

Health and Safety Systems

1.) Chimney	1-5
2.) Fire Extinguisher	1-10
3.) Flammable and Combustible Items	1-4
4.) Grab Bars	1-3
5.) Guardrails	1-7
6.) Handrails	1-13
7.) Trash Chute	1-3
8.) Water heaters	1-15

TITLE: CHIMNEY
 VERSION: V3.0
 DATE PUBLISHED: 08/11/23

DEFINITION: A vertical or near vertical passageway connected to a fireplace or wood-burning appliance.

PURPOSE: To safely contain fire and convey smoke and combustion gases to the exterior.

COMMON COMPONENTS: Visible flue; Firebox; Brick; Concrete; Masonry block; Wood Framing; Clay; Natural Stone

LOCATION: ☒ Unit Any enclosed, habitable space where a gas fireplace, wood-burning fireplace, or wood-burning appliance is located

☒ Inside Any enclosed, shared space where a gas fireplace, wood-burning fireplace, or wood-burning appliance is located

☒ Outside Any exterior, visually accessible component of a gas fireplace, wood-burning fireplace, or wood-burning appliance

MORE INFORMATION:
 - Ventilation of combustion gases from fuel-burning appliances should be evaluated under the respective item's standard, including, but not limited to:
 - Heating, Ventilation, and Air Conditioning (HVAC)
 - Water Heater
 - A ventless fireplace should not be evaluated under this standard.

DEFICIENCY 1: 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.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 2: Chimney exhibits signs of structural failure.

LOCATION: ☒ Outside

DEFICIENCY I — UNIT: 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: 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.

OR

A visually accessible (i.e., can be reasonably accessed and observed) chimney, flue, or firebox connected to a fireplace or wood-burning 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 The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to the resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

- OBSERVATION:**
- Identify all fireplaces and wood-burning appliances.
 - Visually inspect each chimney, flue, and firebox to determine if it is incomplete (i.e., evidence of a previously installed component that is now not present).
 - Visually inspect each chimney, flue, and firebox for damage (i.e., visibly defective; impacts functionality).
- REQUEST FOR HELP:**
- None
- ACTION:**
- None
- MORE INFORMATION:**
- If a fireplace is intentionally decommissioned (e.g., sealed; not positioned for use), then do not evaluate it under this deficiency.
 - Examples of conditions that should be evaluated under this deficiency include, but are not limited to:
 - Holes.
 - Bricks that are damaged, missing, or cracked such that smoke or combustion gases may not vent as intended.
 - Failed lining (e.g., creosote leaching through brick).

DEFICIENCY I — INSIDE: 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: 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.

OR

A visually accessible (i.e., can be reasonably accessed and observed) chimney, flue, or firebox connected to a fireplace or wood-burning 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 The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to the resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

- OBSERVATION:**
- Identify all fireplaces and wood-burning appliances.
 - Visually inspect each chimney, flue, and firebox to determine if it is incomplete (i.e., evidence of a previously installed component that is now not present).
 - Visually inspect each chimney, flue, and firebox for damage (i.e., visibly defective; impacts functionality).
- REQUEST FOR HELP:** - None
- ACTION:** - None
- MORE INFORMATION:**
- If a fireplace is intentionally decommissioned (e.g., sealed; not positioned for use), then do not evaluate it under this deficiency.
 - Examples of conditions that should be evaluated under this deficiency include, but are not limited to:
 - Holes.
 - Bricks that are damaged, missing, or cracked such that smoke or combustion gases may not vent as intended.
 - Failed lining (e.g., creosote leaching through brick).

DEFICIENCY I — OUTSIDE: 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: 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.

OR

A visually accessible (i.e., can be reasonably accessed and observed) chimney, flue, or firebox connected to a fireplace or wood-burning 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 The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to the resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

- OBSERVATION:**
- Identify all fireplaces and wood-burning appliances.
 - Visually inspect each chimney, flue, and firebox to determine if it is incomplete (i.e., evidence of a previously installed component that is now not present).
 - Visually inspect each chimney, flue, and firebox for damage (i.e., visibly defective; impacts functionality).
- REQUEST FOR HELP:** - None
- ACTION:** - None
- MORE INFORMATION:**
- For the purpose of this inspection, the ash cleanout should be considered as part of the firebox and therefore evaluated under this deficiency.
 - For the purpose of this inspection, the inspector should not go on the roof to evaluate the chimney.
 - If a fireplace is intentionally decommissioned (e.g., sealed, not positioned for use), then do not evaluate it under this deficiency.
 - Examples of conditions that should be evaluated under this deficiency include, but are not limited to:
 - Holes.
 - Bricks that are damaged, missing, or cracked such that smoke or combustion gases may not vent as intended.
 - Failed lining (e.g., creosote leaching through brick).
-

DEFICIENCY 2 — OUTSIDE: 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 The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to the resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

- OBSERVATION:**
 - Identify all fireplaces and wood-burning appliances.
 - Visually inspect each chimney to determine if it exhibits any sign of structural failure.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- MORE INFORMATION:**
 - Examples of chimney structural failure include, but are not limited to:
 - Misaligned
 - Detached
 - Leaning away from the building
 - Collapsed
 - Imminent danger of collapse

TITLE: FIRE EXTINGUISHER

VERSION: V3.0

DATE PUBLISHED: 06/20/23

DEFINITION: A portable fire safety device that discharges a jet of water, foam, gas, or other material to extinguish a fire.

