missing from a heating system or device. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards.</p>

Deficiency 7 – Heating, Ventilation, and Air Conditioning (HVAC): Unit**Affirmative Habitability Requirement: Yes**

Deficiency	The inspection date is on or between April 1 and September 30 and a permanently installed heating source is damaged, inoperable, missing, or not installed.
Deficiency Criteria	<p>The inspection date is on or between April 1 and September 30.</p> <p>AND</p> <p>A permanently installed heating source is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>A permanently installed heating source is inoperable (i.e., not meeting function or purpose, with or without visible damage).</p> <p>OR</p> <p>A permanently installed heating source is missing (i.e., evidence of prior installation, but is now not present or is incomplete).</p> <p>OR</p> <p>A permanently installed heating source is not installed.</p>

Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the inspection date is on or between April 1 and September 30 and a permanently installed heating source is damaged, inoperable, missing, or not installed, then the resident may be unable to maintain their thermal environment.</p> <p>If the inspection date is on or between April 1 and September 30 and a permanently installed heating source is damaged, inoperable, missing, or not installed, then the resident may be unable to use the appliance to safely heat the unit.</p> <p>A resident is likely to notice if the inspection date is on or between April 1 and September 30 and a permanently installed heating source is damaged, inoperable, missing, or not installed and to recognize it is important enough to report to property management because it may present health hazards. Property management should be expected to prioritize a work order to remedy this defect because it may result in health hazards.</p>

Deficiency 7 – Heating, Ventilation, and Air Conditioning (HVAC): Inside

Deficiency	The inspection date is on or between April 1 and September 30 and a permanently installed heating source is damaged, inoperable, missing, or not installed.
Deficiency Criteria	<p>The inspection date is on or between April 1 and September 30.</p> <p>AND</p> <p>A permanently installed heating source is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>A permanently installed heating source is inoperable (i.e., not meeting function or purpose, with or without visible damage).</p> <p>OR</p> <p>A permanently installed heating source is missing (i.e., evidence of prior installation, but is now not present or is incomplete).</p> <p>OR</p> <p>A permanently installed heating source is not installed.</p>

Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the inspection date is on or between April 1 and September 30 and a permanently installed heating source is damaged, inoperable, missing, or not installed, then the resident may be unable to maintain their thermal environment.</p> <p>If the inspection date is on or between April 1 and September 30 and a permanently installed heating source is damaged, inoperable, missing, or not installed, then the resident may be unable to use the appliance to safely heat the unit.</p> <p>Property management would be expected to ensure that staff understand how to identify if a permanently installed heating source is damaged, inoperable, missing, or not installed. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in health hazards.</p>

Deficiency 8 – Heating, Ventilation, and Air Conditioning (HVAC): Unit

Deficiency	Fuel burning heating system or device exhaust vent is misaligned, blocked, disconnected, improperly connected, damaged, or missing.
Deficiency Criteria	<p>Fuel burning heating system or device is present.</p> <p>AND</p> <p>Exhaust vent is misaligned, blocked, disconnected, or improperly connected through to the ceiling or wall.</p> <p>OR</p> <p>Exhaust vent is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>Exhaust vent is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p>
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours

HCV Pass/Fail	Fail
Rationale	<p>If the fuel burning heating system or device exhaust vent is misaligned, disconnected, improperly connected, damaged, blocked, or missing, then the resident may be exposed carbon monoxide leaks, which may cause health issues.</p> <p>A fuel burning heating system or device should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If the fuel burning heating system or device exhaust vent is misaligned, disconnected, improperly connected, damaged, blocked, or missing, this may indicate that preventative maintenance activities are not being addressed.</p>
Deficiency 8 – Heating, Ventilation, and Air Conditioning (HVAC): Inside	
Deficiency	Fuel burning heating system or device exhaust vent is misaligned, blocked, disconnected, improperly connected, damaged, or missing.
Deficiency Criteria	<p>Fuel burning heating system or device is present.</p> <p>AND</p> <p>Exhaust vent is misaligned, blocked, disconnected, or improperly connected through to the ceiling or wall.</p> <p>OR</p> <p>Exhaust vent is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>Exhaust vent is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p>
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the fuel burning heating system or device exhaust vent is misaligned, disconnected, improperly connected, damaged, blocked, or missing, then the resident may be exposed carbon monoxide leaks, which may cause health issues.</p> <p>A fuel burning heating system or device should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If the fuel burning heating system or device exhaust vent is misaligned, disconnected, improperly</p>

connected, damaged, blocked, or missing, this may indicate that preventative maintenance activities are not being addressed.

Deficiency 8 – Heating, Ventilation, and Air Conditioning (HVAC): Outside

Deficiency	Fuel burning heating system or device exhaust vent is misaligned, blocked, disconnected, improperly connected, damaged, or missing.
Deficiency Criteria	Fuel burning heating system or device is present. AND 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
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	If the fuel burning heating system or device exhaust vent is misaligned, disconnected, improperly connected, damaged, blocked, or missing, then the resident may be exposed carbon monoxide leaks, which may cause health issues. A fuel burning heating system or device should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If the fuel burning heating system or device exhaust vent is misaligned, disconnected, improperly connected, damaged, blocked, or missing, this may indicate that preventative maintenance activities are not being addressed.

Deficiency 9 – Heating, Ventilation, and Air Conditioning (HVAC): Inside

Affirmative Habitability Requirement: Yes

Deficiency	The inspection date is on or between October 1 and March 31 and the permanently installed heating source is inoperable.
Deficiency Criteria	The inspection date is on or between October 1 and March 31. AND

	A permanently installed heating source is inoperable (i.e., not meeting function or purpose, with or without visible damage).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the inspection date is on or between October 1 and March 31 and a permanently installed heating source is inoperable, then the resident may be unable to maintain their thermal environment.</p> <p>If the inspection date is on or between October 1 and March 31 and a permanently installed heating source is inoperable, then the resident may be unable to use the appliance to safely heat the unit.</p> <p>Property management would be expected to ensure that staff understand how to identify if a permanently installed heating source is inoperable. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in health hazards.</p>

TABLE 32—INFESTATION STANDARD

Definition and Location	
Definition	The presence of animals with potential impacts on resident health and safety.
Location	<p>Unit: Kitchen, cabinet, refrigerator, cooking appliance, bathroom, furniture, bed, carpet, drapes (Note that this is not an exhaustive list).</p> <p>Inside: Kitchen, cabinet, refrigerator, cooking appliance, bathroom, furniture, carpet, drapes (Note that this is not an exhaustive list).</p> <p>Outside: Near refuse enclosure or anywhere garbage is present, eaves of roofing (Note that this is not an exhaustive list).</p>
Deficiency 1 – Infestation: Unit	
Deficiency	Evidence of cockroaches.
Deficiency Criteria	Evidence of cockroaches is found (i.e., a live or dead cockroach, shed skins, droppings, or egg cases).
Health and Safety Determination	Moderate

Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>Cockroach allergen has been identified as one of the most important asthma triggers for children and severe asthma often results in the need for acute emergency care or hospitalization.</p> <p>If there is evidence of cockroaches, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is evidence of cockroaches, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is evidence of cockroaches, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.</p>

Deficiency 1 – Infestation: Inside

Deficiency	Evidence of cockroaches.
Deficiency Criteria	Evidence of cockroaches is found (i.e., a live or dead cockroach, shed skins, droppings, or egg cases).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>Cockroach allergen has been identified as one of the most important asthma triggers for children and severe asthma often results in the need for acute emergency care or hospitalization.</p> <p>If there is evidence of cockroaches, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is evidence of cockroaches, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p>

If there is evidence of cockroaches, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.

Deficiency 2 – Infestation: Unit

Deficiency	Extensive cockroach infestation.
Deficiency Criteria	Sighting of at least one live cockroach in two or more Units during a daytime surface visual assessment. OR Sighting of at least one live cockroach in two or more rooms in a Unit during a daytime surface visual assessment.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>Cockroach allergen has been identified as one of the most important asthma triggers for children and severe asthma often results in the need for acute emergency care or hospitalization. Extensive cockroach infestation provides an increased risk of resident contact with cockroach allergen.</p> <p>If there is extensive cockroach infestation, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is extensive cockroach infestation, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is extensive cockroach infestation, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.</p>

Deficiency 2 – Infestation: Inside

Deficiency	Extensive cockroach infestation.
Deficiency Criteria	Sighting of at least one live cockroach in two or more Units during a daytime surface visual assessment.
Health and Safety Determination	Moderate
Correction Timeframe	30 days

HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>Cockroach allergen has been identified as one of the most important asthma triggers for children and severe asthma often results in the need for acute emergency care or hospitalization. Extensive cockroach infestation provides increased risk of resident contact with cockroach allergen. Residents, if they are not in the Unit but within the Inside inspectable area, can avoid lengthy exposure in areas with extensive cockroach infestation.</p> <p>If there is extensive cockroach infestation, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is extensive cockroach infestation, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is extensive cockroach infestation, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.</p>

Deficiency 3 – Infestation: Unit

Deficiency	Evidence of bedbugs.
Deficiency Criteria	Evidence of bedbugs is found (i.e., live or dead bedbugs, feces, eggs, or blood trails).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is evidence of bedbugs, then the resident may be subjected to skin irritants.</p> <p>If there is evidence of bedbugs, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is evidence of bedbugs, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p>

Deficiency 3 – Infestation: Inside

Deficiency	Evidence of bedbugs.
Deficiency Criteria	Evidence of bedbugs is found (i.e., live or dead bedbugs, feces, eggs, or blood trails).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is evidence of bedbugs, then the resident may be subjected to skin irritants.</p> <p>If there is evidence of bedbugs, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is evidence of bedbugs, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.</p>

Deficiency 4 – Infestation: Unit

Deficiency	Extensive bedbug infestation.
Deficiency Criteria	<p>Sighting of at least one live bedbug in two or more Units during a daytime surface visual assessment.</p> <p>OR</p> <p>Sighting of at least one live bedbug in two or more rooms in a Unit during a daytime surface visual assessment.</p>
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is extensive bedbug infestation, then the resident may be subjected to skin irritants.</p> <p>If there is extensive bedbug infestation, then the resident may be unable to maintain a sanitary environment.</p>

If there is extensive bedbug infestation, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.

Deficiency 4 – Infestation: Inside

Deficiency	Extensive bedbug infestation.
Deficiency Criteria	Sighting of at least one live bedbug in two or more separate locations in the building is a sign of extensive infestation.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is extensive bedbug infestation, then the resident may be subjected to skin irritants. Residents, if they are not in the Unit but within the Inside inspectable area, can avoid lengthy exposure in areas with extensive bedbug infestation.</p> <p>If there is extensive bedbug infestation, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is extensive bedbug infestation, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.</p>

Deficiency 5 – Infestation: Unit

Deficiency	Evidence of mice.
Deficiency Criteria	Evidence of mice is found (i.e., a live or dead mouse or mice, droppings, chewed holes, or urine trails).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	If there is evidence of mice, then the resident may be exposed to infectious diseases.

If there is evidence of mice, then the resident may be unable to maintain a sanitary environment.

If there is evidence of mice, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.

If there is evidence of mice, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.

Deficiency 5 – Infestation: Inside

Deficiency	Evidence of mice.
Deficiency Criteria	Evidence of mice is found (i.e., a live or dead mouse or mice, droppings, chewed holes, or urine trails).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is evidence of mice, then the resident may be exposed to infectious diseases.</p> <p>If there is evidence of mice, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is evidence of mice, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is evidence of mice, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.</p>

Deficiency 6 – Infestation: Unit

Deficiency	Extensive mouse infestation.
Deficiency Criteria	<p>Sighting of at least one live mouse in two or more Units during a daytime surface visual assessment.</p> <p>OR</p>

	Sighting of at least one live mouse in two or more rooms in a Unit during a daytime surface visual assessment.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is extensive mouse infestation, then the resident may be exposed to infectious diseases.</p> <p>If there is extensive mouse infestation, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is extensive mouse infestation, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is extensive mouse infestation, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.</p>

Deficiency 6 – Infestation: Inside

Deficiency	Extensive mouse infestation.
Deficiency Criteria	Sighting of at least one live mouse in two or more separate locations in the building during a daytime surface visual assessment.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is extensive mouse infestation, then the resident may be exposed to infectious diseases. Residents, if they are not in the Unit but within the Inside inspectable area, can avoid lengthy exposure in areas with extensive mouse infestation.</p> <p>If there is extensive mouse infestation, then the resident may be unable to maintain a sanitary environment.</p>

If there is extensive mouse infestation, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.

If there is extensive mouse infestation, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.

Deficiency 7 – Infestation: Unit

Deficiency	Evidence of rats.
Deficiency Criteria	Evidence of rats is found (i.e., dead rat or rats, droppings, or chewed holes).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is evidence of rats, then the resident may be exposed to infectious diseases.</p> <p>If there is evidence of rats, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is evidence of rats, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is evidence of rats, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.</p>

Deficiency 7 – Infestation: Inside

Deficiency	Evidence of rats.
Deficiency Criteria	Evidence of rats is found (i.e., dead rat or rats, droppings, or chewed holes).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If there is evidence of rats, then the resident may be exposed to infectious diseases.</p> <p>If there is evidence of rats, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is evidence of rats, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is evidence of rats, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.</p>
Deficiency 7 – Infestation: Outside	
Deficiency	Evidence of rats.
Deficiency Criteria	Evidence of rats is found (i.e., a live or dead rat or rats, droppings, or chewed holes).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is evidence of rats, then the resident may be exposed to infectious diseases.</p> <p>If there is evidence of rats, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is evidence of rats, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is evidence of rats, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.</p>
Deficiency 8 – Infestation: Unit	
Deficiency	Extensive rat infestation.
Deficiency Criteria	Live rat is seen in the Unit.

Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is extensive rat infestation, then the resident may be exposed to infectious diseases.</p> <p>If there is extensive rat infestation, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is extensive rat infestation, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is extensive rat infestation, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.</p>

Deficiency 8 – Infestation: Inside

Deficiency	Extensive rat infestation.
Deficiency Criteria	Live rat is seen in the Inside.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is extensive rat infestation, then the resident may be exposed to infectious diseases. Residents, if they are not in the Unit but within the Inside inspectable area, can avoid lengthy exposure in areas with extensive rat infestation.</p> <p>If there is extensive rat infestation, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is extensive rat infestation, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p>

If there is extensive rat infestation, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.

Deficiency 9 – Infestation: Unit

Deficiency	Evidence of other pests.
Deficiency Criteria	Evidence is present of pest infestation other than cockroaches, bed bugs, mice, or rats. This may include, but is not limited to, wasps/wasp nests or bees/bee-hives, squirrels or squirrel nests, birds, or bats. Pests are animals with potential impacts on resident health and safety.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is evidence of infestation, then the resident may be exposed to infectious diseases.</p> <p>If there is evidence of infestation, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is evidence of infestation, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is evidence of infestation, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.</p>

Deficiency 9 – Infestation: Inside

Deficiency	Evidence of other pests.
Deficiency Criteria	Evidence is present of pest infestation other than cockroaches, bed bugs, mice, or rats. This may include, but is not limited to, wasps/wasp nests or bees/bee-hives, squirrels or squirrel nests, birds, or bats. Pests are animals with potential impacts on resident health and safety.
Health and Safety Determination	Moderate
Correction Timeframe	30 days

HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is evidence of infestation, then the resident may be exposed to infectious diseases.</p> <p>If there is evidence of infestation, then the resident may be unable to maintain a sanitary environment.</p> <p>If there is evidence of infestation, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is evidence of infestation, then it should be identified through routine maintenance activities and their presence may indicate that self-generated work orders are not being addressed.</p>

TABLE 33—LEAK – GAS OR OIL STANDARD

Definition and Location	
Definition	A fuel or gas leak refers to an unintended leak of natural gas or another gaseous product from a pipeline or other containment into any area where the gas or fuel should not be present. Gas leaks can be hazardous to health and the environment.
Location	<p>Unit: Near fuel-burning appliance, piping that supplies fuel-burning appliance</p> <p>Inside: Near fuel-burning appliance, piping that supplies fuel-burning appliance</p> <p>Outside: Near fuel-burning appliance, piping that supplies fuel-burning appliance</p>
Deficiency 1 – Leak – Gas or Oil: Unit	
Deficiency	Natural gas, propane, or oil leak.
Deficiency Criteria	<p>There is evidence of a gas, propane, or oil leak.</p> <p>OR</p> <p>There is an uncapped gas or fuel supply line.</p>
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours

HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If there is evidence of a gas, propane, or oil leak, or there is an uncapped gas or fuel supply line, then the resident may be exposed to harmful gases and be at an increased risk of asphyxiation, which may result in death.</p> <p>If there is evidence of a gas, propane, or oil leak, or there is an uncapped gas or fuel supply line, then there may be an increased safety risk to the resident of fire or explosion, which may result in injury or death.</p> <p>If there is evidence of a gas, propane or oil leak, or there is an uncapped gas or fuel supply line, then the resident may not be able to operate the affected appliances, which are expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice evidence of a gas, propane, or oil leak, or that there is an uncapped gas or fuel supply line within the unit, 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 for evidence of a gas, propane, or oil leak because it may result in health or safety hazards.</p>
Deficiency 1 – Leak – Gas or Oil: Inside	
Deficiency	Natural gas, propane, or oil leak.
Deficiency Criteria	<p>There is evidence of a gas, propane, or oil leak.</p> <p>OR</p> <p>There is an uncapped gas or fuel supply line.</p>
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If there is evidence of a gas, propane, or oil leak, or there is an uncapped gas or fuel supply line, then the resident may be exposed to harmful gases and be at an increased risk of asphyxiation, which may result in death.</p>

If there is evidence of a gas, propane, or oil leak, or there is an uncapped gas or fuel supply line, then there may be an increased safety risk to the resident of fire or explosion, which may result in injury or death.