PURPOSE: Put out a small fire by directing onto it a substance that cools the burning material, deprives the flame of oxygen, or interferes with the chemical reactions occurring in the flame.

COMMON COMPONENTS: Tank; Locking pin; Handle or operating lever; Pressure gauge; Discharge hose and nozzle; Mounting bracket; Fire extinguisher cabinet; Inspection tag

LOCATION:

<input checked="" type="checkbox"/> Unit	Includes, but is not limited to: hallways, kitchens, laundry rooms, mechanical rooms
<input checked="" type="checkbox"/> Inside	Includes, but is not limited to: hallways, kitchens, laundry rooms, common areas, mechanical rooms
<input checked="" type="checkbox"/> Outside	Parking garages, breezeways, property exterior, roof tops

MORE INFORMATION:

- This standard does not apply to fire extinguishers owned by the resident.
- Do not evaluate fire extinguishers that are not in service (i.e., in storage or awaiting service).

DEFICIENCY 1: Fire extinguisher pressure gauge reads over or under-charged.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 2: Fire extinguisher service tag is missing, illegible, or expired.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 3: Fire extinguisher is damaged or missing.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY I — UNIT: 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 The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

- OBSERVATION:**
- Look at the fire extinguisher and determine if it has a pressure gauge.
 - If it does, ensure that the gauge is in the green zone and not discharged or over or under-charged.
- REQUEST FOR HELP:**
- Determine if fire extinguisher is owned by the resident.
- ACTION:**
- None
- More Information:**
- None

DEFICIENCY I — INSIDE: 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 The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

- OBSERVATION: - Look at the fire extinguisher and determine if it has a pressure gauge.
 - If it does, ensure that the gauge is in the green zone and not discharged or over or under-charged.
- REQUEST FOR HELP: - Ask the POA to identify all fire extinguishers provided by the property.
- ACTION: - None
- More Information: - None

DEFICIENCY I — OUTSIDE: 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 The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

- OBSERVATION:**
- Look at the fire extinguisher and determine if it has a pressure gauge.
 - If it does, ensure that the gauge is in the green zone and not discharged or over or under-charged.
- REQUEST FOR HELP:** - Ask the POA to identify all fire extinguishers provided by the property.
- ACTION:** - None
- More Information:** - None
-

DEFICIENCY 2 — UNIT: 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 The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

OBSERVATION: - Look at a chargeable fire extinguisher and verify the date on the service tag.

REQUEST FOR HELP: - Determine if fire extinguisher is owned by the resident.

ACTION: - None

More Information: - If the POA provides the invoice or report from the servicing fire extinguisher company, do not record a deficiency for a missing tag. The date of the report must be no more than one year from the inspection date.

DEFICIENCY 2 — INSIDE: 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 The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

- OBSERVATION:** - Look at a chargeable fire extinguisher and verify the date on the service tag.
 - REQUEST FOR HELP:** - Ask the POA to identify all fire extinguishers provided by the property.
 - ACTION:** - None
 - More Information:** - If the POA provides the invoice or report from the servicing fire extinguisher company, do not record a deficiency for a missing tag. The date of the report must be no more than one year from the inspection date.
-

DEFICIENCY 2 — OUTSIDE: 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 The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

- OBSERVATION:** - Look at a chargeable fire extinguisher and verify the date on the service tag.
- REQUEST FOR HELP:** - Ask the POA to identify all fire extinguishers provided by the property.
- ACTION:** - None
- More Information:** - If the POA provides the invoice or report from the servicing fire extinguisher company, do not record a deficiency for a missing tag. The date of the report must be no more than one year from the inspection date.

DEFICIENCY 3 — UNIT: 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
	The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.
CORRECTION TIMEFRAME:	24 hours
HCV PASS / FAIL:	Fail
HCV CORRECTION TIMEFRAME:	24 hours
INSPECTION PROCESS:	
OBSERVATION:	<ul style="list-style-type: none"> - Look along the walls for evidence of prior installation of a fire extinguisher (e.g., brackets, signage, or marked cabinets).
	<ul style="list-style-type: none"> - If present, visually inspect to identify any damage.
REQUEST FOR HELP:	<ul style="list-style-type: none"> - Determine if fire extinguisher is owned by the resident.
ACTION:	<ul style="list-style-type: none"> - None
More Information:	<ul style="list-style-type: none"> - None

DEFICIENCY 3 — INSIDE: 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	The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.
CORRECTION TIMEFRAME:	24 hours	
HCV PASS / FAIL:	Fail	
HCV CORRECTION TIMEFRAME:	24 hours	

INSPECTION PROCESS:

- | | |
|-------------------|---|
| OBSERVATION: | <ul style="list-style-type: none"> - Look along the walls for evidence of prior installation of a fire extinguisher (e.g., brackets, signage, or marked cabinets). - If present, visually inspect to identify any damage. |
| REQUEST FOR HELP: | <ul style="list-style-type: none"> - Ask the POA to identify all fire extinguishers provided by the property. |
| ACTION: | <ul style="list-style-type: none"> - None |
| More Information: | <ul style="list-style-type: none"> - None |