If there is evidence of a gas, propane or oil leak, or there is an uncapped gas or fuel supply line, then the resident may not be able to operate the affected appliances, which are expected to be provided and maintained as part of their rent.

Property management would be expected to ensure that staff members understand how to identify evidence of a gas, propane, or oil leak or there is an uncapped gas or fuel supply line. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy the leak, because it may result in health and safety hazards.

Deficiency 1 – Leak – Gas or Oil: Outside

Deficiency	Natural gas, propane, or oil leak.
Deficiency Criteria	There is evidence of a gas, propane, or oil leak. OR There is an uncapped gas or fuel supply line.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If there is evidence of a gas, propane, or oil leak, or there is an uncapped gas or fuel supply line, then the resident may be exposed to harmful gasses and be at an increased risk of illness.</p> <p>If there is evidence of a gas, propane, or oil leak, or there is an uncapped gas or fuel supply line, then there may be an increased safety risk to the resident of fire or explosion, which may result in injury or death.</p> <p>If there is evidence of a gas, propane or oil leak, or there is an uncapped gas or fuel supply line, then the resident may not be able to operate the affected appliances, which are expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify evidence of a gas, propane, or oil leak or there is an uncapped gas or fuel supply line. Management practices would be</p>

expected to assure prompt creation and prioritization of a work order to remedy the leak, because it may result in health and safety hazards.

TABLE 34—LEAK – SEWAGE SYSTEM STANDARD

Definition and Location	
Definition	A sewage system leak refers to the leakage of wastewater out of a sanitary sewer system.
Location	Unit: Drains, toilets, vents, sewer cleanout, cap Inside: Drains, toilets, vents, sewer cleanout, cap Outside: Sewer cleanout, cap
Deficiency 1 – Leak – Sewage System: Unit	
Deficiency	Blocked sewage system.
Deficiency Criteria	Wastewater is unable to drain resulting in sewer backup.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If wastewater is unable to drain resulting in sewer backup, then the resident may be exposed to raw sewage. If wastewater is unable to drain resulting in sewer backup, then the resident may not have access to the use of a toilet or shower.</p> <p>If wastewater is unable to drain resulting in sewer backup, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>It is reasonable to expect this deficiency will be observed through routine maintenance, and the presence of this deficiency may indicate that routine work orders are not being addressed.</p> <p>Sewage systems should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If wastewater is unable to drain resulting in</p>

sewer backup, then it may indicate preventative maintenance activities could be improved.

If wastewater is unable to drain resulting in sewer backup, then the repair may be costly depending on the scope of the deficiency.

Deficiency 1 – Leak – Sewage System: Inside

Deficiency	Blocked sewage system.
Deficiency Criteria	Wastewater is unable to drain resulting in sewer backup.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If wastewater is unable to drain resulting in sewer backup, then the resident may be exposed to raw sewage. If wastewater is unable to drain resulting in sewer backup, then the resident may not have access to the use of a toilet or shower.</p> <p>If wastewater is unable to drain resulting in sewer backup, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>It is reasonable to expect this deficiency will be observed through routine maintenance, and the presence of this deficiency may indicate that routine work orders are not being addressed.</p> <p>Sewage systems should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If wastewater is unable to drain resulting in sewer backup, then it may indicate preventative maintenance activities could be improved.</p> <p>If wastewater is unable to drain resulting in sewer backup, then the repair may be costly depending on the scope of the deficiency.</p>

Deficiency 1 – Leak – Sewage System: Outside

Deficiency	Blocked sewage system.
Deficiency Criteria	Wastewater is unable to drain resulting in sewer backup.
Health and Safety Determination	Severe
Correction Timeframe	24 hours

HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If wastewater is unable to drain resulting in sewer backup, then the resident may be exposed to raw sewage. If wastewater is unable to drain resulting in sewer backup, then the resident may not have access to the use of a toilet or shower.</p> <p>If wastewater is unable to drain resulting in sewer backup, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>It is reasonable to expect this deficiency will be observed through routine maintenance, and the presence of this deficiency may indicate that routine work orders are not being addressed.</p> <p>Sewage systems should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If wastewater is unable to drain resulting in sewer backup, then it may indicate preventative maintenance activities could be improved.</p> <p>If wastewater is unable to drain resulting in sewer backup, then the repair may be costly depending on the scope of the deficiency.</p>

Deficiency 2 – Leak – Sewage System: Unit

Deficiency	Leak in sewage system.
Deficiency Criteria	There is evidence of a sewer line or fitting leaking.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is evidence of a sewer line or fitting leaking, then the resident may be exposed to raw sewage.</p> <p>If sewer has a leak, then the resident may be exposed to raw sewage.</p> <p>If there is evidence of a sewer line or fitting leaking, then the resident may not have access to the use of a toilet or shower.</p> <p>If there is evidence of a sewer line or fitting leaking, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p>

It is reasonable to expect this deficiency will be observed through routine maintenance, and the presence of this deficiency may indicate that routine work orders are not being addressed.

Sewage systems should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If there is evidence of a sewer line or fitting leaking, then it may indicate preventative maintenance activities could be improved.

If there is evidence of a sewer line or fitting leaking, then the repair may be costly depending on the scope of the deficiency.

Deficiency 2 – Leak – Sewage System: Inside

Deficiency	Leak in sewage system.
Deficiency Criteria	There is evidence of a sewer line or fitting leaking.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is evidence of a sewer line or fitting leaking, then the resident may be exposed to raw sewage.</p> <p>If sewer has a leak, then the resident may be exposed to raw sewage.</p> <p>If there is evidence of a sewer line or fitting leaking, then the resident may not have access to the use of a toilet or shower.</p> <p>If there is evidence of a sewer line or fitting leaking, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>It is reasonable to expect this deficiency will be observed through routine maintenance, and the presence of this deficiency may indicate that routine work orders are not being addressed.</p> <p>Sewage systems should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If there is evidence of a sewer line or fitting leaking, then it may indicate preventative maintenance activities could be improved.</p> <p>If there is evidence of a sewer line or fitting leaking, then the repair may be costly depending on the scope of the deficiency.</p>

Deficiency 2 – Leak – Sewage System: Outside

Deficiency	Leak in sewage system.
Deficiency Criteria	There is evidence of a sewer line or fitting leaking.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is evidence of a sewer line or fitting leaking, then the resident may be exposed to raw sewage.</p> <p>If sewer has a leak, then the resident may be exposed to raw sewage.</p> <p>If there is evidence of a sewer line or fitting leaking, then the resident may not have access to the use of a toilet or shower.</p> <p>If there is evidence of a sewer line or fitting leaking, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>It is reasonable to expect this deficiency will be observed through routine maintenance, and the presence of this deficiency may indicate that routine work orders are not being addressed.</p> <p>Sewage systems should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If there is evidence of a sewer line or fitting leaking, then it may indicate preventative maintenance activities could be improved.</p> <p>If there is evidence of a sewer line or fitting leaking, then the repair may be costly depending on the scope of the deficiency.</p>

Deficiency 3 – Leak – Sewage System: Unit

Deficiency	Cap to the cleanout or pump cover is detached or missing.
Deficiency Criteria	Cap to the cleanout or pump cover is detached or missing (i.e., evidence of prior installation, but now not present or is incomplete).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If the cap to the cleanout or pump cover is detached or missing, then the resident may be exposed to raw sewage or sewage gases, which may result in illness.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a cap to the cleanout or pump cover is detached or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect because it may result in health hazards.</p>
Deficiency 3 – Leak – Sewage System: Inside	
Deficiency	Cap to the cleanout or pump cover is detached or missing.
Deficiency Criteria	Cap to the cleanout or pump cover is detached or missing (i.e., evidence of prior installation, but now not present or is incomplete).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the cap to the cleanout or pump cover is detached or missing, then the resident may be exposed to raw sewage or sewage gases, which may result in illness.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a cap to the cleanout or pump cover is detached or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect because it may result in health hazards.</p>
Deficiency 3 – Leak – Sewage System: Outside	
Deficiency	Cap to the cleanout or pump cover is detached or missing.
Deficiency Criteria	Cap to the cleanout or pump cover is detached or missing (i.e., evidence of prior installation, but now not present or is incomplete).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If the cap to the cleanout or pump cover is detached or missing, then the resident may be exposed to raw sewage or sewage gases, which may result in illness.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a cap to the cleanout or pump cover is detached or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect because it may result in health hazards.</p>
Deficiency 4 – Leak – Sewage System: Unit	
Deficiency	Cleanout cap or riser is damaged.
Deficiency Criteria	Cleanout cap or riser is damaged (i.e., visibly defective; impacts functionality).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the cleanout cap or riser is damaged, then the resident may be exposed to raw sewage or sewage gases, which may result in illness.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a cleanout cap or riser is damaged. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in health hazards.</p>
Deficiency 4 – Leak – Sewage System: Inside	
Deficiency	Cleanout cap or riser is damaged.
Deficiency Criteria	Cleanout cap or riser is damaged (i.e., visibly defective; impacts functionality).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	If the cleanout cap or riser is damaged, then the resident may be exposed to raw sewage or sewage gases, which may result in illness.

Property management would be expected to ensure that staff members understand how to identify if a cleanout cap or riser is damaged. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in health hazards.

Deficiency 4 – Leak – Sewage System: Outside

Deficiency	Cleanout cap or riser is damaged.
Deficiency Criteria	Cleanout cap or riser is damaged (i.e., visibly defective; impacts functionality).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the cleanout cap or riser is damaged, then the resident may be exposed to raw sewage or sewage gases, which may result in illness.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a cleanout cap or riser is damaged. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in health hazards.</p>

TABLE 35—LEAK – WATER STANDARD

Definition and Location	
Definition	A water leak can be caused by damage; including a puncture, gash, rust or other corrosion hole, very tiny pinhole leak (possibly in imperfect welds), crack or microcrack, or inadequate sealing between components or parts joined together.
Location	<p>Unit: Ceilings, floors, walls, sinks, dishwashers, washer, water heaters, central water supply lines, drainpipes, sprinkler assembly, plumbing system</p> <p>Inside: Ceilings, floors, walls, sinks, dishwashers, washer, water heaters, central water supply lines, drainpipes, sprinkler assembly, plumbing system</p> <p>Outside: Central water supply lines, sprinkler assembly, plumbing system</p>
Deficiency 1 – Leak – Water: Unit	
Deficiency	Environmental water intrusion.

Deficiency Criteria	Water from the exterior environment is leaking into the interior.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If water from the exterior environment is leaking into the interior, then this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>A resident is likely to notice if water from the exterior environment is leaking into the interior and to recognize it is important enough to report it to property management because it may result in potential health hazards. Property management should be expected to prioritize a work order to remedy this defect because it may result in health hazards.</p>

Deficiency 1 – Leak – Water: Inside

Deficiency	Environmental water intrusion.
Deficiency Criteria	Water from the exterior environment is leaking into the interior.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If water from the exterior environment is leaking into the interior, then this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>Property management would be expected to ensure that staff members understand how to identify if water from the exterior environment is leaking into the interior. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect because it may result in potential health hazards.</p>

Deficiency 2 – Leak – Water: Unit

Deficiency	Plumbing leak.
Deficiency Criteria	Failure of a plumbing system that allows for water intrusion in unintended areas.

Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is a plumbing leak, then this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>If there is a plumbing leak, then the resident may be unable to use a fixture or appliance that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if there is a plumbing leak and to recognize it is important enough to report it to property management because it may result in potential health hazards or usability barriers. Property management should be expected to prioritize a work order to remedy this defect because it may result in health hazards.</p>

Deficiency 2 – Leak – Water: Inside

Deficiency	Plumbing leak.
Deficiency Criteria	Failure of a plumbing system that allows for water intrusion in unintended areas.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is a plumbing leak, then this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>If there is a plumbing leak, then the resident may be unable to use a fixture or appliance that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify a plumbing leak. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect because it may result in potential health hazards.</p>

Deficiency 2 – Leak – Water: Outside

Deficiency	Plumbing leak.
Deficiency Criteria	Failure of a plumbing system that allows for water intrusion in unintended areas.
Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	<p>If there is a plumbing leak, then the resident may be unable to use a fixture or appliance that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify a plumbing leak. 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.</p>

Deficiency 3 – Leak – Water: Unit

Deficiency	Fluid is leaking from the sprinkler assembly.
Deficiency Criteria	Fluid is leaking from the sprinkler assembly.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If fluid is leaking from the sprinkler assembly, then this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>A resident is likely to notice if fluid is leaking from the sprinkler assembly and to recognize it is important enough to report it to property management because it may result in potential health hazards. Property management should be expected to prioritize a work order to remedy this defect because it may result in health hazards.</p>

Deficiency 3 – Leak – Water: Inside

Deficiency	Fluid is leaking from the sprinkler assembly.
Deficiency Criteria	Fluid is leaking from the sprinkler assembly.

Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If fluid is leaking from the sprinkler assembly, then this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>Property management would be expected to ensure that staff members understand how to identify if fluid is leaking from the sprinkler assembly. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect because it may result in potential health hazards.</p>
Deficiency 3 – Leak – Water: Outside	
Deficiency	Fluid is leaking from the sprinkler assembly.
Deficiency Criteria	Fluid is leaking from the sprinkler assembly.
Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	Property management would be expected to ensure that staff members understand how to identify if fluid is leaking from the sprinkler assembly. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect because it may cause property damage.

TABLE 36—LIGHTING – AUXILIARY STANDARD

Definition and Location	
Definition	Lighting that is essential to safety in the event of primary power supply failure.
Location	<p>Inside: Throughout the Inside.</p> <p>Outside: Throughout the Outside.</p>
Deficiency 1 – Lighting – Auxiliary: Inside	

Deficiency	Auxiliary lighting is damaged, missing, or fails to illuminate when tested.
Deficiency Criteria	Auxiliary lighting is damaged (i.e., visibly defective; impacts functionality), missing (i.e., evidence of prior installation, but is now not present or is incomplete), or fails to illuminate when tested.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the auxiliary lighting is damaged, missing, or fails to illuminate when tested, and there is an emergency, then the resident may be unable to safely exit the building due to inability to see the egress.</p> <p>If the auxiliary lighting is damaged, missing, or fails to illuminate when tested, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify an auxiliary light that is damaged, missing, or fails to illuminate when tested. Management practices would be expected to ensure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.</p>

Deficiency 1 – Lighting – Auxiliary: Outside

Deficiency	Auxiliary lighting is damaged, missing, or fails to illuminate when tested.
Deficiency Criteria	Auxiliary lighting is damaged (i.e., visibly defective; impacts functionality), missing (i.e., evidence of prior installation, but is now not present or is incomplete), or fails to illuminate when tested.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	If the auxiliary lighting is damaged, missing, or fails to illuminate when tested, and there is an emergency, then the resident may be unable to safely exit the building due to inability to see the egress.

If the auxiliary lighting is damaged, missing, or fails to illuminate when tested, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.

Property management would be expected to ensure that staff members understand how to identify an auxiliary light that is damaged, missing, or fails to illuminate when tested. Management practices would be expected to ensure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.

TABLE 37—LIGHTING – EXTERIOR STANDARD

Definition and Location	
Definition	Fixed artificial lighting (e.g., walkway lighting, pole lighting, wall packs, and canopy lights) that is used to illuminate exterior areas (e.g., entryways, parking lots, and exterior stairwells).
Location	Outside: Throughout the Outside.
Deficiency 1 – Lighting – Exterior: Outside	
Deficiency	A permanently installed light fixture is damaged, inoperable, missing, or not secure.
Deficiency Criteria	<p>A permanently installed light fixture is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>A permanently installed light fixture is inoperable (i.e., overall system or component thereof is not meeting function or purpose; with or without visible damage).</p> <p>OR</p> <p>A permanently installed light fixture is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p> <p>OR</p> <p>A permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable.</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days

HCV Pass/Fail	Fail
Rationale	<p>If a permanently installed light fixture is damaged, inoperable, missing, or not secure, then conditions may be present that may result in a short or arc, which may lead to an increased fire risk that could cause injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify a permanently installed light fixture that is damaged, inoperable, missing, or not secure. 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.</p>

TABLE 38—LIGHTING – INTERIOR STANDARD

Definition and Location	
Definition	Permanently installed light fixture.
Location	Unit: Throughout the Unit. Inside: Throughout the Inside.
Deficiency 1 – Lighting – Interior: Unit	
Deficiency	A permanently installed light fixture is inoperable.
Deficiency Criteria	A permanently installed light fixture is inoperable (i.e., the overall system or component thereof is not meeting function or purpose; with or without visible damage).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a permanently installed light fixture is inoperable, then it may indicate conditions are present that may result in a short or arc, which may lead to an increased fire risk that could cause injury.</p> <p>If a permanently installed light fixture is inoperable, then the resident may not be able to fully use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if a permanently installed light fixture is inoperable and to recognize it is important enough to report it to property management because it may present safety hazards or usability barriers.</p>

Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.