DEFICIENCY 3 — OUTSIDE: 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	The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.
CORRECTION TIMEFRAME:	24 hours	
HCV Pass / Fail:	Fail	
HCV CORRECTION TIMEFRAME:	24 hours	
INSPECTION PROCESS:		
OBSERVATION:	<ul style="list-style-type: none"> - Look along the walls for evidence of prior installation of a fire extinguisher (e.g., brackets, signage, or marked cabinets). - If present, visually inspect to identify any damage. 	
REQUEST FOR HELP:	<ul style="list-style-type: none"> - Ask the POA to identify all fire extinguishers provided by the property. 	
ACTION:	<ul style="list-style-type: none"> - None 	
More Information:	<ul style="list-style-type: none"> - None 	

TITLE: FLAMMABLE AND COMBUSTIBLE ITEM

VERSION: V3.0

DATE PUBLISHED: 06/20/23

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.

PURPOSE: None

COMMON COMPONENTS: None

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

MORE INFORMATION: None

DEFICIENCY 1: 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.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY I — UNIT: 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 The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

- OBSERVATION:**
- Look for flammable or combustible items on or near an appliance that provides heat for thermal comfort.
 - Look for flammable or combustible items on or near a fuel-burning water heater.
 - Look for any improperly stored chemicals (e.g., paint, gasoline, etc.).
- REQUEST FOR HELP:**
- None
- ACTION:**
- If applicable, measure distance between the flammable or combustible item and the appliance that provides heat for thermal comfort.
 - If applicable, measure distance between the flammable or combustible item and the fuel-burning water heater.
- MORE INFORMATION:**
- Excluding heating oil in a heating oil tank, petroleum products (e.g., gasoline, kerosene, or propane) should never be stored in the Unit or Inside areas.
 - A combustible item in its original container and stored in a safe place (e.g., under a kitchen sink, in a hall closet, etc.) is not a deficiency.
 - Electrical components should not be evaluated as ignition sources under this standard.
-

DEFICIENCY I — INSIDE: 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 The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

- OBSERVATION:**
- Look for flammable or combustible items on or near an appliance that provides heat for thermal comfort.
 - Look for flammable or combustible items on or near a fuel-burning water heater.
 - Look for any improperly stored chemicals (e.g., paint, gasoline, etc.).
- REQUEST FOR HELP:**
- None
- ACTION:**
- If applicable, measure distance between the flammable or combustible item and the appliance that provides heat for thermal comfort.
 - If applicable, measure distance between the flammable or combustible item and the fuel-burning water heater.
- MORE INFORMATION:**
- Excluding heating oil in a heating oil tank, petroleum products (e.g., gasoline, kerosene, or propane) should never be stored in the Unit or Inside areas.
 - A combustible item in its original container and stored in a safe place (e.g., under a kitchen sink, in a hall closet, etc.) is not a deficiency.
 - Electrical components should not be evaluated as ignition sources under this standard.

DEFICIENCY 1 — OUTSIDE: **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** The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

- OBSERVATION:**
- Look for flammable or combustible items on or near an appliance that provides heat for thermal comfort.
 - Look for flammable or combustible items on or near a fuel-burning water heater.
 - Look for any improperly stored chemicals (e.g., paint, gasoline, etc.).
- REQUEST FOR HELP:**
- None
- ACTION:**
- If applicable, measure distance between the flammable or combustible item and the appliance that provides heat for thermal comfort.
 - If applicable, measure distance between the flammable or combustible item and the fuel-burning water heater.
- MORE INFORMATION:**
- Excluding heating oil in a heating oil tank, petroleum products (e.g., gasoline, kerosene, or propane) should never be stored in the Unit or Inside areas.
 - A combustible item in its original container and stored in a safe place (e.g., under a kitchen sink, in a hall closet, etc.) is not a deficiency.
 - Electrical components should not be evaluated as ignition sources under this standard.
-

TITLE: GRAB BAR
VERSION: V3.0
DATE PUBLISHED: 06/20/23

DEFINITION: Safety device designed to be grasped and enable a person to maintain balance.

PURPOSE: To assist a person when maneuvering or transferring their weight.

COMMON COMPONENTS: Handle; Bar; Mounting hardware

LOCATION: ☒ Unit Bathroom
☒ Inside Bathroom
☐ Outside None

MORE INFORMATION: For the purposes of this inspection, "grab bar" is the term used for handrails located in a bathroom. All other handrails must be inspected using the Handrail standard.

DEFICIENCY 1: Grab bar is not secure.

LOCATION: ☒ Unit ☒ Inside

DEFICIENCY I — UNIT: GRAB BAR IS NOT SECURE.

DEFICIENCY CRITERIA: Any movement whatsoever is detected in the grab bar.

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

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - None

REQUEST FOR HELP: - None

ACTION: - If present, grab the bar in the middle and apply moderate force back and forth.

More Information: - None

DEFICIENCY I — INSIDE

GRAB BAR IS NOT SECURE.

DEFICIENCY CRITERIA: Any movement whatsoever is detected in the grab bar.