Deficiency 1 – Lighting – Interior: Inside

Deficiency	A permanently installed light fixture is inoperable.
Deficiency Criteria	A permanently installed light fixture is inoperable (i.e., the overall system or component thereof is not meeting function or purpose; with or without visible damage).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a permanently installed light fixture is inoperable, then it may indicate conditions are present that may result in a short or arc, which may lead to an increased fire risk that could cause injury.</p> <p>If a permanently installed light fixture is inoperable, then the resident may not be able to fully use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify a permanently installed light fixture that is inoperable. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards or usability barriers.</p>

Deficiency 2 – Lighting – Interior: Unit

Deficiency	A permanently installed light fixture is not secure.
Deficiency Criteria	A permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable.
Health and Safety Determination	Moderate
Correction Timeframe	30 days

HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable, then it may indicate conditions are present that may result in a short or arc, which may lead to an increased fire risk that could cause injury.</p> <p>A resident is likely to notice if a permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable and to recognize it is important enough to report it to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.</p>

Deficiency 2 – Lighting – Interior: Inside

Deficiency	A permanently installed light fixture is not secure.
Deficiency Criteria	A permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable, then it may indicate conditions are present that may result in a short or arc, which may lead to an increased fire risk that could cause injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.</p>

Deficiency 3 – Lighting – Interior: Unit

Affirmative Habitability Requirement: Yes

Deficiency	At least one (1) permanently installed light fixture is not present in the kitchen and bathroom.
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Deficiency Criteria	At least one (1) permanently installed light fixture is not present in the kitchen and bathroom.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If at least one (1) permanently installed light fixture is not present in the kitchen and bathroom, then there may be an increased safety risk to the resident due to their inability to visually navigate these spaces, which may result in injury.</p> <p>A resident is likely to notice if at least one (1) permanently installed light fixture is not present in the kitchen and bathroom and 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.</p>

Deficiency 3 – Lighting – Interior: Inside	Affirmative Habitability Requirement: Yes
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Deficiency	At least one (1) permanently installed light fixture is not present in the kitchen and bathroom.
Deficiency Criteria	At least one (1) permanently installed light fixture is not present in the kitchen and bathroom.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If at least one (1) permanently installed light fixture is not present in the kitchen and bathroom, then there may be an increased safety risk to the resident due to their inability to visually navigate these spaces, which may result in injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify if at least one (1) permanently installed light fixture is not present in the kitchen and bathroom. Management practices</p>

would be expected to assure prompt creation and prioritization of a work order to illuminate these spaces, because it may result in safety hazards.

TABLE 39—LITTER STANDARD

Definition and Location	
Definition	Waste discarded or disposed of in a location that is not designated for waste.
Location	Inside: Throughout the Inside. Outside: Throughout the Outside.
Deficiency 1 – Litter: Inside	
Deficiency	Litter is accumulated in an undesignated area.
Deficiency Criteria	10 or more small items of litter (e.g., food wrappers, pieces of food, newspapers) are present within a 10-foot by 10-foot area not designated for garbage. OR Any number of large items (e.g., furniture or appliances) have been clearly discarded in an area not designated for garbage.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	If litter is accumulated, then it may lead to infestation, which may negatively impact the resident’s health. If litter is accumulated, then the resident may be exposed to unsanitary conditions. If litter is accumulated, then it will likely be identified during routine maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed. If litter is accumulated and it is visible to a visitor, then the property may suffer reputational harm.
Deficiency 1 – Litter: Outside	

Deficiency	Litter is accumulated in an undesignated area.
Deficiency Criteria	10 or more small items of litter (e.g., food wrappers, pieces of food, newspapers) are present within a 10-foot by 10-foot area not designated for garbage. OR Any number of large items (e.g., furniture or appliances) have been clearly discarded in an area not designated for garbage.
Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	If litter is accumulated, then it will likely be identified during routine maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed. If litter is accumulated and it is visible to a visitor, then the property may suffer reputational harm.

TABLE 40—MINIMUM ELECTRICAL AND LIGHTING STANDARD

Definition and Location	
Definition	Lighting: Permanently installed light fixture. Outlet: Installations that connect to an electrical supply.
Location	Unit: Habitable rooms throughout the Unit
Deficiency 1 – Minimum Electrical and Lighting: Unit	
Affirmative Habitability Requirement: Yes	
Deficiency	At least two (2) working outlets are not present within each habitable room. OR At least one (1) working outlet and one (1) permanently installed light fixture is not present within each habitable room.
Deficiency Criteria	At least two (2) working outlets are not present within each habitable room. OR At least one (1) working outlet and one (1) permanently installed light fixture is not present within each habitable room.

Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If at least two (2) working outlets or one (1) working outlet and one (1) permanently installed light fixture is not present within each habitable room, then there may be an increased safety risk to the resident due to their inability to visually navigate these spaces, which may result in injury.</p> <p>A resident is likely to notice if at least two (2) working outlets or one (1) working outlet and one (1) permanently installed light fixture is not present within each habitable room. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.</p>

TABLE 41—MOLD-LIKE SUBSTANCE STANDARD

Definition and Location	
Definition	<p>A “Mold-like substance” can include regular or irregular patches or spots on surfaces that can be colored differently than the surface (coloration can be white, green, yellow, gray, brown, or black), and can be raised from the surface, and are generally composed of minute filaments. A “Mold-like substance” can appear “fuzzy” or “cottony” and a musty or earthy odor can be associated with it.</p> <p>“Mold-like substance” would also include what is often identified as “mildew,” i.e., small patches, generally on non-porous surfaces, and dusty (friable) when dry; mildew is generally a thin surface growth that can be wiped off easily. Note that algae are not mold-like substances (algae are grass-green).</p>
Location	<p>Unit: Includes areas where there could be potential water intrusion or captive moisture: e.g., walls, floors, ceilings, bathrooms, kitchens, bedrooms, closets, basements, laundry rooms, any other area that wood, drywall, and moisture are present. This list is not exhaustive for all areas to be inspected for mold-like substance.</p> <p>Inside: Includes areas where there could be potential water intrusion or captive moisture: e.g., walls, floors, ceilings, bathrooms, kitchens, mechanical rooms, basements, laundry rooms, any other area that wood,</p>

drywall, and moisture are present. This list is not exhaustive for all areas to be inspected for mold-like substance.

Deficiency 1 – Mold-Like Substance: Unit

Deficiency	Presence of mold-like substance at moderate levels is observed visually.
Deficiency Criteria	Cumulative area of patches is more than 4 square inches and less than 1 square foot in a room.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>A mold-like substance may be indicative of conditions that affect indoor air quality that may negatively impact respiratory health, including triggering asthma events.</p> <p>A resident is likely to notice a mold-like substance and recognize it is important enough to report it to property management. Property management should be expected to prioritize a work order for this condition and its presence may imply there are areas of opportunity to improve corrective maintenance practices.</p> <p>A mold-like substance may be indicative of conditions that may negatively impact structural conditions of the building, such as leaks or ventilation, that would require repair in order to appropriately remediate the mold-like substance.</p> <p>A mold-like substance may be indicative of conditions that affect indoor air quality that may negatively impact respiratory health, including triggering asthma events; HUD may be financially liable for subsequent health impacts.</p>

Deficiency 1 – Mold-Like Substance: Inside

Deficiency	Presence of mold-like substance at moderate levels is observed visually.
Deficiency Criteria	Cumulative area of patches is more than 4 square inches and less than 1 square foot in a room.
Health and Safety Determination	Low
Correction Timeframe	60 Days

HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	<p>Outside of the Unit, residents may avoid lengthy exposure in areas with moderate levels of a mold-like substance. However, a mold-like substance in the Inside may lead to conditions that affect indoor air quality within the Unit. These conditions may negatively impact respiratory health, including triggering asthma events. A resident is likely to notice a mold-like substance and recognize it is important enough to report it to property management. Property management should be expected to prioritize a work order for this condition and its presence may imply there are areas of opportunity to improve corrective maintenance practices.</p> <p>Facilities management and staff are likely to notice a mold-like substance during their regular, routine activities and its importance is likely to be recognized by facilities management and staff. Property management should be expected to prioritize a work order for this condition and its presence may imply there are areas of opportunity to improve routine maintenance practices.</p> <p>A mold-like substance may be indicative of conditions that may negatively impact structural conditions of the building, such as leaks or ventilation, that would require repair in order to appropriately remediate the mold-like substance.</p> <p>A mold-like substance may be indicative of conditions that affect indoor air quality that may negatively impact respiratory health, including triggering asthma events; HUD may be financially liable for subsequent health impacts.</p>
Deficiency 2 – Mold-Like Substance: Unit	
Deficiency	Presence of mold-like substance at high levels is observed visually.
Deficiency Criteria	Cumulative area of patches is more than 1 square foot and less than 9 square feet in a room.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>A mold-like substance may be indicative of conditions that affect indoor air quality that may negatively impact respiratory health, including triggering asthma events.</p> <p>A resident is likely to notice a mold-like substance and recognize it is important enough to report it to property management. Property management should be expected to prioritize a work order for this condition and its presence may imply there are areas of opportunity to improve corrective maintenance practices.</p> <p>A mold-like substance may be indicative of conditions that may negatively impact structural conditions of the building, such as leaks or ventilation, that would require repair in order to appropriately remediate the mold-like substance.</p> <p>A mold-like substance may be indicative of conditions that affect indoor air quality that may negatively impact respiratory health, including triggering asthma events; HUD may be financially liable for subsequent health impacts.</p>
Deficiency 2 – Mold-Like Substance: Inside	
Deficiency	Presence of mold-like substance at high levels is observed visually.
Deficiency Criteria	Cumulative area of patches is more than 1 square foot and less than 9 square feet in a room.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>A mold-like substance may be indicative of conditions that affect indoor air quality that may negatively impact respiratory health, including triggering asthma events. Outside of the Unit, residents may temporarily avoid lengthy exposure in areas with high levels of a mold-like substance.</p> <p>A resident is likely to notice a mold-like substance and recognize it is important enough to report it to property management. Property management should be expected to prioritize a work order for this condition and its presence may imply there are areas of opportunity to improve corrective maintenance practices.</p> <p>Facilities management and staff are likely to notice a mold-like substance during their regular, routine activities and its importance is likely to be recognized by facilities management and staff. Property management should be expected to prioritize a work order for this condition and its</p>

presence may imply there are areas of opportunity to improve routine maintenance practices.

A mold-like substance may be indicative of conditions that may negatively impact structural conditions of the building, such as leaks or ventilation, that would require repair in order to appropriately remediate the mold-like substance.

A mold-like substance may be indicative of conditions that affect indoor air quality that may negatively impact respiratory health, including triggering asthma events; HUD may be financially liable for subsequent health impacts.

Deficiency 3 – Mold-Like Substance: Unit

Deficiency	Presence of mold-like substance at extremely high levels is observed visually.
Deficiency Criteria	Cumulative area of patches is more than 9 square foot in a room.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>A mold-like substance may be indicative of conditions that present a severe health risk due to indoor air quality that may negatively impact respiratory health, including triggering asthma events.</p> <p>A resident is likely to notice a mold-like substance and recognize it is important enough to report it to property management. Property management should be expected to prioritize a work order for this condition and its presence may imply there are areas of opportunity to improve corrective maintenance practices.</p> <p>Facilities management and staff are likely to notice a mold-like substance during their regular, routine activities and its importance is likely to be recognized by facilities management and staff. Property management should be expected to prioritize a work order for this condition and its presence may imply there are areas of opportunity to improve routine maintenance practices.</p> <p>A mold-like substance may be indicative of conditions that may negatively impact structural conditions of the building, such as leaks or ventilation, that would require repair in order to appropriately remediate the mold-like substance.</p>

Deficiency 3 – Mold-Like Substance: Inside

Deficiency	Presence of mold-like substance at extremely high levels is observed visually.
Deficiency Criteria	Cumulative area of patches is more than 9 square foot in a room.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>A mold-like substance may be indicative of conditions that present a severe health risk due to indoor air quality that may negatively impact respiratory health, including triggering asthma events.</p> <p>A resident is likely to notice a mold-like substance and recognize it is important enough to report it to property management. Property management should be expected to prioritize a work order for this condition and its presence may imply there are areas of opportunity to improve corrective maintenance practices.</p> <p>Facilities management and staff are likely to notice a mold-like substance during their regular, routine activities and its importance is likely to be recognized by facilities management and staff. Property management should be expected to prioritize a work order for this condition and its presence may imply there are areas of opportunity to improve routine maintenance practices.</p> <p>A mold-like substance may be indicative of conditions that may negatively impact structural conditions of the building, such as leaks or ventilation, that would require repair in order to appropriately remediate the mold-like substance.</p>

Deficiency 4 – Mold-Like Substance: Unit

Deficiency	Elevated moisture level.
Deficiency Criteria	Elevated moisture level.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If interior moisture level is elevated, then there may be an environment favorable for mold growth, which may trigger respiratory issues.</p> <p>A resident is likely to notice if there is an elevated moisture level and to recognize it is important enough to report it to property management because it may result in potential health hazards. Property management should be expected to prioritize a work order to remedy this defect because it may result in health hazards.</p>
Deficiency 4 – Mold-Like Substance: Inside	
Deficiency	Elevated moisture level.
Deficiency Criteria	Elevated moisture level.
Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	Property management would be expected to ensure that staff members understand how to identify elevated moisture level. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect because it may result in potential health hazards.

TABLE 42—PARKING LOT STANDARD

Definition and Location	
Definition	A designated outdoor area for parking motorized vehicles.
Location	Outside: Near or adjacent to buildings
Deficiency 1 – Parking Lot: Outside	
Deficiency	Parking lot has any one pothole that is 4 inches deep and 1 square foot or greater.
Deficiency Criteria	Parking lot has any one pothole that is 4 inches deep and 1 square foot or greater.
Health and Safety Determination	Moderate
Correction Timeframe	30 days

HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a parking lot has any one pothole that is 4 inches deep and 1 square foot or greater, then there is potential for increased risk of injury from tripping or falling.</p> <p>If a parking lot has any one pothole that is 4 inches deep and 1 square foot or greater, then the resident may not be able to fully use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a parking lot has any one pothole that is 4 inches deep and 1 square foot or greater. 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.</p> <p>If a parking lot has any one pothole that is 4 inches deep and 1 square foot or greater, then there is an increased risk of damage to the resident's vehicle.</p> <p>If a parking lot has any one pothole that is 4 inches deep and 1 square foot or greater, then this deficiency may be seen by the public and may result in reputational harm.</p>

Deficiency 2 – Parking Lot: Outside

Deficiency	Parking lot has ponding.
Deficiency Criteria	More than 3 inches of water has accumulated in a parking lot and 5% or more of the parking lot is unusable.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If more than 3 inches of water has accumulated in a parking lot and 5% or more of the parking lot is unusable, and it obscures other hazards, then the resident’s risk of injury may increase.</p> <p>If more than 3 inches of water has accumulated in a parking lot and 5% or more of the parking lot is unusable, then the resident may not be able to fully use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify if more than 3 inches of water has accumulated in a parking lot and 5% or more of the parking lot is unusable. 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.</p>
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TABLE 43—POTENTIAL LEAD-BASED PAINT HAZARDS – VISUAL ASSESSMENT STANDARD

Definition and Location	
Definition	Lead-based paint (LBP) is paint or other surface coatings that contain lead equal to or exceeding federal regulatory levels, currently 1.0 milligram per square centimeter or 0.5 percent by weight. Deteriorated paint or surface coatings found in homes built before 1978 are LBP hazards if the paint is LBP. Visual Assessment is surface by surface determination of paint condition.
Location	<p>Unit: Anywhere paint is present</p> <p>Inside: Anywhere paint is present</p> <p>Outside: Anywhere paint is present</p>
Deficiency 1 – Potential Lead-Based Paint Hazards – Visual Assessment: Unit	
Deficiency	Paint in a Unit or Inside the target property is deteriorated – below the level required for lead-safe work practices by a lead-certified firm or for passing clearance.
Deficiency Criteria	Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). For large surface areas in the Unit, deteriorated paint is less than or equal to 2 square feet per room; for small surface areas, less than or equal to 10% per component (“de minimis”).
Health and Safety Determination	Moderate
Correction Timeframe	30 days

HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If deteriorated lead-based paint is present, then it may be ingested by young children and cause damage to the brain, the nervous system, other vital organs, and blood, and may also cause behavioral problems, learning disabilities, seizures, etc.</p> <p>If deteriorated lead-based paint is present, then significant costs may be incurred associated with control.</p> <p>If deteriorated lead-based paint is present, and a resident becomes ill as a result of exposure, then HUD may be financially liable.</p>
Deficiency 1 – Potential Lead-Based Paint Hazards – Visual Assessment: Inside	
Deficiency	Paint in a Unit or Inside the target property is deteriorated – below the level required for lead-safe work practices by a lead-certified firm or for passing clearance.
Deficiency Criteria	Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). For large surface areas inside the target property, deteriorated paint is less than or equal to 2 square feet per room; for small surface areas, less than or equal to 10% per component (“de minimis”).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If deteriorated lead-based paint is present, then it may be ingested by young children and cause damage to the brain, the nervous system, other vital organs, and blood, and may also cause behavioral problems, learning disabilities, seizures, etc.</p> <p>If deteriorated lead-based paint is present, then significant costs may be incurred associated with control.</p> <p>If deteriorated lead-based paint is present, and a resident becomes ill as a result of exposure, then HUD may be financially liable.</p>