HEALTH AND SAFETY DETERMINATION: Moderate

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

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - None

REQUEST FOR HELP: - None

ACTION: - If present, grab the bar in the middle and apply moderate force back and forth.

More Information: - None

TITLE: GUARDRAIL
VERSION: V3.0
DATE PUBLISHED: 08/11/23

DEFINITION: A barrier along an open, raised walking surface.

PURPOSE: Protect from fall hazards along balconies, stairs, ramps, decks, rooftops, hallways, retaining walls, and other walking surfaces.

COMMON COMPONENTS: Railing; Post; Top rail; Mid rail; Vertical rail; Baluster; Anchors; Brackets

LOCATION:

<input checked="" type="checkbox"/>	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).
<input checked="" type="checkbox"/>	Inside	All accessible walking surfaces within the interior common spaces (e.g., stairs, ramps, hallways).
<input checked="" type="checkbox"/>	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).

MORE INFORMATION:

- A retaining wall that is not adjacent to a walking surface should not be evaluated under this standard.
- A retaining wall that is adjacent to a walking surface (e.g., patio, sidewalk) should be evaluated under this standard.

DEFICIENCY 1: Guardrail is missing or not installed.

LOCATION:

<input checked="" type="checkbox"/> Unit — Affirmative Habitability Requirement	<input checked="" type="checkbox"/> Inside — Affirmative Habitability Requirement
<input checked="" type="checkbox"/> Outside — Affirmative Habitability Requirement	

DEFICIENCY 2: Guardrail is not functionally adequate.

LOCATION:

<input checked="" type="checkbox"/> Unit	<input checked="" type="checkbox"/> Inside	<input checked="" type="checkbox"/> Outside
--	--	---

DEFICIENCY I — UNIT:

GUARDRAIL IS MISSING OR NOT INSTALLED.

AFFIRMATIVE HABITABILITY REQUIREMENT

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

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

CORRECTION TIMEFRAME:

24 hours

HCV PASS / FAIL:

Fail

HCV CORRECTION TIMEFRAME:

24 hours

INSPECTION PROCESS:

OBSERVATION:

- Identify any elevated walking surfaces.
- If the vertical distance measures more than 30 inches above the floor or grade below, verify if the guardrail is present.
- If not present, look for evidence of a previously installed guardrail that is now missing or incomplete.

REQUEST FOR HELP:

- None

ACTION:

- If present, measure the vertical distance between the elevated walking surface and the floor or grade below.

More Information:

- This deficiency should only be evaluated in areas that are accessible to the resident.

DEFICIENCY I — INSIDE:

GUARDRAIL IS MISSING OR NOT INSTALLED.

AFFIRMATIVE HABITABILITY REQUIREMENT

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

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

CORRECTION TIMEFRAME:

24 hours

HCV PASS / FAIL:

Fail

HCV CORRECTION TIMEFRAME:

24 hours

INSPECTION PROCESS:

OBSERVATION:

- Identify any elevated walking surfaces.
- If the vertical distance measures more than 30 inches above the floor or grade below, verify if the guardrail is present.
- If not present, look for evidence of a previously installed guardrail that is now missing or incomplete.

REQUEST FOR HELP:

- None

ACTION:

- If present, measure the vertical distance between the elevated walking surface and the floor or grade below.

More Information:

- This deficiency should only be evaluated in areas that are accessible to the resident.

DEFICIENCY I — OUTSIDE:

GUARDRAIL IS MISSING OR NOT INSTALLED.

AFFIRMATIVE HABITABILITY REQUIREMENT

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

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

CORRECTION TIMEFRAME:

24 hours

HCV PASS / FAIL:

Fail

HCV CORRECTION TIMEFRAME:

24 hours

INSPECTION PROCESS:

OBSERVATION:

- Identify any elevated walking surfaces.
- If the vertical distance measures more than 30 inches above the floor or grade below, verify if the guardrail is present.
- If not present, look for evidence of a previously installed guardrail that is now missing or incomplete.

REQUEST FOR HELP:

- None

ACTION:

- If present, measure the vertical distance between the elevated walking surface and the floor or grade below.

More Information:

- This deficiency should only be evaluated in areas that are accessible to the resident.

DEFICIENCY 2 — UNIT: GUARDRAIL IS NOT FUNCTIONALLY ADEQUATE.

DEFICIENCY CRITERIA: Guardrail is missing functional component(s) (i.e., a component that is critical to the guardrail protecting from fall hazards).
 OR
 Guardrail is damaged (i.e., visibly defective; impacts functionality).
 OR
 Guardrail is less than 30 inches in height.
 OR
 Guardrail is not securely attached and cannot reasonably protect from fall hazards.

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

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

- OBSERVATION:**
- Identify all guardrails.
 - Visually inspect to identify any missing functional component(s) or damage.
 - Visually inspect to determine if the guardrail is securely attached at connection and anchor points.
 - Determine if the guardrail can reasonably protect from fall hazards.
- REQUEST FOR HELP:**
- None
- ACTION:**
- Measure the height of the guardrail.
 - Grab the guardrail and apply force to each section, pushing and pulling rapidly to determine if the guardrail is securely attached.
- MORE INFORMATION:**
- A functional component (e.g., top rail, base rail, anchor, fastener, post, baluster, or picket) is one that is critical to the guardrail protecting from fall hazards.
 - A decorative or ornamental component (e.g., post cap) should not be evaluated under this defect.

DEFICIENCY 2 — INSIDE: GUARDRAIL IS NOT FUNCTIONALLY ADEQUATE.

DEFICIENCY CRITERIA: Guardrail is missing functional component(s) (i.e., a component that is critical to the guardrail protecting from fall hazards).
 OR
 Guardrail is damaged (i.e., visibly defective; impacts functionality).
 OR
 Guardrail is less than 30 inches in height.
 OR
 Guardrail is not securely attached and cannot reasonably protect from fall hazards.

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

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

- OBSERVATION:**
- Identify all guardrails.
 - Visually inspect to identify any missing functional component(s) or damage.
 - Visually inspect to determine if the guardrail is securely attached at connection and anchor points.
 - Determine if the guardrail can reasonably protect from fall hazards.
- REQUEST FOR HELP:**
- None
- ACTION:**
- Measure the height of the guardrail.
 - Grab the guardrail and apply force to each section, pushing and pulling rapidly to determine if the guardrail is securely attached.
- MORE INFORMATION:**
- A functional component (e.g., top rail, base rail, anchor, fastener, post, baluster, or picket) is one that is critical to the guardrail protecting from fall hazards.
 - A decorative or ornamental component (e.g., post cap) should not be evaluated under this defect.
-

DEFICIENCY 2 — OUTSIDE: GUARDRAIL IS NOT FUNCTIONALLY ADEQUATE.

DEFICIENCY CRITERIA: Guardrail is missing functional component(s) (i.e., a component that is critical to the guardrail protecting from fall hazards).
 OR
 Guardrail is damaged (i.e., visibly defective; impacts functionality).
 OR
 Guardrail is less than 30 inches in height.
 OR
 Guardrail is not securely attached and cannot reasonably protect from fall hazards.

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

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

- OBSERVATION:**
- Identify all guardrails.
 - Visually inspect to identify any missing functional component(s) or damage.
 - Visually inspect to determine if the guardrail is securely attached at connection and anchor points.
 - Determine if the guardrail can reasonably protect from fall hazards.
- REQUEST FOR HELP:**
- None
- ACTION:**
- Measure the height of the guardrail.
 - Grab the guardrail and apply force to each section, pushing and pulling rapidly to determine if the guardrail is securely attached.
- MORE INFORMATION:**
- A functional component (e.g., top rail, base rail, anchor, fastener, post, baluster, or picket) is one that is critical to the guardrail protecting from fall hazards.
 - A decorative or ornamental component (e.g., post cap) should not be evaluated under this defect.

TITLE: HANDRAIL
 VERSION: V3.0
 DATE PUBLISHED: 06/20/23

DEFINITION: A rail fixed to posts or a wall for people to hold on to for support.

PURPOSE: A rail designed to be grasped by the hand to provide stability or support. Handrails are commonly used while ascending or descending stairways and escalators in order to prevent injurious falls.

COMMON COMPONENTS: Rail; Baluster; Brackets; Anchor

LOCATION: ☒ Unit Stairs, hallways, ramps
☒ Inside Stairs, hallways, ramps, elevators
☒ Outside Stairs, ramps, elevators

MORE INFORMATION: None

DEFICIENCY 1: Handrail is missing.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 2: Handrail is not secure.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 3: Handrail is not functionally adequate.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 4: Handrail is not installed where required.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

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

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:
- Look for all areas with stairs or ramps, or along the walls in hallways where handrails may be present.
 - Verify a handrail is present on at least one side of each continuous run of treads.
- REQUEST FOR HELP:
- None
- ACTION:
- Stairs: Count the number of steps.
 - Ramp: Measure the length and rise of the ramp.
- MORE INFORMATION:
- Stairs: A handrail is required if 4 or more risers are present.
 - Ramp: When a ramp has a rise greater than 6 inches or a horizontal projection greater than 72 inches, then handrails must be present on both sides.

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

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:
- Look for all areas with stairs or ramps, or along the walls in hallways where handrails may be present.
 - Verify a handrail is present on at least one side of each continuous run of treads.
- REQUEST FOR HELP:
- None
- ACTION:
- Stairs: Count the number of steps.
 - Ramp: Measure the length and rise of the ramp.
- MORE INFORMATION:
- Stairs: A handrail is required if 4 or more risers are present.
 - Ramp: When a ramp has a rise greater than 6 inches or a horizontal projection greater than 72 inches, then handrails must be present on both sides.

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

CORRECTION TIMEFRAME: 30 days

HCV Pass / Fail: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look for all areas with stairs or ramps, or along the walls in hallways where handrails may be present.
 - Verify a handrail is present on at least one side of each continuous run of treads.

REQUEST FOR HELP: - None

ACTION: - Stairs: Count the number of steps.
 - Ramp: Measure the length and rise of the ramp.

MORE INFORMATION: - Stairs: A handrail is required if 4 or more risers are present.
 - Ramp: When a ramp has a rise greater than 6 inches or a horizontal projection greater than 72 inches, then handrails must be present on both sides.

DEFICIENCY 2 — UNIT: HANDRAIL IS NOT SECURE.

DEFICIENCY CRITERIA: There is movement in the anchors of the handrail.