Deficiency 2 – Potential Lead-Based Paint Hazards – Visual Assessment: Unit

Deficiency	Paint in a Unit or Inside the target property is deteriorated – above the level required for lead-safe work practices by a lead-certified firm and passing clearance.
Deficiency Criteria	Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). For large surface areas in the Unit, deteriorated paint is more than 2 square feet per room; for small surface areas, greater than 10% per component (“significant”).
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If deteriorated lead-based paint is present, then it may be ingested by young children and cause damage to the brain, the nervous system, other vital organs, and blood, and may also cause behavioral problems, learning disabilities, seizures, etc.</p> <p>If deteriorated lead-based paint is present, then significant costs may be incurred associated with control.</p> <p>If deteriorated lead-based paint is present, and a resident becomes ill as a result of exposure, then HUD may be financially liable.</p>
Deficiency 2 – Potential Lead-Based Paint Hazards – Visual Assessment: Inside	
Deficiency	Paint in a Unit or Inside the target property is deteriorated – above the level required for lead-safe work practices by a lead-certified firm and passing clearance.
Deficiency Criteria	Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). For large surface areas Inside the target property, deteriorated paint is more than 2 square feet per room; for small surface areas, greater than 10% per component (“significant”).
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If deteriorated lead-based paint is present, then it may be ingested by young children and cause damage to the brain, the nervous system, other vital organs, and blood, and may also cause behavioral problems, learning disabilities, seizures, etc.</p> <p>If lead-based paint is present, then significant costs may be incurred associated with control.</p> <p>If lead-based paint is present, and a resident becomes ill as a result of exposure, then HUD may be financially liable.</p>
Deficiency 3 – Potential Lead-Based Paint Hazards – Visual Assessment: Outside	
Deficiency	Paint Outside on a target property is deteriorated – below the level required for lead-safe work practices by a lead-certified firm or for passing clearance.
Deficiency Criteria	Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). Deteriorated paint is less than or equal to 20 square feet (“de minimis”).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If deteriorated lead-based paint is present, then it may be ingested by young children and cause damage to the brain, the nervous system, other vital organs, and blood, and may also cause behavioral problems, learning disabilities, seizures, etc.</p> <p>If deteriorated lead-based paint is present, then significant costs may be incurred associated with control.</p> <p>If deteriorated lead-based paint is present, and a resident becomes ill as a result of exposure, then HUD may be financially liable.</p>
Deficiency 4 – Potential Lead-Based Paint Hazards – Visual Assessment: Outside	
Deficiency	Paint Outside on a target property is deteriorated – above the level required for lead-safe work practices by a lead-certified firm and passing clearance.
Deficiency Criteria	Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). Deteriorated paint is more than 20 square feet (“significant”).

Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If deteriorated lead-based paint is present, then it may be ingested by young children and cause damage to the brain, the nervous system, other vital organs, and blood, and may also cause behavioral problems, learning disabilities, seizures, etc.</p> <p>If deteriorated lead-based paint is present, then significant costs may be incurred associated with control.</p> <p>If deteriorated lead-based paint is present, and a resident becomes ill as a result of exposure, then HUD may be financially liable.</p>

TABLE 44—PRIVATE ROADS AND DRIVEWAYS STANDARD

Definition and Location	
Definition	Road leading from a public road to a dwelling or garage.
Location	Outside: Throughout the site
Deficiency 1 – Private Roads and Driveways: Outside	
Deficiency	Road or driveway access to the property is blocked or impassable for vehicles.
Deficiency Criteria	Road or driveway access to the property is blocked or impassable for vehicles.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If road or driveway access to the property is blocked or impassable for vehicles, then emergency vehicles would have trouble accessing the property.</p> <p>If road or driveway access to the property is blocked or impassable for vehicles, then the resident may not be able to fully use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If road or driveway access to the property is blocked or impassable for vehicles, then it will likely be identified during routine maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>
Deficiency 2 – Private Roads and Driveways: Outside	
Deficiency	Road or driveway has any one pothole that is 4 inches deep and 1 square foot or greater.
Deficiency Criteria	Any one pothole is 4 inches deep and 1 square foot or greater.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a road or driveway has any one pothole that is 4 inches deep and 1 square foot or greater, then there is potential for increased risk of injury from tripping or falling.</p> <p>If a road or driveway has any one pothole that is 4 inches deep and 1 square foot or greater, then the resident may not be able to fully use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a road or driveway has any one pothole that is 4 inches deep and 1 square foot or greater. 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.</p> <p>If a road or driveway has any one pothole that is 4 inches deep and 1 square foot or greater, then there is an increased risk of damage to the resident’s vehicle.</p> <p>If a road or driveway has any one pothole that is 4 inches deep and 1 square foot or greater, then this deficiency may be seen by the public and may result in reputational harm.</p>

TABLE 45—REFRIGERATOR STANDARD

Definition and Location	
Definition	A device designed to keep food from spoiling by cooling and freezing.
Location	Unit: Kitchen or any area or room the resident or property may choose to have a refrigerator. Inside: Kitchen, community room, or any area or room the property may choose to have a refrigerator.
Deficiency 1 – Refrigerator: Unit	
Deficiency	Refrigerator is inoperable such that it may be unable to safely and adequately store food.
Deficiency Criteria	Refrigerator is inoperable (i.e., overall system is not meeting function or purpose; with or without visible damage) such that it may be unable to safely and adequately store food.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a refrigerator is inoperable such that it may be unable to safely and adequately store food, then the resident may be exposed to pathogen growth on food that increases the risk of foodborne illness.</p> <p>If a refrigerator is inoperable such that it may be unable to safely and adequately store food, then the resident may not be able to fully use an appliance that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if a refrigerator is inoperable such that it may be unable to safely and adequately store food 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 or usability barriers.</p>
Deficiency 1 – Refrigerator: Inside	

Deficiency	Refrigerator is inoperable such that it may be unable to safely and adequately store food.
Deficiency Criteria	Refrigerator is inoperable (i.e., overall system is not meeting function or purpose; with or without visible damage) such that it may be unable to safely and adequately store food.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a refrigerator is inoperable such that it may be unable to safely and adequately store food, then the resident may be exposed to pathogen growth on food that increases the risk of foodborne illness.</p> <p>If a refrigerator is inoperable such that it may be unable to safely and adequately store food, then the resident may not be able to fully use an appliance that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify a refrigerator that is inoperable such that it may be unable to safely and adequately store food. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in health hazards or usability barriers.</p>

Deficiency 2 – Refrigerator: Unit

Deficiency	Refrigerator component is damaged such that it impacts functionality.
Deficiency Criteria	Refrigerator component is damaged (i.e., visibly defective) such that it impacts functionality.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If a refrigerator component is damaged such that it impacts functionality, then the resident may be exposed to pathogen growth on food that increases the risk of foodborne illness.</p> <p>If a refrigerator component is damaged such that it impacts functionality, then the resident may not be able to fully use an appliance that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if a refrigerator component is damaged such that it impacts functionality 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 or usability barriers.</p>
Deficiency 2 – Refrigerator: Inside	
Deficiency	Refrigerator component is damaged such that it impacts functionality.
Deficiency Criteria	Refrigerator component is damaged (i.e., visibly defective) such that it impacts functionality.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a refrigerator component is damaged such that it impacts functionality, then the resident may be exposed to pathogen growth on food that increases the risk of foodborne illness.</p> <p>If a refrigerator component is damaged such that it impacts functionality, then the resident may not be able to fully use an appliance that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify a refrigerator component that is damaged such that it impacts functionality. 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.</p>
Deficiency 3 – Refrigerator: Unit	
Deficiency	Refrigerator is missing.
Affirmative Habitability Requirement: Yes	

Deficiency Criteria	Refrigerator is missing (i.e., evidence of prior installation, but is now not present).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a refrigerator is missing, then the resident may be exposed to pathogen growth on food that increases the risk of foodborne illness.</p> <p>If a refrigerator is missing, then the resident may not be able to fully use an appliance that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if a refrigerator is missing 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 or usability barriers.</p>

TABLE 46—RETAINING WALL STANDARD

Definition and Location	
Definition	A vertical structure that retains soil or rock at various grades.
Location	Outside: Property grounds.
Deficiency 1 – Retaining Wall: Outside	
Deficiency	Retaining wall is leaning away from the fill side.
Deficiency Criteria	Retaining wall is leaning away from the fill side.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If a retaining wall is leaning away from the fill side, then the resident may be at risk of injury due to potential wall collapse.</p> <p>If a retaining wall is leaning away from the fill side, then it will likely be identified during routine maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>
Deficiency 2 – Retaining Wall: Outside	
Deficiency	Retaining wall is partially or completely collapsed.
Deficiency Criteria	Retaining wall is partially or completely collapsed.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a retaining wall is partially or completely collapsed, then the resident may be exposed to potential hazards.</p> <p>If a retaining wall is partially or completely collapsed, then it will likely be identified during routine maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p> <p>If a retaining wall is partially or completely collapsed, then this could be a substantial cost to correct.</p>

TABLE 47—ROOF ASSEMBLY STANDARD

Definition and Location	
Definition	The external upper covering of a house or other building.
Location	Outside: On top of building.
Deficiency 1 – Roof Assembly: Outside	
Deficiency	Restricted flow of water from a roof drain, gutter, or downspout.
Deficiency Criteria	<p>Debris is limiting the ability of water to drain; water may not be present.</p> <p>OR</p>

	An area of approximately 25 square feet of ponding water is located above the drain.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If debris is limiting the ability of water to drain, then ponding water may occur and promote infestation.</p> <p>If debris is limiting the ability of water to drain or approximately 25 square feet of ponding water is located above the drain, then it is likely routine work orders are not being addressed.</p> <p>The roof assembly should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If debris is limiting the ability of water to drain or approximately 25 square feet of ponding water is located above the drain, then it may indicate preventative maintenance activities could be improved.</p> <p>If debris is limiting the ability of water to drain, and ponding water occurs, then it may indicate a level of structural failure in the roof assembly, which will likely result in significant costs to repair.</p> <p>If debris is limiting the ability of water to drain, and ponding water occurs, then there will be increased weight on the roof resulting in possible collapse. Additionally, the presence of this deficiency may indicate a level of structural failure in the roof assembly.</p>

Deficiency 2 – Roof Assembly: Outside

Deficiency	Gutter component is damaged, missing, or unfixed.
Deficiency Criteria	<p>Gutter component is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>Gutter component is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p> <p>OR</p> <p>Gutter component is unfixed.</p>

Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a gutter component is damaged, missing, or unfixed, then the resident may be injured by falling components.</p> <p>If a gutter component is damaged, missing, or unfixed, and a stream of water is diverted off its intended course, then the resident cannot fully use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If a gutter component is damaged, missing, or unfixed, then the resident would likely report this deficiency, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p>

Deficiency 3 – Roof Assembly: Outside

Deficiency	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
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is water ponding in an area approximately 25 square feet or greater on a flat roof surface not near a drain or scupper, this may promote an environment conducive to infestation, which may jeopardize the resident's health.</p> <p>If there is water ponding in an area approximately 25 square feet or greater on a flat roof surface not near a drain or scupper, then the resident would likely report this deficiency, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If there is water ponding in an area approximately 25 square feet or greater on a flat roof surface not near a drain or scupper, then it is likely that</p>

maintenance staff is not identifying deficiencies or responding to self-generated work orders.

If there is water ponding in an area approximately 25 square feet or greater on a flat roof surface not near a drain or scupper, then it may be a sign of roof assembly failure, which has a significant cost to repair.

If there is water ponding in an area approximately 25 square feet or greater on a flat roof surface not near a drain or scupper, then it may increase the weight on the roof assembly and indicate a level of structural failure.

Deficiency 4 – Roof Assembly: Outside

Deficiency	Substrate is exposed.
Deficiency Criteria	Any amount of substrate is exposed.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the substrate is exposed, and it leads to water infiltration, then the resident may be exposed to mold.</p> <p>If the substrate is exposed, and there is a structural defect, then the resident could be injured as the result of collapse.</p> <p>If the substrate is exposed, then it is likely that maintenance staff is not identifying deficiencies or responding to self-generated work orders.</p> <p>If the substrate is exposed, then it is likely that preventative maintenance activities are not being addressed.</p> <p>If the substrate is exposed, the repair will likely be significant enough to incur capital costs.</p> <p>If the substrate is exposed, then the probability of water infiltration increases, which may compromise structural integrity.</p>

Deficiency 5 – Roof Assembly: Outside

Deficiency	Roof assembly has a hole.
Deficiency Criteria	Unintentional hole of any size is found.
	OR

	Intentional hole of any size is found and is not covered by a vent or screen.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the roof assembly has a hole, then water from the exterior environment may leak into the interior and increase moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>If the roof assembly has a hole, and there is a structural defect, then the resident may be injured.</p> <p>Property management would be expected to ensure that staff members understand how to identify if the roof assembly has a hole. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect because it may result in potential health and safety hazards.</p> <p>A roof assembly should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If the roof assembly has a hole, this may indicate that preventative maintenance activities are not being addressed.</p>

Deficiency 6 – Roof Assembly: Outside

Deficiency	Roof assembly is damaged.
Deficiency Criteria	Roof assembly is damaged (i.e., visibly defective; impacts functionality),
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the roof assembly is damaged, then the resident could be injured by falling debris.</p> <p>Property management would be expected to ensure that staff members understand how to identify if the roof assembly is damaged. Management practices would be expected to assure prompt creation and prioritization of</p>

a work order to remedy this deficiency because it may result in safety hazards.

A roof assembly should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If the roof assembly is damaged, this may indicate that preventative maintenance activities are not being addressed.

TABLE 48—SHARP EDGES STANDARD

Definition and Location	
Definition	Physical hazards within the built environment (i.e., human-made structures, features, and facilities) that can lacerate or puncture skin.
Location	Unit: Throughout the Unit. Inside: Normal paths of travel throughout the built environment (e.g., hallways, shared living spaces, shared facilities). Outside: Normal paths of travel throughout the built environment (e.g., sidewalks, walkways, playgrounds, courtyards).
Deficiency 1 – Sharp Edges: Unit	
Deficiency	A sharp edge that can result in a cut or puncture hazard is present.
Deficiency Criteria	A sharp edge that can result in a cut or puncture hazard that is likely to require emergency care (e.g., stitches) is present within the built environment (i.e., human-made structures, features, and facilities).
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a sharp edge that can result in a cut or puncture hazard that is likely to require emergency care is present within the unit, then there may be an increased safety risk to the resident, which may result in injury (e.g., laceration, puncture).</p> <p>A resident is likely to notice if a sharp edge that can result in a cut or puncture hazard that is likely to require emergency care is present within the unit and to recognize it is important enough to report it to property management because it may present safety hazards. Property management</p>

should be expected to prioritize a work order to remedy this deficiency because it may result safety hazards.

Deficiency 1 – Sharp Edges: Inside

Deficiency	A sharp edge that can result in a cut or puncture hazard is present.
Deficiency Criteria	A sharp edge that can result in a cut or puncture hazard that is likely to require emergency care (e.g., stitches) is present within the built environment (i.e., human-made structures, features, and facilities).
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a sharp edge that can result in a cut or puncture hazard that is likely to require emergency care is present within the Inside area, then there may be an increased safety risk to the resident, which may result in injury (e.g., laceration, puncture).</p> <p>Property management would be expected to ensure that staff members understand how to identify the presence of a sharp edge that can result in a cut or puncture hazard that is likely to require emergency care within the Inside area. 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.</p>

Deficiency 1 – Sharp Edges: Outside

Deficiency	A sharp edge that can result in a cut or puncture hazard is present.
Deficiency Criteria	A sharp edge that can result in a cut or puncture hazard that is likely to require emergency care (e.g., stitches) is present on or adjacent to the built environment (i.e., human-made structures, features, and facilities).
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If a sharp edge that can result in a cut or puncture hazard that is likely to require emergency care is present in the Outside area, then there may be an increased safety risk to the resident, which may result in injury (e.g., laceration, puncture).</p> <p>Property management would be expected to ensure that staff members understand how to identify the presence of a sharp edge that can result in a cut or puncture hazard that is likely to require emergency care in the Outside area. 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.</p>
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TABLE 49—SIDEWALK, WALKWAY, AND RAMP STANDARD

Definition and Location	
Definition	A pathway for pedestrian travel.
Location	Outside: Ingress or egress locations to buildings, pools, parking lots, or any area that is considered a normal course of travel for pedestrians.
Deficiency 1 – Sidewalk, Walkway, and Ramp: Outside	
Deficiency	Sidewalk, walkway, or ramp is blocked or impassable.
Deficiency Criteria	Sidewalk, walkway, or ramp is blocked or impassable.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a sidewalk, walkway, or ramp is blocked or impassable, then the resident’s egress may be impeded.</p> <p>If a sidewalk, walkway, or ramp is blocked or impassable, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If a sidewalk, walkway, or ramp is blocked or impassable, then this should be identified through daily maintenance activities and its presence may indicate that self-generated work orders are not being addressed.</p>
Deficiency 2 – Sidewalk, Walkway, and Ramp: Outside	
Deficiency	Sidewalk, walkway, or ramp is not functionally adequate.