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

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look for movement of the handrail when tested.

REQUEST FOR HELP: - None

ACTION: - Grab the handrail and rapidly push and pull the with moderate force.
 - Perform this action at both ends and the middle of the handrail.
 - If there is no movement, disregard this deficiency.
 - If there is movement, continue.
 - Ensure handrails are firmly attached with no movement at anchor points.

MORE INFORMATION: - The handrail and top rail of the stair rail system must be able to withstand, without failure, at least 200 pounds of weight applied within 2 inches of the top edge in any downward or outward direction, at any point along the top edge.

DEFICIENCY 2 — INSIDE: HANDRAIL IS NOT SECURE.

DEFICIENCY CRITERIA: There is movement in the anchors of the handrail.

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

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look for movement of the handrail when tested.

REQUEST FOR HELP: - None

ACTION:

- Grab the handrail and rapidly push and pull the with moderate force.
- Perform this action at both ends and the middle of the handrail.
- If there is no movement, disregard this deficiency.
- If there is movement, continue.
- Ensure handrails are firmly attached with no movement at anchor points.

MORE INFORMATION: - The handrail and top rail of the stair rail system must be able to withstand, without failure, at least 200 pounds of weight applied within 2 inches of the top edge in any downward or outward direction, at any point along the top edge.

DEFICIENCY 2 — OUTSIDE: HANDRAIL IS NOT SECURE.

DEFICIENCY CRITERIA: There is movement in the anchors of the handrail.

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

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look for movement of the handrail when tested.

REQUEST FOR HELP: - None

ACTION:

- Grab the handrail and rapidly push and pull the with moderate force.
- Perform this action at both ends and the middle of the handrail.
- If there is no movement, disregard this deficiency.
- If there is movement, continue.
- Ensure handrails are firmly attached with no movement at anchor points.

MORE INFORMATION: - The handrail and top rail of the stair rail system must be able to withstand, without failure, at least 200 pounds of weight applied within 2 inches of the top edge in any downward or outward direction, at any point along the top edge.

DEFICIENCY 3 — UNIT: 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 The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION: - Look to ensure that the handrail is continuous for the full length of each stair flight.
- REQUEST FOR HELP: - None
- ACTION: - Measure the height of the handrail.
 - Determine if the handrail is functionally adequate.
- More Information: - None

DEFICIENCY 3 — INSIDE: 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 The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:** - Look to ensure that the handrail is continuous for the full length of each stair flight.
- REQUEST FOR HELP:** - None
- ACTION:** - Measure the height of the handrail.
 - Determine if the handrail is functionally adequate.
- More Information:** - None

DEFICIENCY 3 — OUTSIDE: 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 The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:** - Look to ensure that the handrail is continuous for the full length of each stair flight.
 - REQUEST FOR HELP:** - None
 - ACTION:** - Measure the height of the handrail.
 - Determine if the handrail is functionally adequate.
 - More Information:** - None
-

DEFICIENCY 4 — UNIT: 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: N/A N/A
CORRECTION TIMEFRAME: N/A
HCV PASS / FAIL: Pass
HCV CORRECTION TIMEFRAME: N/A

INSPECTION PROCESS:

- OBSERVATION:**
- Look for all areas with stairs or ramps, or along the walls in hallways where handrails may be present.
 - Verify handrail present on at least one side of each continuous run of treads.
- REQUEST FOR HELP:**
- None
- ACTION:**
- Stairs: Count the number of steps.
 - Ramp: Measure the length and rise of the ramp.
- More Information:**
- None

DEFICIENCY 4 — INSIDE: 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 Deficiencies critical to habitability but not presenting a substantive health or safety risk to resident.

CORRECTION TIMEFRAME: 60 days

HCV PASS / FAIL: Pass

HCV CORRECTION TIMEFRAME: N/A

INSPECTION PROCESS:

OBSERVATION: - Look for all areas with stairs or ramps, or along the walls in hallways where handrails may be present.
 - Verify handrail present on at least one side of each continuous run of treads.

REQUEST FOR HELP: - None

ACTION: - Stairs: Count the number of steps.
 - Ramp: Measure the length and rise of the ramp.

More Information: - None

DEFICIENCY 4 — OUTSIDE: **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 Deficiencies critical to habitability but not presenting a substantive health or safety risk to resident.

CORRECTION TIMEFRAME: 60 days

HCV PASS / FAIL: Pass

HCV CORRECTION TIMEFRAME: N/A

INSPECTION PROCESS:

- OBSERVATION:** - Look for all areas with stairs or ramps, or along the walls in hallways where handrails may be present.
 - Verify handrail present on at least one side of each continuous run of treads.
- REQUEST FOR HELP:** - None
- ACTION:** - Stairs: Count the number of steps.
 - Ramp: Measure the length and rise of the ramp.
- More Information:** - None
-

TITLE: TRASH CHUTE

VERSION: V3.0

DATE PUBLISHED: 06/20/23

DEFINITION: A large tube through which refuse is carried by means of gravity to a large waste receptacle at the bottom end.

PURPOSE: A means of discarding trash, typically located in high-rise buildings.