Deficiency Criteria	Sidewalk, walkway, or ramp is not functionally adequate (i.e., does not provide a defined and safe path of exterior travel for pedestrians).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a sidewalk, walkway, or ramp is not functionally adequate, then there may be an increased fall risk to the resident.</p> <p>If a sidewalk, walkway, or ramp is not functionally adequate, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a sidewalk, walkway, or ramp is not functionally adequate. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may lead to safety hazards and usability barriers.</p>

TABLE 50—SINK STANDARD

Definition and Location	
Definition	A basin with hardware designed to dispense and hold clean water (hot and cold) and discharge wastewater.
Location	Unit: Kitchen, bathroom, laundry area, and other interior space. Inside: Kitchen, bathroom, laundry area, and other interior space.
Deficiency 1 – Sink: Unit	
Deficiency	Sink or sink component is damaged or missing and the sink is not functionally adequate.
Deficiency Criteria	Sink or sink component is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but now not present or is incomplete) and the sink is not functionally adequate.
Health and Safety Determination	Moderate
Correction Timeframe	30 days

HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a sink or sink component is damaged or missing and the sink is not functionally adequate, then the resident may not be able to properly dispose of wastewater.</p> <p>If a sink or sink component is damaged or missing and the sink is not functionally adequate, then the resident may not be able to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if a sink or sink component is damaged or missing and the sink is not functionally adequate, 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 defect because it may result in sanitary hazards.</p>

Deficiency 1 – Sink: Inside

Deficiency	Sink or sink component is damaged or missing and the sink is not functionally adequate.
Deficiency Criteria	Sink or sink component is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but now not present or is incomplete) and the sink is not functionally adequate.
Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	<p>If a sink or sink component is damaged or missing and the sink is not functionally adequate, then the resident may not be able to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff understand how to identify if a sink or sink component is damaged or missing and the sink is not functionally adequate. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in sanitary hazards.</p>

Deficiency 2 – Sink: Unit

Deficiency	Water is directed outside of the basin.
Deficiency Criteria	Water is directed outside of the basin.
Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	<p>If water is directed outside of the basin, then the resident may be unable to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if water is directed outside of the basin and to recognize it is important enough to report it 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.</p>

Deficiency 2 – Sink: Inside

Deficiency	Water is directed outside of the basin.
Deficiency Criteria	Water is directed outside of the basin.
Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	<p>If water is directed outside of the basin, then the resident may be unable to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff understand how to identify if water is directed outside of the basin. 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.</p>

Deficiency 3 – Sink: Unit

Deficiency	Sink is not draining.
Deficiency Criteria	Water is not draining from the basin of the sink.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If water is not draining from the basin of the sink, then the resident may not be able to dispose of waste.</p> <p>If water is not draining from the basin of the sink, then the resident may be unable to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>If water is not draining from the basin of the sink, then the resident will likely report the deficiency, and the presence of this deficiency may indicate complaint-based work orders are not being addressed.</p>

Deficiency 3 – Sink: Inside

Deficiency	Sink is not draining.
Deficiency Criteria	Water is not draining from the basin of the sink.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If water is not draining from the basin of the sink, then the resident may not be able to dispose of waste.</p> <p>If water is not draining from the basin of the sink, then the resident may be unable to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>If water is not draining from the basin of the sink, then this will likely be observed during routine maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p>

Deficiency 4 – Sink: Unit	
Deficiency	Sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall.
Deficiency Criteria	Sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall, then the resident may be injured if the sink were to fall.</p> <p>If the sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall, then the resident will likely report this deficiency, and the presence of this deficiency may indicate complaint-based work orders are not being addressed.</p> <p>If the sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall, then this should be observed during daily maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p>
Deficiency 4 – Sink: Inside	
Deficiency	Sink is improperly installed, pulling away from wall, leaning, or there are gaps between the sink and wall.
Deficiency Criteria	Sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If the sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall, then the resident may be injured if the sink were to fall.</p> <p>If the sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall, then the resident will likely report this deficiency, and the presence of this deficiency may indicate complaint-based work orders are not being addressed.</p> <p>If the sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall, then this should be observed during daily maintenance activities, and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p>
Deficiency 5 – Sink: Unit	
Deficiency	Sink component is damaged or missing and the sink is functionally adequate.
Deficiency Criteria	Sink component is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but now not present or is incomplete) and the sink is functionally adequate.
Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	<p>If a sink component is damaged or missing and the sink is functionally adequate, then the resident may not be able to fully use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>If a sink component is damaged or missing and the sink is functionally adequate, then the resident will likely report this deficiency, and the presence of this defect may indicate complaint-based work orders are not being addressed.</p>
Deficiency 5 – Sink: Inside	
Deficiency	Sink component is damaged or missing and the sink is functionally adequate.
Deficiency Criteria	Sink component is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but now not present or is incomplete) and the sink is functionally adequate.

Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass

Rationale

If a sink component is damaged or missing and the sink is functionally adequate, then the resident may not be able to fully use a fixture that is expected to be provided and maintained as part of their rent.

Property management would be expected to ensure that staff understand how to identify if a sink component is damaged or missing and the sink is functionally adequate. 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.

Deficiency 6 – Sink: Unit	Affirmative Habitability Requirement: Yes
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Deficiency	Cannot activate or deactivate hot and cold water.
Deficiency Criteria	Control knobs do not activate or deactivate hot and cold water.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale

If the control knobs do not activate or deactivate hot and cold water, then the resident may not be able to maintain hygiene.

If the control knobs do not activate or deactivate hot and cold water, then the resident may be unable to use a fixture that is expected to be provided and maintained as part of their rent.

A resident is likely to notice if the control knobs do not activate or deactivate hot and cold water 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 defect because it may result in sanitary hazards.

Deficiency 6 – Sink: Inside

Deficiency	Cannot activate or deactivate hot and cold water.
Deficiency Criteria	Control knobs do not activate or deactivate hot and cold water.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the control knobs do not activate or deactivate hot and cold water, then the resident may not be able to maintain hygiene.</p> <p>If the control knobs do not activate or deactivate hot and cold water, then the resident may be unable to use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff understand how to identify if the control knobs do not activate or deactivate hot and cold water. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in sanitary hazards.</p>

Deficiency 7 – Sink: Unit		Affirmative Habitability Requirement: Yes
Deficiency	Sink is missing or not installed within the primary kitchen.	
Deficiency Criteria	Sink is missing (i.e., evidence of prior installation, but now not present or is incomplete) or not installed (i.e., never installed, but should have been) in the primary kitchen	
Health and Safety Determination	Moderate	
Correction Timeframe	30 days	
HCV Correction Timeframe	30 days	
HCV Pass/Fail	Fail	
Rationale	<p>If a sink is missing or not installed within the primary kitchen, then the resident may not be able to properly dispose of wastewater.</p> <p>If a sink is missing or not installed within the primary kitchen, then the resident may not be able to use a fixture that is expected to be provided and maintained as part of their rent.</p>	

A resident is likely to notice if a sink is missing or not installed within the primary kitchen 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 defect because it may result in sanitary hazards.

TABLE 51—SITE DRAINAGE STANDARD

Definition and Location	
Definition	An exterior system that directs the flow of surface water.
Location	Outside: Throughout the entire Outside area, especially adjacent to the built environment.
Deficiency 1 – Site Drainage: Outside	
Deficiency	Water runoff is unable to flow through the site drainage system.
Deficiency Criteria	Standing water is present above the outflow pipe entrance. OR Drainage is blocked such that the inspector believes water is unable to drain in the event of precipitation.
Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	<p>If standing water is present above the outflow pipe entrance or drainage is blocked, then it would likely be noticeable during a precipitation event and this should trigger a self-generated work order that would be prioritized and addressed.</p> <p>By design, site drainage systems require periodic monitoring for accumulation of debris, and according to industry best practices, to prevent water damage, should be included in a preventative maintenance plan. The presence of this deficiency may indicate preventative maintenance activities could be improved.</p>
Deficiency 2 – Site Drainage: Outside	
Deficiency	Erosion is present.

Deficiency Criteria	Erosion is present and the footer is exposed. OR Erosion is more than 2 feet away from the built environment and its depth is equal to or greater than its measured distance from the built environment, and the inspector believes it may undermine the supporting soil.
Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	According to industry best practices, maintaining the site to prevent erosion of soil should be included in a preventative maintenance plan as it is likely to occur over time, and the presence of this deficiency may indicate preventative maintenance activities could be improved.

Deficiency 3 – Site Drainage: Outside

Deficiency	Grate is not secure or does not cover the site drainage system’s collection point.
Deficiency Criteria	Grate is not secure or does not cover the site drainage system’s collection point.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the grate is not secure or does not cover the drainage system’s collection point, then it may result in an opening that increases the resident’s risk of injury.</p> <p>The site drainage system should be checked during routine site walkthroughs and if the grate is not secure or does not cover the drainage system’s collection point, then it would likely be observed and should trigger a self-generated work order that would be prioritized and addressed.</p>

By design, site drainage systems require periodic monitoring, including inspecting for safety hazards, and according to industry best practices, should be included in a preventative maintenance plan. The presence of this deficiency may indicate preventative maintenance activities could be improved.

TABLE 52—SMOKE ALARM STANDARD

Definition and Location	
Definition	A self-contained device that detects the presence of smoke, typically as an indicator of fire, and provides a visual or audio signal as an alert.
Location	Unit: Bedrooms, hallways, kitchens, stairwells. Inside: Hallways, kitchens, stairwells, common areas.
Deficiency 1 – Smoke Alarm: Unit	
	Affirmative Habitability Requirement: Yes
Deficiency	Smoke alarm is not installed where required.
Deficiency Criteria	Smoke alarm is not installed inside each bedroom. AND Smoke alarm is not installed outside the bedroom(s). AND Smoke alarm is not installed on each level.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	If a smoke alarm is not installed inside each bedroom, outside the bedroom(s), and on each level, and there is a fire, then there may be an increased safety risk to the resident due to fire-related hazards, such as smoke inhalation and burns, which may result in injury or death. Property management would be expected to ensure that staff members understand how to identify if a smoke alarm is not installed inside each bedroom, outside the bedroom(s), and on each level. Management practices would be expected to assure prompt creation and prioritization of

a work order to replace or install a smoke alarm, because it may result in safety hazards.

Deficiency 1 – Smoke Alarm: Inside	Affirmative Habitability Requirement: Yes
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Deficiency	Smoke alarm is not installed where required.
Deficiency Criteria	Smoke alarm is not installed inside each classroom. AND Smoke alarm is not installed outside the classroom(s). AND Smoke alarm is not installed on each level.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a smoke alarm is not installed inside each classroom, outside the classroom(s), and on each level, and there is a fire, then there may be an increased safety risk to the resident due to fire-related hazards, such as smoke inhalation and burns, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify a smoke alarm that is not installed inside each classroom, outside the classroom(s), and on each level. Management practices would be expected to assure prompt creation and prioritization of a work order to replace or install a smoke alarm because it may result in safety hazards.</p>

Deficiency 2 – Smoke Alarm: Unit

Deficiency	Smoke alarm is obstructed.
Deficiency Criteria	Smoke alarm is obstructed.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours

HCV Pass/Fail	Fail
Rationale	<p>If a smoke alarm is obstructed, and there is a fire, then there may be an increased safety risk to the resident due to fire-related hazards, such as smoke inhalation and burns, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a smoke alarm is obstructed. 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.</p>
Deficiency 2 – Smoke Alarm: Inside	
Deficiency	Smoke alarm is obstructed.
Deficiency Criteria	Smoke alarm is obstructed.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a smoke alarm is obstructed, and there is a fire, then there may be an increased safety risk to the resident due to fire-related hazards, such as smoke inhalation and burns, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a smoke alarm is obstructed. 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.</p>
Deficiency 3 – Smoke Alarm: Unit	
Deficiency	Smoke alarm does not produce an audio or visual alarm when tested.
Deficiency Criteria	Smoke alarm does not produce an audio or visual alarm when tested.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours

HCV Pass/Fail	Fail
Rationale	<p>If a smoke alarm does not produce an audio or visual alarm when tested, then the resident may not receive warning of fire, resulting in an increased safety risk to the resident due to fire-related hazards, such as smoke inhalation and burns, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify a smoke alarm that does not produce an audio or visual alarm when tested. 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.</p>
Deficiency 3 – Smoke Alarm: Inside	
Deficiency	Smoke alarm does not produce an audio or visual alarm when tested.
Deficiency Criteria	Smoke alarm does not produce an audio or visual alarm when tested.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a smoke alarm does not produce an audio or visual alarm when tested, then the resident may not receive warning of fire, resulting in an increased safety risk to the resident due to fire-related hazards, such as smoke inhalation and burns, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify a smoke alarm that does not produce an audio or visual alarm when tested. 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.</p>

TABLE 53—SPRINKLER ASSEMBLY STANDARD

Definition and Location	
Definition	Part of the fire protection (sprinkler) system that discharges water when activated once reaching a certain (predetermined) temperature.
Location	Unit: Bedrooms, living rooms, dining rooms, closets, kitchens, hallways, stairwells.

Inside: Living rooms, dining rooms, closets, kitchens, hallways, stairwells, common areas.

Outside: Covered decks, patios.

Deficiency 1 – Sprinkler Assembly: Unit

Deficiency	Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.
Deficiency Criteria	Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head, then the coverage area of the sprinkler may be limited. If there is a fire, then the sprinkler head assembly may be unable to limit the fire spread and the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff understand how to identify a sprinkler head assembly that is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.</p> <p>Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards.</p>

Deficiency 1 – Sprinkler Assembly: Inside

Deficiency	Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.
Deficiency Criteria	Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours

HCV Pass/Fail	Fail
Rationale	<p>If a sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head, then the coverage area of the sprinkler may be limited. If there is a fire, then the sprinkler head assembly may be unable to limit the fire spread and the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff understand how to identify a sprinkler head assembly that is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.</p> <p>Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards.</p>
Deficiency 1 – Sprinkler Assembly: Outside	
Deficiency	Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.
Deficiency Criteria	Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head, then the coverage area of the sprinkler may be limited. If there is a fire, then the sprinkler head assembly may be unable to limit the fire spread and the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff understand how to identify a sprinkler head assembly that is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.</p> <p>Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards.</p>
Deficiency 2 – Sprinkler Assembly: Unit	
Deficiency	Sprinkler assembly component is damaged, inoperable, or missing and it is detrimental to performance.

Deficiency Criteria	Sprinkler assembly component is damaged (i.e., visibly defective; impacts functionality), inoperable (i.e., overall system or component thereof not meeting function or purpose; with or without visible damage), or missing (i.e., evidence of prior installation, but now not present or is incomplete) and it is detrimental to performance.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a sprinkler assembly component is damaged, inoperable, or missing and it is detrimental to performance, and there is a fire, then the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff understand how to identify a sprinkler assembly component that is damaged, inoperable, or missing and it is detrimental to performance. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards.</p>
Deficiency 2 – Sprinkler Assembly: Inside	
Deficiency	Sprinkler assembly component is damaged, inoperable, or missing and it is detrimental to performance.
Deficiency Criteria	Sprinkler assembly component is damaged (i.e., visibly defective; impacts functionality), inoperable (i.e., overall system or component thereof not meeting function or purpose; with or without visible damage), or missing (i.e., evidence of prior installation, but now not present or is incomplete) and it is detrimental to performance.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	If a sprinkler assembly component is damaged, inoperable, or missing and it is detrimental to performance, and there is a fire, then the resident may be at an increased risk of injury or death.

Property management would be expected to ensure that staff understand how to identify a sprinkler assembly component that is damaged, inoperable, or missing and it is detrimental to performance. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards.

Deficiency 2 – Sprinkler Assembly: Outside

Deficiency	Sprinkler assembly component is damaged, inoperable, or missing and it is detrimental to performance.
Deficiency Criteria	Sprinkler assembly component is damaged (i.e., visibly defective; impacts functionality), inoperable (i.e., overall system or component thereof not meeting function or purpose; with or without visible damage), or missing (i.e., evidence of prior installation, but now not present or is incomplete) and it is detrimental to performance.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If a sprinkler assembly component is damaged, inoperable, or missing and it is detrimental to performance, and there is a fire, then the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff understand how to identify a sprinkler assembly component that is damaged, inoperable, or missing and it is detrimental to performance. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards.</p>

Deficiency 3 – Sprinkler Assembly: Unit

Deficiency	Sprinkler assembly has evidence of corrosion.
Deficiency Criteria	Sprinkler assembly has evidence of corrosion.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail

Rationale	<p>If the sprinkler assembly has evidence of corrosion, and there is a fire, then the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff understand how to identify if a sprinkler assembly has evidence of corrosion. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards.</p>
Deficiency 3 – Sprinkler Assembly: Inside	
Deficiency	Sprinkler assembly has evidence of corrosion.
Deficiency Criteria	Sprinkler assembly has evidence of corrosion.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the sprinkler assembly has evidence of corrosion, and there is a fire, then the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff understand how to identify if a sprinkler assembly has evidence of corrosion. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards.</p>
Deficiency 3 – Sprinkler Assembly: Outside	
Deficiency	Sprinkler assembly has evidence of corrosion.
Deficiency Criteria	Sprinkler assembly has evidence of corrosion.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the sprinkler assembly has evidence of corrosion, and there is a fire, then the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff understand how to identify if a sprinkler assembly has evidence of corrosion. Management practices would be expected to assure prompt creation and</p>

prioritization of a work order to remedy this defect, because it may result in safety hazards.