COMMON COMPONENTS: Chute; Door; Latch; Compactor; Chute discharge fire door with fusible link; Wash valve; Spray head; Springs; Handle; Counterbalance

LOCATION: ☐ Unit None
☒ Inside Hallways of high-rises, hallway closets of high-rises, typically located in the same place on every floor
☐ Outside None

MORE INFORMATION: None

DEFICIENCY 1: Chute door does not open or self-close and latch.

LOCATION: ☒ Inside

DEFICIENCY 2: Chute is clogged.

LOCATION: ☒ Inside

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

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION: - Look to see if the door closes automatically.
- REQUEST FOR HELP: - None
- ACTION: - Engage the latch and attempt to open the door.
 - If the door opens, release the door handle.
 - Ensure the door closes by itself.
 - Attempt to open the door without engaging the latch.
- MORE INFORMATION: - None

DEFICIENCY 2 — INSIDE: CHUTE IS CLOGGED.

DEFICIENCY CRITERIA: Trash is overflowing or backed up inside the chute.

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

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look to see if trash is accumulated anywhere inside the chute above and below the door.

REQUEST FOR HELP: - None

ACTION: - Open the chute door.

MORE INFORMATION: - None

TITLE: WATER HEATER
VERSION: V3.0
DATE PUBLISHED: 06/20/23

DEFINITION: A device designed to generate and store hot water for domestic use.

PURPOSE: Typical domestic uses of hot water heater include providing hot water for cooking, cleaning, bathing, and space heating.

COMMON COMPONENTS: Storage tank; Electric heating element; Water supply inlet and water discharge outlet plumbing connections; Pressure relief valve and line; Low-voltage electrical connection (auto-ignition); Temperature control module; Flue gas chimney or stack; Gas fired burner; Gas shutoff valve; Thermocouple

LOCATION:

<input checked="" type="checkbox"/> Unit	Mechanical rooms, mechanical closets, basements, under stairs, kitchens
<input checked="" type="checkbox"/> Inside	Mechanical rooms, mechanical closets, basements, under stairs, kitchens
<input checked="" type="checkbox"/> Outside	Back or side yard

MORE INFORMATION: None

DEFICIENCY 1: 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.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 2: No hot water.

LOCATION: ☒ Unit ☒ Inside

DEFICIENCY 3: The relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 4: Chimney or flue piping is blocked, misaligned, or missing.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 5: Gas shutoff valve is damaged, missing, or not installed.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY I — UNIT: 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: TPR valve has an active leak.
 OR
 TPR valve is obstructed such that the TPR valve is unable to be fully actuated.
 OR
 Relief valve discharge piping is damaged (i.e., visibly defective; impacts functionality), capped, has an upward slope, or is constructed of unsuitable material.

HEALTH AND SAFETY DETERMINATION: 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.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:**
- Look at the water heater to identify the TPR valve and relief valve discharge piping.
 - Visually inspect to determine if a leak is present.
 - Visually inspect to determine if the TPR valve is obstructed such that the TPR valve is unable to be fully actuated.
 - Visually inspect to determine if the relief valve discharge piping is damaged (i.e., visibly defective; impacts functionality), capped, has an upward slope, or is constructed of unsuitable material.
- REQUEST FOR HELP:**
- If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the resident or POA.
- ACTION:**
- None
- MORE INFORMATION:** Acceptable relief valve discharge piping materials include:
- Chlorinated polyvinyl chloride (CPVC) plastic pipe/tubing
 - Copper pipe
 - Cross-linked polyethylene (PEX) plastic tubing
 - Ductile iron
 - Cross-linked polyethylene/aluminum/high-density
 - Polyethylene (PEX-AL-HDPE) pipe
 - Polyethylene (PEX-AL-PEX) pipe
 - Galvanized steel pipe
 - Polyethylene/aluminum/ polyethylene (PE-AL-PE) pipe
 - Polypropylene (PP) plastic pipe or tubing
 - Stainless steel pipe (type 304 or 316)

DEFICIENCY I — INSIDE: 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: TPR valve has an active leak.
 OR
 TPR valve is obstructed such that the TPR valve is unable to be fully actuated.
 OR
 Relief valve discharge piping is damaged (i.e., visibly defective; impacts functionality), capped, has an upward slope, or is constructed of unsuitable material.

HEALTH AND SAFETY DETERMINATION: 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.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:**
- Look at the water heater to identify the TPR valve and relief valve discharge piping.
 - Visually inspect to determine if a leak is present.
 - Visually inspect to determine if the TPR valve is obstructed such that the TPR valve is unable to be fully actuated.
 - Visually inspect to determine if the relief valve discharge piping is damaged (i.e., visibly defective; impacts functionality), capped, has an upward slope, or is constructed of unsuitable material.
- REQUEST FOR HELP:**
- If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the POA.
- ACTION:**
- None
- MORE INFORMATION:** Acceptable relief valve discharge piping materials include:
- Chlorinated polyvinyl chloride (CPVC) plastic pipe/tubing
 - Copper pipe
 - Cross-linked polyethylene (PEX) plastic tubing
 - Ductile iron
 - Cross-linked polyethylene/aluminum/high-density
 - Polyethylene (PEX-AL-HDPE) pipe
 - Polyethylene (PEX-AL-PEX) pipe
 - Galvanized steel pipe
 - Polyethylene/aluminum/ polyethylene (PE-AL-PE) pipe
 - Polypropylene (PP) plastic pipe or tubing
 - Stainless steel pipe (type 304 or 316)

DEFICIENCY I — OUTSIDE: 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: TPR valve has an active leak.
 OR
 TPR valve is obstructed such that the TPR valve is unable to be fully actuated.
 OR
 Relief valve discharge piping is damaged (i.e., visibly defective; impacts functionality), capped, has an upward slope, or is constructed of unsuitable material.