Deficiency 4 – Sprinkler Assembly: Unit

Deficiency	Sprinkler assembly has evidence of foreign material that is detrimental to performance.
Deficiency Criteria	Foreign material covers 75% or more of the sprinkler assembly. OR Foreign material covers 75% or more of the glass bulb.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the sprinkler assembly has evidence of foreign material that is detrimental to performance, and there is a fire, then the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff understand how to identify if a sprinkler assembly has evidence of foreign material that is detrimental to performance. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards.</p>

Deficiency 4 – Sprinkler Assembly: Inside

Deficiency	Sprinkler assembly has evidence of foreign material that is detrimental to performance.
Deficiency Criteria	Foreign material covers 75% or more of the sprinkler assembly. OR Foreign material covers 75% or more of the glass bulb.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail

Rationale	<p>If the sprinkler assembly has evidence of foreign material that is detrimental to performance, and there is a fire, then the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff understand how to identify if a sprinkler assembly has evidence of foreign material that is detrimental to performance. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards.</p>
Deficiency 4 – Sprinkler Assembly: Outside	
Deficiency	Sprinkler assembly has evidence of foreign material that is detrimental to performance.
Deficiency Criteria	<p>Foreign material covers 75% or more of the sprinkler assembly.</p> <p>OR</p> <p>Foreign material covers 75% or more of the glass bulb.</p>
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the sprinkler assembly has evidence of foreign material that is detrimental to performance, and there is a fire, then the resident may be at an increased risk of injury or death.</p> <p>Property management would be expected to ensure that staff understand how to identify if a sprinkler assembly has evidence of foreign material that is detrimental to performance. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards.</p>

TABLE 54—STEPS AND STAIRS STANDARD

Definition and Location	
Definition	A single step, series of steps, or flights of steps that connect two levels.
Location	<p>Unit: Hallway, stairwell.</p> <p>Inside: Hallway, stairwell.</p>

Outside: Along elevated walking paths.

Deficiency 1 – Steps and Stairs: Unit

Deficiency	Tread is missing or damaged.
Deficiency Criteria	Tread on a set of stairs is missing (i.e., evidence of prior installation, but now not present or is incomplete). OR Tread on a set of stairs is loose or unlevel. OR A portion of the tread nosing that is greater than 1 inch in depth or 4 inches wide is damaged or broken.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a tread is missing or damaged, then there is an increased probability of falls that may lead to injury.</p> <p>If a tread is missing or damaged, and there is an emergency, then the resident’s ability to egress or ingress may be impeded.</p> <p>If a tread is missing or damaged, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If a tread is missing or damaged, then it should be identified through regular maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

Deficiency 1 – Steps and Stairs: Inside

Deficiency	Tread is missing or damaged.
Deficiency Criteria	Tread on a set of stairs is missing (i.e., evidence of prior installation, but now not present or is incomplete). OR Tread on a set of stairs is loose or unlevel. OR

	A portion of the tread nosing that is greater than 1 inch in depth or 4 inches wide is damaged or broken.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a tread is missing or damaged, then there is an increased probability of falls that may lead to injury.</p> <p>If a tread is missing or damaged, and there is an emergency, then the resident's ability to egress or ingress may be impeded.</p> <p>If a tread is missing or damaged, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If a tread is missing or damaged, then it should be identified through regular maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

Deficiency 1 – Steps and Stairs: Outside

Deficiency	Tread is missing or damaged
Deficiency Criteria	<p>Tread on a set of stairs is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p> <p>OR</p> <p>Tread on a set of stairs is loose or unlevel.</p> <p>OR</p> <p>A portion of the tread nosing that is greater than 1 inch in depth or 4 inches wide is damaged or broken.</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If a tread is missing or damaged, then there is an increased probability of falls that may lead to injury.</p> <p>If a tread is missing or damaged, and there is an emergency, then the resident’s ability to egress or ingress may be impeded.</p> <p>If a tread is missing or damaged, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If a tread is missing or damaged, then it should be identified through regular maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>
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Deficiency 2 – Steps and Stairs: Unit

Deficiency	Stringer is damaged.
Deficiency Criteria	Stringer is damaged (i.e., visibly defective; impacts functionality).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If a stringer is damaged, then there is an increased probability of falls that may lead to injury.</p> <p>If a stringer is damaged, and there is an emergency, then the resident’s ability to egress or ingress may be impeded.</p> <p>If a stringer is damaged, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If a stringer is damaged, then it should be identified through regular maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>
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Deficiency 2 – Steps and Stairs: Inside

Deficiency	Stringer is damaged.
Deficiency Criteria	Stringer is damaged (i.e., visibly defective; impacts functionality).
Health and Safety Determination	Moderate

Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a stringer is damaged, then there is an increased probability of falls that may lead to injury.</p> <p>If a stringer is damaged, and there is an emergency, then the resident's ability to egress or ingress may be impeded.</p> <p>If a stringer is damaged, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If a stringer is damaged, then it should be identified through regular maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

Deficiency 2 – Steps and Stairs: Outside

Deficiency	Stringer is damaged.
Deficiency Criteria	Stringer is damaged (i.e., visibly defective; impacts functionality).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a stringer is damaged, then there is an increased probability of falls that may lead to injury.</p> <p>If a stringer is damaged, and there is an emergency, then the resident's ability to egress or ingress may be impeded.</p> <p>If a stringer is damaged, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.</p> <p>If a stringer is damaged, then it should be identified through regular maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.</p>

Deficiency 3 – Steps and Stairs: Outside

Deficiency	Step or stair is not functionally adequate.
Deficiency Criteria	Step or stair is not functionally adequate (i.e., may not allow for personal traffic from one level to the next).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If stairs are not functionally adequate, then there may be an increased fall risk to the resident.</p> <p>If stairs are not functionally adequate, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify if stairs are not functionally adequate. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may lead to safety hazards and usability barriers.</p>

TABLE 55—STRUCTURAL SYSTEM STANDARD

Definition and Location	
Definition	Load-bearing system within the built environment (i.e., structures, features, and facilities).
Location	<p>Unit: All accessible areas within the dwelling and those areas to which the resident has sole access (e.g., dwelling balconies, decks, patios, basements).</p> <p>Inside: All accessible areas within the interior common spaces.</p> <p>Outside: All accessible areas throughout the exterior built environment (e.g., rooftop decks, patios, playgrounds).</p>
Deficiency 1 – Structural System: Unit	
Deficiency	Structural system exhibits signs of serious failure.
Deficiency Criteria	Structural system exhibits signs of serious failure and may threaten the resident’s safety.

Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the structural system exhibits signs of serious failure, there may be an increased safety risk to the resident due to structural instability or collapse, which may result in injury or death.</p> <p>A resident is likely to notice if a structural system exhibits signs of serious failure within the unit and to recognize it is important enough to report it to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.</p> <p>If the structural system exhibits signs of serious failure, then it will likely require a capital expenditure to repair.</p> <p>If the structural system exhibits signs of serious failure, then a structural failure of the building or load-bearing component may occur.</p> <p>If the structural system exhibits signs of serious failure, and it is visible to visitors or the public, then it may convey a lack of adequate property management and impact the property's market appeal.</p>

Deficiency 1 – Structural System: Inside

Deficiency	Structural system exhibits signs of serious failure.
Deficiency Criteria	Structural system exhibits signs of serious failure and may threaten the resident's safety.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the structural system exhibits signs of serious failure, there may be an increased safety risk to the resident due to structural instability or collapse, which may result in injury or death.</p>

Property management would be expected to ensure that staff members understand how to identify if a structural system exhibits signs of serious failure. 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.

If the structural system exhibits signs of serious failure, then it will likely require a capital expenditure to repair.

If the structural system exhibits signs of serious failure, then a structural failure of the building or load-bearing component may occur.

If the structural system exhibits signs of serious failure, and it is visible to visitors or the public, then it may convey a lack of adequate property management and impact the property's market appeal.

Deficiency 1 – Structural System: Outside

Deficiency	Structural system exhibits signs of serious failure.
Deficiency Criteria	Structural system exhibits signs of serious failure and may threaten the resident's safety.
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the structural system exhibits signs of serious failure, there may be an increased safety risk to the resident due to structural instability or collapse, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify if a structural system exhibits signs of serious failure. 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.</p> <p>If the structural system exhibits signs of serious failure, then it will likely require a capital expenditure to repair.</p> <p>If the structural system exhibits signs of serious failure, then a structural failure of the building or load-bearing component may occur.</p>

If the structural system exhibits signs of serious failure, and it is visible to visitors or the public, then it may convey a lack of adequate property management and impact the property's market appeal.

TABLE 56—TOILET STANDARD

Definition and Location	
Definition	A plumbing fixture used to receive human waste and to discharge it through a waste pipe, using water as a conveying method.
Location	Unit: Bathroom. Inside: Bathroom.
Deficiency 1 – Toilet: Unit	
Deficiency	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
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the toilet is missing, then the resident may inadvertently come into contact with sewage, which may result in illness.</p> <p>If the toilet is missing, then the resident's ability to dispose of human waste is limited.</p> <p>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.</p> <p>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.</p>
Deficiency 1 – Toilet: Inside	
Deficiency	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	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the toilet is missing, then the resident may inadvertently come into contact with sewage, which may result in illness.</p> <p>If the toilet is missing, then the resident's ability to dispose of human waste is limited.</p> <p>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.</p> <p>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.</p>

Deficiency 2 – Toilet: Unit

Deficiency	A toilet is missing and at least 1 toilet is installed elsewhere 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	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	If a toilet is missing, then the resident may inadvertently come into contact with sewage, which may result in illness.

If a toilet is missing, then the resident's ability to dispose of human waste is limited.

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.

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.

Deficiency 2 – Toilet: Inside

Deficiency	A toilet is missing and at least 1 toilet is installed elsewhere 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	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a toilet is missing, then the resident may inadvertently come into contact with sewage, which may result in illness.</p> <p>If a toilet is missing, then the resident's ability to dispose of human waste is limited.</p> <p>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.</p> <p>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.</p>
Deficiency 3 – Toilet: Unit	
Deficiency	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	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>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.</p> <p>If the toilet is damaged or inoperable, then the resident's ability to dispose of human waste may be limited.</p> <p>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.</p> <p>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.</p> <p>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.</p>

Deficiency 3 – Toilet: Inside

Deficiency	Only 1 toilet was installed, and it is damaged or inoperable.
Deficiency Criteria	<p>Only 1 toilet was installed, and it is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>Only 1 toilet was installed, and it is inoperable (i.e., overall system is not meeting function or purpose; with or without visible damage).</p>
Health and Safety Determination	Moderate

Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>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.</p> <p>If the toilet is damaged or inoperable, then the resident's ability to dispose of human waste may be limited.</p> <p>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.</p> <p>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.</p>
Deficiency 4 – Toilet: Unit	
Deficiency	A toilet is damaged or inoperable and at least 1 toilet is installed elsewhere that is operational.
Deficiency Criteria	<p>A toilet is damaged (i.e., visibly defective; impacts functionality) and at least 1 toilet is installed elsewhere within the Unit that is operational.</p> <p>OR</p> <p>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.</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	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.

If a toilet is damaged or inoperable, then the resident's ability to dispose of human waste may be limited.

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.

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.

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.

Deficiency 4 – Toilet: Inside

Deficiency	A toilet is damaged or inoperable and at least 1 toilet is installed elsewhere 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	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	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. If a toilet is damaged or inoperable, then the resident's ability to dispose of human waste may be limited.

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.

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.

Deficiency 5 – Toilet: Unit

Deficiency	Toilet component is damaged, inoperable, or missing such that it may limit the resident's ability to safely discharge human waste.
Deficiency Criteria	<p>Toilet component is damaged (i.e., visibly defective; impacts functionality) such that it may limit the resident's ability to safely discharge human waste.</p> <p>OR</p> <p>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.</p> <p>OR</p> <p>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.</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>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.</p> <p>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.</p> <p>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</p>

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.

Deficiency 5 – Toilet: Inside

Deficiency	Toilet component is damaged, inoperable, or missing such that it may limit the resident’s ability to safely discharge human waste.
Deficiency Criteria	<p>Toilet component is damaged (i.e., visibly defective; impacts functionality) such that it may limit the resident’s ability to safely discharge human waste.</p> <p>OR</p> <p>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.</p> <p>OR</p> <p>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.</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>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.</p> <p>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.</p> <p>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.</p>

Deficiency 6 – Toilet: Unit

Deficiency	Toilet is not secured at the base.
Deficiency Criteria	Toilet is not secured at the base.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a toilet is not secure at the base, then the resident could be exposed to sewer leakage.</p> <p>If a toilet is not secure at the base, then there is a potential for injury to the resident.</p> <p>If a toilet is not secure at the base, then the resident's ability to dispose of human waste may be limited.</p> <p>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.</p> <p>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.</p>

Deficiency 6 – Toilet: Inside

Deficiency	Toilet is not secured at the base.
Deficiency Criteria	Toilet is not secured at the base.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	If a toilet is not secure at the base, then the resident could be exposed to sewer leakage.

If a toilet is not secure at the base, then there is a potential for injury to the resident.

If a toilet is not secure at the base, then the resident's ability to dispose of human waste may be limited.

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.

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.

Deficiency 7 – Toilet: Unit

Deficiency	Toilet component is damaged, inoperable, or missing and it does not limit the resident's ability to discharge human waste.
Deficiency Criteria	<p>Toilet component is damaged (i.e., visibly defective; impacts functionality) and it does not limit the resident's ability to safely discharge human waste.</p> <p>OR</p> <p>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.</p> <p>OR</p> <p>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.</p>
Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	<p>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.</p> <p>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.</p>

Deficiency 7 – Toilet: Inside

Deficiency	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	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	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. 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.

Deficiency 8 – Toilet: Unit**Affirmative Habitability Requirement: Yes**

Deficiency	Toilet cannot be used in private.
Deficiency Criteria	Toilet cannot be used in private.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days

HCV Pass/Fail	Fail
Rationale	If a toilet cannot be used in private, then the resident's reasonable expectation of privacy within their unit is not being met.
Deficiency 8 – Toilet: Inside	
Deficiency	Toilet cannot be used in private.
Deficiency Criteria	Toilet cannot be used in private.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	If a toilet cannot be used in private, then the resident's reasonable expectation of privacy is not being met.

TABLE 57—TRASH CHUTE STANDARD

Definition and Location	
Definition	A large tube through which refuse is carried by means of gravity to a large waste receptacle at the bottom end.
Location	Inside: Hallways of high-rises, hallway closets of high-rises, typically located in the same place on every floor.
Deficiency 1 – Trash Chute: Inside	
Deficiency	Chute door does not open or self-close and latch.
Deficiency Criteria	Chute door does not open. OR Chute door does not self-close and latch.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If the chute door does not self-close and latch, then it may present a fall risk for the resident. Additionally, if there is a fire, then it may provide a route for fire to move between locations through a building.</p> <p>If the chute door does not open or self-close and latch, then the resident's ability to dispose of garbage in a sanitary manner may be impacted.</p> <p>If the chute door does not open or self-close and latch, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If the chute door does not open or self-close and latch, then the resident would likely report it because there is a barrier to usability, and the presence of this deficiency may indicate complaint-based work orders are not being addressed.</p> <p>If the chute door does not open or self-close and latch, then this should be identified during regular maintenance activities and the presence of this deficiency may indicate self-generated work orders are not being addressed.</p>
Deficiency 2 – Trash Chute: Inside	
Deficiency	Chute is clogged.
Deficiency Criteria	Trash is overflowing or backed up inside the chute.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If trash is overflowing or backed up inside the chute, then there may be an increased risk of infestation, which may expose the resident to potential health risks (e.g., disease).</p> <p>If trash is overflowing or backed up inside the chute, then the resident's ability to dispose of garbage in a sanitary manner may be impacted.</p> <p>If trash is overflowing or backed up inside the chute, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>If trash is overflowing or backed up inside the chute, then the resident would likely report it because there is a barrier to usability, and the</p>

presence of this deficiency may indicate complaint-based work orders are not being addressed.

If trash is overflowing or backed up inside the chute, then this should be identified during regular maintenance activities and the presence of this deficiency may indicate self-generated work orders are not being addressed.

TABLE 58—TRIP HAZARD STANDARD

Definition and Location	
Definition	Hazard caused by an abrupt change in vertical elevation or horizontal separation on any walking surface.
Location	Unit: Throughout the Unit. Inside: Throughout the Inside. Outside: Throughout the Outside.
Deficiency 1 – Trip Hazard: Unit	
Deficiency	Trip hazard on walking surface.
Deficiency Criteria	There is an abrupt change in vertical elevation or horizontal separation on any walking surface along the normal path of travel, consisting of the following criteria: <ul style="list-style-type: none"> - An unintended ¼-inch or greater vertical difference OR - An unintended 2-inch or greater horizontal separation that is perpendicular to the path of travel.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is a trip hazard on a walking surface, then there may be an increased safety risk to the resident due to falls.</p> <p>A resident is likely to notice if there is a trip hazard on a walking surface and to recognize it is important enough to report it to property management because it may present safety hazards. Property management should be</p>

expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.

Deficiency 1 – Trip Hazard: Inside

Deficiency	Trip hazard on walking surface.
Deficiency Criteria	<p>There is an abrupt change in vertical elevation or horizontal separation on any walking surface along the normal path of travel, consisting of the following criteria:</p> <ul style="list-style-type: none"> - An unintended ¼-inch or greater vertical difference OR - An unintended 2-inch or greater horizontal separation that is perpendicular to the path of travel.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is a trip hazard on a walking surface, then there may be an increased safety risk to the resident due to falls.</p> <p>Property management would be expected to ensure that staff understand how to identify if there is a trip hazard on a walking surface. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards.</p>

Deficiency 1 – Trip Hazard: Outside

Deficiency	Trip hazard on walking surface.
Deficiency Criteria	<p>There is an abrupt change in vertical elevation or horizontal separation on any walking surface along the normal path of travel, consisting of the following criteria:</p> <ul style="list-style-type: none"> - An unintended ¼-inch or greater vertical difference OR - An unintended 2-inch or greater horizontal separation that is perpendicular to the path of travel.
Health and Safety Determination	Moderate
Correction Timeframe	30 days

HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is a trip hazard on a walking surface, then there may be an increased safety risk to the resident due to falls.</p> <p>Property management would be expected to ensure that staff understand how to identify if there is a trip hazard on a walking surface. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in safety hazards.</p>

TABLE 59—VENTILATION STANDARD

Definition and Location	
Definition	Means of supplying air to or removing air from a space.
Location	<p>Unit: Primary kitchen, primary food preparation area, bathroom</p> <p>Inside: Kitchen, food preparation area, bathroom</p>
Deficiency 1 – Ventilation: Unit	
Deficiency	Exhaust system does not respond to the control switch.
Deficiency Criteria	Exhaust system does not respond to the control switch.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the exhaust system does not respond to the control switch, then it may be unable to control indoor air quality, which may trigger respiratory issues. If the exhaust system does not respond to the control switch, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if the exhaust system does not respond to the control switch 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</p>

order to remedy this deficiency because it may result in health hazards or usability barriers.

Deficiency 1 –Ventilation: Inside

Deficiency	Exhaust system does not respond to the control switch.
Deficiency Criteria	Exhaust system does not respond to the control switch.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the exhaust system does not respond to the control switch, then it may be unable to control indoor air quality, which may trigger respiratory issues.</p> <p>If the exhaust system does not respond to the control switch, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify if the exhaust system does not respond to the control switch. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may lead to health hazards and usability barriers.</p>

Deficiency 2 –Ventilation: Unit

Deficiency	Exhaust system has restricted airflow.
Deficiency Criteria	Exhaust system is blocked such that airflow may be restricted.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If the exhaust system is blocked such that airflow may be restricted, then it may be unable to control indoor air quality, which may trigger respiratory issues.</p> <p>If the exhaust system is blocked such that airflow may be restricted, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if the exhaust system is blocked such that airflow may be restricted 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 defect because it may result in health hazards or usability barriers.</p>
Deficiency 2 –Ventilation: Inside	
Deficiency	Exhaust system has restricted airflow.
Deficiency Criteria	Exhaust system is blocked such that airflow may be restricted.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the exhaust system is blocked such that airflow may be restricted, then it may be unable to control indoor air quality, which may trigger respiratory issues.</p> <p>If the exhaust system is blocked such that airflow may be restricted, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify if the exhaust system is blocked such that airflow may be restricted. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may lead to health hazards and usability barriers.</p>
Deficiency 3 –Ventilation: Unit	
Deficiency	Exhaust system component is damaged or missing.
Deficiency Criteria	Exhaust system component is damaged (i.e., visibly defective; impacts functionality).

	OR Exhaust system component is missing (i.e., evidence of prior installation, but now not present or is incomplete).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If an exhaust system component is damaged or missing, then it may be unable to control indoor air quality, which may trigger respiratory issues. If an exhaust system component is damaged or missing, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if an exhaust system component is damaged or missing 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 or usability barriers.</p>

Deficiency 3 – Ventilation: Inside

Deficiency	Exhaust system component is damaged or missing.
Deficiency Criteria	<p>Exhaust system component is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>Exhaust system component is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If an exhaust system component is damaged or missing, then it may be unable to control indoor air quality, which may trigger respiratory issues.</p> <p>If an exhaust system component is damaged or missing, then the resident may be unable to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff understand how to identify an exhaust system component that is damaged or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this defect, because it may result in health hazards or usability barriers.</p>
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Deficiency 4 – Ventilation: Unit	
Deficiency	Bathroom does not have proper ventilation or dehumidification.
Deficiency Criteria	Neither an exhaust fan, window, nor adequate means of ventilation or dehumidification is present and operable.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If an operable exhaust fan, window, or adequate means of ventilation or dehumidification is not present, then this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>A resident is likely to notice an exhaust fan, window, or adequate means of ventilation or dehumidification that is inoperable or not present and to recognize it is important enough to report it to property management because it may increase moisture levels within the unit, resulting in potential health hazards. Property management should be expected to prioritize a work order for an exhaust fan, window, or adequate means of ventilation or dehumidification that is inoperable or not present because it may result in health hazards.</p>
Deficiency 4 – Ventilation: Inside	
Deficiency	Bathroom does not have proper ventilation or dehumidification.
Deficiency Criteria	Neither an exhaust fan, window, nor adequate means of ventilation or dehumidification is present and operable.

Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If an operable exhaust fan, window, or adequate means of ventilation or dehumidification is not present, then this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>Property management would be expected to ensure that staff members understand how to identify an exhaust fan, window, or adequate means of ventilation or dehumidification that is inoperable or not present within the inside area. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy or repair the ventilation or dehumidification source, because it may increase moisture levels, resulting in potential health hazards.</p>

TABLE 60—WALL – EXTERIOR STANDARD

Definition and Location	
Definition	<p><u>Exterior wall</u>: The finished or unfinished surface that provides a vertical separation between the interior and exterior of the building and may provide security and privacy, sound proofing, and weather resistance.</p> <p><u>Wall covering</u>: Material such as siding or stucco used as a covering for exterior walls.</p> <p>Note: <i>Unfinished</i> within this standard refers to concrete masonry unit or poured concrete walls.</p>
Location	Outside: Exterior of the unit.
Deficiency 1 – Wall – Exterior: Outside	
Deficiency	Exterior wall covering has missing sections of at least 1 square foot per wall.
Deficiency Criteria	Cumulatively, 1 square foot or more of an exterior wall covering is missing (i.e., evidence of prior installation, but now not present or is incomplete).
Health and Safety Determination	Moderate
Correction Timeframe	30 days

HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If 1 square foot or more of an exterior wall cover is missing, and the building envelope has been compromised, then this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>Property management would be expected to ensure that staff members understand how to identify if an exterior wall cover is missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in health hazards.</p> <p>If 1 square foot or more of an exterior wall cover is missing, and it is visible to a visitor, then the property may suffer reputational harm.</p>

Deficiency 2 – Wall – Exterior: Outside

Deficiency	Exterior wall has peeling paint of 10 square feet or more.
Deficiency Criteria	Cumulatively, there is 10 square feet or more of peeling paint on an exterior wall built after 1978.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is 10 square feet or more of peeling paint on an exterior wall, and the building envelope has been compromised, then this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.</p> <p>Property management would be expected to ensure that staff members understand how to identify peeling paint on an exterior wall. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in health hazards.</p> <p>If there is 10 square feet or more of peeling paint on an exterior wall, and it is visible to a visitor, then the property may suffer reputational harm.</p>

Deficiency 3 – Wall – Exterior: Outside

Deficiency	Exterior wall component(s) is not functionally adequate.
Deficiency Criteria	Exterior wall component(s) is not functionally adequate (i.e., impacts the integrity of the wall assembly or building envelope, or does not allow exterior wall to separate the accommodation inside from that outside).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If an exterior wall component(s) is not functionally adequate, then the resident may be exposed to health hazards.</p> <p>If an exterior wall component(s) is not functionally adequate, then the resident may be exposed to safety hazards.</p> <p>Property management would be expected to ensure that staff members understand how to identify if an exterior wall component(s) is not functionally adequate. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in health and safety hazards.</p>

TABLE 61—WALL – INTERIOR STANDARD

Definition and Location	
Definition	A vertical surface that may define an area, and provide security, shelter, or sound proofing.
Location	<p>Unit: Dining room, living room, kitchen, bathroom, bedroom, closet, hallway, other interior space.</p> <p>Inside: Dining room, living room, kitchen, bathroom, closet, hallway, other interior space.</p>
Deficiency 1 – Wall – Interior: Unit	
Deficiency	Interior wall has a loose or detached surface covering.
Deficiency Criteria	Interior wall has a loose or detached surface covering.
Health and Safety Determination	Moderate
Correction Timeframe	30 days

HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the interior wall has a loose or detached surface covering, then the resident could be injured by falling debris.</p> <p>If the interior wall has a loose or detached surface covering, then the resident may be unable to fully rely on or use a feature that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if the interior wall has a loose or detached surface covering and to recognize it is important enough to report it to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.</p>
Deficiency 1 – Wall – Interior: Inside	
Deficiency	Interior wall has a loose or detached surface covering.
Deficiency Criteria	Interior wall has a loose or detached surface covering.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the interior wall has a loose or detached surface covering, then the resident could be injured by falling debris.</p> <p>If the interior wall has a loose or detached surface covering, then the resident may be unable to fully rely on or use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify if the interior wall has a loose or detached surface covering. 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.</p>
Deficiency 2 – Wall – Interior: Unit	
Deficiency	Interior wall component(s) is not functionally adequate.

Deficiency Criteria	Interior wall component(s) is not functionally adequate (i.e., impacts the integrity of the interior wall or does not allow interior wall to provide vertical separation between rooms or spaces).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If an interior wall component(s) is not functionally adequate, then the resident may be exposed to health hazards.</p> <p>If an interior wall component(s) is not functionally adequate, then the resident may be exposed to safety hazards.</p> <p>A resident is likely to notice if an interior wall component(s) is not functionally adequate and to recognize it is important enough to report it to property management because it may present health and safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health and safety hazards.</p>

Deficiency 2 – Wall – Interior: Inside

Deficiency	Interior wall component(s) is not functionally adequate.
Deficiency Criteria	Interior wall component(s) is not functionally adequate (i.e., impacts the integrity of the interior wall or does not allow interior wall to provide vertical separation between rooms or spaces).
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If an interior wall component(s) is not functionally adequate, then the resident may be exposed to health hazards.</p> <p>If an interior wall component(s) is not functionally adequate, then the resident may be exposed to safety hazards.</p> <p>Property management would be expected to ensure that staff members understand how to identify if an interior wall component(s) is not</p>

functionally adequate. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in health and safety hazards.

Deficiency 3 – Wall – Interior: Unit

Deficiency	Interior wall has a hole that is greater than 2 inches in diameter or there is an accumulation of holes that are cumulatively greater than 6 inches by 6 inches.
Deficiency Criteria	A hole is greater than 2 inches in diameter. OR An accumulation of holes in any one wall that are cumulatively greater than 6 inches by 6 inches.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is a hole that is greater than 2 inches in diameter or an accumulation of holes that are cumulatively greater than 6 inches by 6 inches, then the resident may be exposed to items behind the wall (e.g., insulation, lead dust, asbestos, wires) that may harm their health.</p> <p>If there is a hole that is greater than 2 inches in diameter or an accumulation of holes that are cumulatively greater than 6 inches by 6 inches, then the resident may be unable to fully use a feature (i.e., a wall without a hole) that is expected to be provided and maintained as part of their rent.</p> <p>If there is a hole that is greater than 2 inches in diameter or an accumulation of holes that are cumulatively greater than 6 inches by 6 inches, then it should be identified during routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.</p>

Deficiency 3 – Wall – Interior: Inside

Deficiency	Interior wall has a hole that is greater than 2 inches in diameter or there is an accumulation of holes that are cumulatively greater than 6 inches by 6 inches.
Deficiency Criteria	A hole is greater than 2 inches in diameter.

	OR
	An accumulation of holes in any one wall that are cumulatively greater than 6 inches by 6 inches.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If there is a hole that is greater than 2 inches in diameter or an accumulation of holes that are cumulatively greater than 6 inches by 6 inches, then the resident may be exposed to items behind the wall (e.g., insulation, lead dust, asbestos, wires) that may harm their health.</p> <p>If there is a hole that is greater than 2 inches in diameter or an accumulation of holes that are cumulatively greater than 6 inches by 6 inches, then the resident may be unable to fully use a feature (i.e., a wall without a hole) that is expected to be provided and maintained as part of their rent.</p> <p>If there is a hole that is greater than 2 inches in diameter or an accumulation of holes that are cumulatively greater than 6 inches by 6 inches, then it should be identified during routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.</p>

TABLE 62—WATER HEATER STANDARD

Definition and Location	
Definition	A device designed to generate and store hot water for domestic use.
Location	<p>Unit: Mechanical rooms, mechanical closets, basements, under stairs, kitchens.</p> <p>Inside: Mechanical rooms, mechanical closets, basements, under stairs, kitchens.</p> <p>Outside: Back or side yard.</p>
Deficiency 1 – Water Heater: Unit	

Deficiency	Temperature pressure relief (TPR) valve has an active leak or is obstructed or relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material.
Deficiency Criteria	<p>TPR valve has an active leak.</p> <p>OR</p> <p>TPR valve is obstructed such that the TPR valve is unable to be fully actuated.</p> <p>OR</p> <p>Relief valve discharge piping is damaged (i.e., visibly defective; impacts functionality), capped, has an upward slope, or is constructed of unsuitable material.</p>
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the TPR valve has an active leak, is obstructed such that it is unable to be fully actuated, or the relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material, and the water within the water heater reaches temperatures above its boiling point, then there may be an increased safety risk to the resident due to a rupturing water heater, which may result in injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify a TPR valve that has an active leak, is obstructed such that it is unable to be fully actuated, or relief valve discharge piping that is damaged, capped, has an upward slope, or is constructed of unsuitable material. 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.</p> <p>Water heaters should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If the TPR valve has an active leak, is obstructed such that it is unable to be fully actuated, or the relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material, then it may indicate preventative maintenance activities could be improved.</p>

Deficiency 1 – Water Heater: Inside

Deficiency	Temperature pressure relief (TPR) valve has an active leak or is obstructed or relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material.
Deficiency Criteria	<p>TPR valve has an active leak.</p> <p>OR</p> <p>TPR valve is obstructed such that the TPR valve is unable to be fully actuated.</p> <p>OR</p> <p>Relief valve discharge piping is damaged (i.e., visibly defective; impacts functionality), capped, has an upward slope, or is constructed of unsuitable material.</p>
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the TPR valve has an active leak, is obstructed such that it is unable to be fully actuated, or the relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material, and the water within the water heater reaches temperatures above its boiling point, then there may be an increased safety risk to the resident due to a rupturing water heater, which may result in injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify a TPR valve that has an active leak, is obstructed such that it is unable to be fully actuated, or relief valve discharge piping that is damaged, capped, has an upward slope, or is constructed of unsuitable material. 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.</p> <p>Water heaters should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If the TPR valve has an active leak, is obstructed such that it is unable to be fully actuated, or the relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material, then it may indicate preventative maintenance activities could be improved.</p>

Deficiency 1 – Water Heater: Outside

Deficiency	Temperature pressure relief (TPR) valve has an active leak or is obstructed or relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material.
Deficiency Criteria	<p>TPR valve has an active leak.</p> <p>OR</p> <p>TPR valve is obstructed such that the TPR valve is unable to be fully actuated.</p> <p>OR</p> <p>Relief valve discharge piping is damaged (i.e., visibly defective; impacts functionality), capped, has an upward slope, or is constructed of unsuitable material.</p>
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the TPR valve has an active leak, is obstructed such that it is unable to be fully actuated, or the relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material, and the water within the water heater reaches temperatures above its boiling point, then there may be an increased safety risk to the resident due to a rupturing water heater, which may result in injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify a TPR valve that has an active leak, is obstructed such that it is unable to be fully actuated, or relief valve discharge piping that is damaged, capped, has an upward slope, or is constructed of unsuitable material. 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.</p> <p>Water heaters should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If the TPR valve has an active leak, is obstructed such that it is unable to be fully actuated, or the relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material, then it may indicate preventative maintenance activities could be improved.</p>

Deficiency 2 – Water Heater: Unit

Deficiency	No hot water.
Deficiency Criteria	Hot water does not dispense after the handle is engaged.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If hot water does not dispense after the handle is engaged, then the resident cannot maintain personal hygiene, which may result in sickness.</p> <p>If hot water does not dispense after the handle is engaged, then the resident is unable to maintain household hygiene, including washing clothes and dishes, cleaning, etc.</p> <p>If hot water does not dispense after the handle is engaged, then the resident is unable to fully use a fixture that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if hot water does not dispense after the handle is engaged and to recognize it is important enough to report to property management because it may present health and sanitary hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health and sanitary hazards.</p>

Deficiency 2 – Water Heater: Inside

Deficiency	No hot water.
Deficiency Criteria	Hot water does not dispense after the handle is engaged.
Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass

Rationale	<p>If hot water does not dispense after the handle is engaged, then the resident may not be able to fully use a fixture.</p> <p>Property management would be expected to ensure that staff members understand how to identify if hot water does not dispense after the handle is engaged. 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.</p>
Deficiency 3 – Water Heater: Unit	
Deficiency	The relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.
Deficiency Criteria	<p>The relief valve discharge piping is missing (i.e., evidence of prior installation, but is now not present or is incomplete).</p> <p>OR</p> <p>The relief valve discharge piping terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level, there may be an increased safety risk to the resident of thermal burns, which may result in injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify if the relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency as it may result in safety hazards.</p>
Deficiency 3 – Water Heater: Inside	
Deficiency	The relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.
Deficiency Criteria	<p>The relief valve discharge piping is missing (i.e., evidence of prior installation, but is now not present or is incomplete).</p> <p>OR</p>

	The relief valve discharge piping terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level, there may be an increased safety risk to the resident of thermal burns, which may result in injury.</p> <p>Property management would be expected to ensure that staff members understand how to identify if the relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency as it may result in safety hazards.</p>

Deficiency 3 – Water Heater: Outside

Deficiency	The relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.
Deficiency Criteria	<p>The relief valve discharge piping is missing (i.e., evidence of prior installation, but is now not present or is incomplete).</p> <p>OR</p> <p>The relief valve discharge piping terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	If the relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level, there may be an increased safety risk to the resident of thermal burns, which may result in injury.

Property management would be expected to ensure that staff members understand how to identify if the relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency as it may result in safety hazards.

Deficiency 4 – Water Heater: Unit

Deficiency	Chimney or flue piping is blocked, misaligned, or missing.
Deficiency Criteria	Chimney or flue piping is blocked, misaligned, or missing (i.e., evidence of prior installation, but now not present or is incomplete).
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the chimney or flue piping is blocked, misaligned, or missing, then the resident may be exposed to carbon monoxide leaks.</p> <p>A resident is likely to notice if the chimney or flue piping is blocked, misaligned, or missing 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.</p>

Deficiency 4 – Water Heater: Inside

Deficiency	Chimney or flue piping is blocked, misaligned, or missing.
Deficiency Criteria	Chimney or flue piping is blocked, misaligned, or missing (i.e., evidence of prior installation, but now not present or is incomplete).
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail

Rationale	<p>If the chimney or flue piping is blocked, misaligned, or missing, then the resident may be exposed to carbon monoxide leaks.</p> <p>Property management would be expected to ensure that staff members understand how to identify if chimney or flue piping is blocked, misaligned, or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this as it may result in safety hazards.</p>
Deficiency 4 – Water Heater: Outside	
Deficiency	Chimney or flue piping is blocked, misaligned, or missing.
Deficiency Criteria	Chimney or flue piping is blocked, misaligned, or missing (i.e., evidence of prior installation, but now not present or is incomplete).
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the chimney or flue piping is blocked, misaligned, or missing, then the resident may be exposed to carbon monoxide leaks.</p> <p>Property management would be expected to ensure that staff members understand how to identify if chimney or flue piping is blocked, misaligned, or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this as it may result in safety hazards.</p>
Deficiency 5 – Water Heater: Unit	
Deficiency	Gas shutoff valve is damaged, missing, or not installed.
Deficiency Criteria	<p>Gas shutoff valve is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>Gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete).</p> <p>OR</p> <p>Gas shutoff valve is not installed (i.e., never installed, but should have been).</p>
Health and Safety Determination	Life-Threatening

Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the gas shutoff valve is damaged, missing, or not installed and there is a need to shut off the gas, then there may be an increased safety risk to the resident of fire, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify a gas shutoff valve that is damaged, missing, or not installed. 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.</p>

Deficiency 5 – Water Heater: Inside

Deficiency	Gas shutoff valve is damaged, missing, or not installed.
Deficiency Criteria	<p>Gas shutoff valve is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>Gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete).</p> <p>OR</p> <p>Gas shutoff valve is not installed (i.e., never installed, but should have been).</p>
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	<p>If the gas shutoff valve is damaged, missing, or not installed and there is a need to shut off the gas, then there may be an increased safety risk to the resident of fire, which may result in injury or death.</p> <p>Property management would be expected to ensure that staff members understand how to identify a gas shutoff valve that is damaged, missing, or not installed. 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.</p>

Deficiency 5 – Water Heater: Outside

Deficiency	Gas shutoff valve is damaged, missing, or not installed.
Deficiency Criteria	Gas shutoff valve is damaged (i.e., visibly defective; impacts functionality). OR Gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete). OR Gas shutoff valve is not installed (i.e., never installed, but should have been).
Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours
HCV Correction Timeframe	24 hours
HCV Pass/Fail	Fail
Rationale	If the gas shutoff valve is damaged, missing, or not installed and there is a need to shut off the gas, then there may be an increased safety risk to the resident of fire, which may result in injury or death. Property management would be expected to ensure that staff members understand how to identify a gas shutoff valve that is damaged, missing, or not installed. 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.

TABLE 63—WINDOW STANDARD

Definition and Location	
Definition	Opening in a wall or roof of a building that is fitted with glass or other material.
Location	Unit: Throughout the Unit. Inside: Throughout the Inside. Outside: Throughout the Outside.
Deficiency 1 – Window: Unit	
Deficiency	Window will not open or stay open.
Deficiency Criteria	Window will not open.

	OR Once opened, window will not stay open without the use of a tool or item.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If a window does not open or stay open, then it may limit ventilation of interior spaces, which may affect indoor air quality and trigger respiratory issues.</p> <p>If a window will not open or stay open, then the resident may not be able to use a feature that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice a window a that will not open or stay open 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.</p>

Deficiency 1 – Window: Inside

Deficiency	Window will not open or stay open.
Deficiency Criteria	Window will not open. OR Once opened, window will not stay open without the use of a tool or item.
Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass
Rationale	If a window will not open or stay open, then the resident may not be able to use a feature that is expected to be provided and maintained as part of their rent.

Property management would be expected to ensure that staff members understand how to identify a window that will not open or stay open. 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.

Deficiency 2 – Window: Unit

Deficiency	Window cannot be secured.
Deficiency Criteria	Window cannot be secured (i.e., access controlled) by at least 1 installed lock.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the window cannot be secured, then the resident may be unable to control access to the property.</p> <p>If the window cannot be secured, then the resident may not be able to fully use a feature that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if a window cannot be secured and to recognize it is important enough to report it to property management because it may present security hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in security hazards.</p>

Deficiency 2 – Window: Inside

Deficiency	Window cannot be secured.
Deficiency Criteria	Window cannot be secured (i.e., access controlled) by at least 1 installed lock.
Health and Safety Determination	Low
Correction Timeframe	60 Days
HCV Correction Timeframe	N/A
HCV Pass/Fail	Pass

Rationale	Property management would be expected to ensure that staff members understand how to identify a window that cannot be secured by at least 1 installed lock. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency.
Deficiency 3 – Window: Unit	
Deficiency	Window will not close.
Deficiency Criteria	The window will not close.
Health and Safety Determination	Severe
Correction Timeframe	24 hours
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail
Rationale	<p>If the window will not close, then the resident may be exposed to environmental elements, which may result in illness.</p> <p>If the window will not close, there may be an increased safety risk to the resident of fall hazards, which may result in injury.</p> <p>If the window will not close, then the resident may be unable to control access to the property.</p> <p>If the window will not close, then resident may be unable to fully use a feature that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice a window that will not close and to recognize it is important enough to report it to property management because it may present health or security hazards, or usability barriers. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health or security hazards.</p>
Deficiency 3 – Window: Inside	
Deficiency	Window will not close.
Deficiency Criteria	The window will not close.
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days

HCV Pass/Fail	Fail
Rationale	<p>If the window will not close, there may be an increased safety risk to the resident of fall hazards, which may result in injury.</p> <p>If the window will not close, then the resident may be unable to control access to the property.</p> <p>If the window will not close, then resident may be unable to fully use a feature that is expected to be provided and maintained as part of their rent.</p> <p>Property management would be expected to ensure that staff members understand how to identify a window that will not close. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in security hazards or usability barriers.</p>
Deficiency 4 – Window: Unit	
Deficiency	Window component is damaged or missing and the window is not functionally adequate.
Deficiency Criteria	<p>Any portion of a visually accessible (i.e., can be reasonably accessed and observed) window component is damaged (i.e., visibly defective) and the window is not functionally adequate (i.e., cannot protect from the elements, bugs, or debris, permit illumination within the interior space, or permit visual access between spaces).</p> <p>OR</p> <p>Any portion of a visually accessible (i.e., can be reasonably accessed and observed) window component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and the window is not functionally adequate (i.e., cannot protect from the elements, bugs, or debris, permit illumination within the interior space, or permit visual access between spaces).</p> <p>OR</p> <p>A visually accessible (i.e., can be reasonably accessed and observed) window screen has a hole, tear, or cut that is 1 inch or greater.</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale	<p>If a window component is damaged or missing and the window is not functionally adequate, then the resident may be exposed to environmental elements, which may result in illness.</p> <p>If a window component is damaged or missing and the window is not functionally adequate, then the resident may be unable to fully use a feature that is expected to be provided and maintained as part of their rent.</p> <p>A resident is likely to notice if a window component is damaged or missing and the window is not functionally adequate, 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.</p>
Deficiency 4 – Window: Inside	
Deficiency	Window component is damaged or missing and the window is not functionally adequate.
Deficiency Criteria	<p>Any portion of a visually accessible (i.e., can be reasonably accessed and observed) window component is damaged (i.e., visibly defective) and the window is not functionally adequate (i.e., cannot protect from the elements, bugs, or debris, permit illumination within the interior space, or permit visual access between spaces).</p> <p>OR</p> <p>Any portion of a visually accessible (i.e., can be reasonably accessed and observed) window component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and the window is not functionally adequate (i.e., cannot protect from the elements, bugs, or debris, permit illumination within the interior space, or permit visual access between spaces).</p> <p>OR</p> <p>A visually accessible (i.e., can be reasonably accessed and observed) window screen has a hole, tear, or cut that is 1 inch or greater.</p>
Health and Safety Determination	Moderate
Correction Timeframe	30 days
HCV Correction Timeframe	30 days
HCV Pass/Fail	Fail

Rationale

If a window component is damaged or missing and the window is not functionally adequate, then the resident may be exposed to environmental elements, which may result in illness.

If a window component is damaged or missing and the window is not functionally adequate, then the resident may be unable to fully use a feature that is expected to be provided and maintained as part of their rent.

Property management would be expected to ensure that staff members understand how to identify a window component that is damaged or missing and the window is not functionally adequate. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency.

TABLE 64—AFFIRMATIVE HABITABILITY REQUIREMENTS

Inspectable Item	Location	Deficiency
Bathtub and Shower	Unit	Bathtub or shower cannot be used in private.
Cabinet and Storage	Unit	Food storage space is not present.
Carbon Monoxide Alarm	Unit	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.
	Inside	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.
Cooking Appliance	Unit	Primary cooking appliance is missing.
Electrical – Ground-Fault Circuit Interrupter (GFCI) or Arc-Fault Circuit Interrupter (AFCI) – Outlet or Breaker	Unit	An unprotected outlet is present within six feet of a water source.
	Inside	An unprotected outlet is present within six feet of a water source.
	Outside	An unprotected outlet is present within six feet of a water source.
Food Preparation Area	Unit	Food preparation area is not present.
Guardrail	Unit	Guardrail is missing or not installed.
	Inside	Guardrail is missing or not installed.
	Outside	Guardrail is missing or not installed.
Heating, Ventilation, and Air Conditioning (HVAC)	Unit	The inspection date is on or between October 1 and March 31 and the permanently installed heating source is not working or the permanently installed heating source is working and the interior temperature is below 64 degrees Fahrenheit.
	Unit	The inspection date is on or between October 1 and March 31 and the permanently installed heating source is working and the interior temperature is 64 to 67.9 degrees Fahrenheit.
	Unit	Unvented space heater that burns gas, oil, or kerosene is present.
	Inside	Unvented space heater that burns gas, oil, or kerosene is present.
	Unit	The inspection date is on or between April 1 and September 30 and a permanently installed heating source is damaged, inoperable, missing, or not installed.
	Inside	The inspection date is on or between October 1 and March 31 and the permanently installed heating source is inoperable.
	Unit	The inspection date is on or between April 1 and September 30 and a permanently installed heating source is damaged, inoperable, missing, or not installed.
Lighting - Interior	Unit	At least one (1) permanently installed light fixture is not present in the kitchen and bathroom.
	Inside	At least one (1) permanently installed light fixture is not present in the kitchen and bathroom.
Minimum Electrical and Lighting	Unit	At least two (2) working outlets are not present within each habitable room.

		OR
		At least one (1) working outlet and one (1) permanently installed light fixture is not present within each habitable room.
Refrigerator	Unit	Refrigerator is missing.
Sink	Unit	Cannot activate or deactivate hot and cold water.
	Unit	Sink is missing or not installed within the primary kitchen.
Smoke Alarm	Unit	Smoke alarm is not installed where required.
	Inside	Smoke alarm is not installed where required.
Toilet	Unit	Toilet cannot be used in private.

TABLE 65—HOTMA LIFE THREATENING CONDITIONS

As described in the notice, HUD proposes to update to the list of life-threatening conditions included on the Housing Opportunity Through Modernization Act of 2016 Life-Threatening List (“HOTMA LT”) for the HCV and PBV programs. Within the standards, the HOTMA LT deficiencies include the following descriptions:

Health and Safety Determination	Life-Threatening
Correction Timeframe	24 hours, if occupied
HCV Correction Timeframe	24 hours, if occupied
HCV Pass/Fail	Fail

For occupied units where the family already has a voucher and is undergoing a periodic reexamination, deficiencies on the HOTMA LT list must be corrected within 24 hours. For new units proposed for the HCV program, HOTMA LT deficiencies must be resolved before the Housing Assistance Payment (HAP) contract is executed and the family moves into the unit. Other deficiencies included in the NSPIRE standards must be resolved within timelines established by the PHA administering the voucher, typically 30 days. Where NSPIRE deficiencies are not corrected within established timeframes, PHAs will be required to suspend, abate or terminate HAP to the landlord once the standards are final.

Inspectable Item	Deficiency
Call-for-Aid System	System is blocked, or pull cord is higher than 6 inches off the floor. System does not function properly.
Carbon Monoxide Alarm	Carbon monoxide alarm is missing, not installed, or not installed in a proper location. Carbon monoxide alarm is obstructed. Carbon monoxide alarm does not produce an audio or visual alarm when tested.
Chimney	A visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior. Chimney exhibits signs of structural failure.
Clothes Dryer Exhaust Ventilation	Electric dryer transition duct is detached or missing. Gas dryer transition duct is detached or missing. Electric dryer exhaust ventilation system has restricted airflow. Dryer transition duct is constructed of unsuitable material. Gas dryer exhaust ventilation system has restricted airflow.
Door - Entry	Entry door is missing.
Door - Fire Labeled	Fire labeled door is missing.
Egress	Obstructed means of egress. Sleeping room is located on the 3rd floor or below and has an obstructed rescue opening. Fire escape is obstructed.
Electrical - Conductor, Outlet, and Switch	Outlet or switch is damaged. Exposed electrical conductor. Water is currently in contact with an electrical conductor.
Electrical - Service Panel	The overcurrent protection device is damaged.
Exit Sign	Exit sign is damaged, missing, obstructed, or not adequately illuminated.
Fire Escape	Fire escape component is damaged or missing.
Fire Extinguisher	Fire extinguisher pressure gauge reads over or under-charged. Fire extinguisher service tag is missing, illegible, or expired. Fire extinguisher is damaged or missing.
Flammable and Combustible Items	Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater. OR Improperly stored chemicals.
Guardrail	Guardrail is missing or not installed. Guardrail is not functionally adequate.
Heating, Ventilation, and Air Conditioning (HVAC)	The inspection date is on or between October 1 and March 31 and the permanently installed heating source is not working or the permanently installed heating source is working and the interior temperature is below 64 degrees Fahrenheit. Unvented space heater that burns gas, oil, or kerosene is present.

	Combustion chamber cover or gas shutoff valve is missing from a fuel burning heating appliance.
	Fuel burning heating system or device exhaust vent is misaligned, blocked, disconnected, improperly connected, damaged, or missing.
Leak - Gas or Oil	Natural gas, propane, or oil leak.
Mold-like Substance	Presence of mold-like substance at extremely high levels is observed visually.
Smoke Alarm	Smoke alarm is not installed where required.
	Smoke alarm is obstructed.
	Smoke alarm does not produce an audio or visual alarm when tested.
Sprinkler Assembly	Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.
	Sprinkler assembly component is damaged, inoperable, or missing and it is detrimental to performance.
	Sprinkler assembly has evidence of corrosion.
	Sprinkler assembly has evidence of foreign material that is detrimental to performance. .
Structural System	Structural system exhibits signs of serious failure.
Toilet	Only 1 toilet was installed, and it is missing.
Water Heater	Chimney or flue piping is blocked, misaligned, or missing.
	Gas shutoff valve is damaged, missing, or not installed.