HEALTH AND SAFETY DETERMINATION: 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.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:**
- Look at the water heater to identify the TPR valve and relief valve discharge piping.
 - Visually inspect to determine if a leak is present.
 - Visually inspect to determine if the TPR valve is obstructed such that the TPR valve is unable to be fully actuated.
 - Visually inspect to determine if the relief valve discharge piping is damaged (i.e., visibly defective; impacts functionality), capped, has an upward slope, or is constructed of unsuitable material.
- REQUEST FOR HELP:**
- If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the POA.
- ACTION:**
- None
- MORE INFORMATION:** Acceptable relief valve discharge piping materials include:
- Chlorinated polyvinyl chloride (CPVC) plastic pipe/tubing
 - Copper pipe
 - Cross-linked polyethylene (PEX) plastic tubing
 - Ductile iron
 - Cross-linked polyethylene/aluminum/high-density
 - Polyethylene (PEX-AL-HDPE) pipe
 - Polyethylene (PEX-AL-PEX) pipe
 - Galvanized steel pipe
 - Polyethylene/aluminum/ polyethylene (PE-AL-PE) pipe
 - Polypropylene (PP) plastic pipe or tubing
 - Stainless steel pipe (type 304 or 316)

DEFICIENCY 2 — UNIT: No HOT WATER.

DEFICIENCY CRITERIA: Hot water does not dispense after the handle is engaged.

HEALTH AND SAFETY DETERMINATION: 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.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - None

REQUEST FOR HELP: - None

ACTION: - Turn the faucet handle to activate hot water.
 - Feel the water coming out of the faucet to determine if it is heating up.

More Information: - None



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

DEFICIENCY 2 — INSIDE: NO HOT WATER.

DEFICIENCY CRITERIA: Hot water does not dispense after the handle is engaged.

HEALTH AND SAFETY DETERMINATION: Low Deficiencies critical to habitability but not presenting a substantive health or safety risk to resident.

CORRECTION TIMEFRAME: 60 days

HCV PASS / FAIL: Pass

HCV CORRECTION TIMEFRAME: N/A

INSPECTION PROCESS:

OBSERVATION: - None

REQUEST FOR HELP: - None

ACTION: - Turn the faucet handle to activate hot water.
- Feel the water coming out of the faucet to determine if it is heating up.

More Information: - None

DEFICIENCY 3 — UNIT: 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: The relief valve discharge piping is missing (i.e., evidence of prior installation, but is now not present or is incomplete).
 OR
 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 The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:** - Look at the water heater to determine if the relief valve discharge piping is missing.
- REQUEST FOR HELP:** - If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the resident or POA.
- ACTION:** - Measure the distance between the termination point of the relief valve discharge piping and the waste receptor flood-level.
- MORE INFORMATION:** - If the relief valve discharge piping is plumbed through the wall and the inspector is unable to visually identify the termination point, then do not record as a deficiency.

DEFICIENCY 3 — INSIDE: 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: The relief valve discharge piping is missing (i.e., evidence of prior installation, but is now not present or is incomplete).
 OR
 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 The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:** - Look at the water heater to determine if the relief valve discharge piping is missing.
- REQUEST FOR HELP:** - If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the resident or POA.
- ACTION:** - Measure the distance between the termination point of the relief valve discharge piping and the waste receptor flood-level.
- MORE INFORMATION:** - If the relief valve discharge piping is plumbed through the wall and the inspector is unable to visually identify the termination point, then do not record as a deficiency.

DEFICIENCY 3 — OUTSIDE: 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: The relief valve discharge piping is missing (i.e., evidence of prior installation, but is now not present or is incomplete).
 OR
 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 The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:** - Look at the water heater to determine if the relief valve discharge piping is missing.
- REQUEST FOR HELP:** - If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the resident or POA.
- ACTION:** - Measure the distance between the termination point of the relief valve discharge piping and the waste receptor flood-level.
- MORE INFORMATION:** - If the relief valve discharge piping is plumbed through the wall and the inspector is unable to visually identify the termination point, then do not record as a deficiency.

DEFICIENCY 4 — UNIT: 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 The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

- OBSERVATION:**
- Look at fuel-fired water heaters to ensure that the flue is present and not negatively pitched.
 - Look for holes, disconnected pieces, or misalignment at connections along the run of the flue pipe that could allow the venting of dangerous gases into the dwelling.
 - Check taped joints to ensure that the tape is not covering a void in the flue pipe.
 - Look at the horizontal flue vent connection and confirm that there is not a negative pitch in the vent.
 - Verify supports are present on the pipe to maintain clearances and to avoid separation of joints or other damage.
- REQUEST FOR HELP:**
- If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the resident or POA.
- ACTION:**
- None
- More Information:**
- Metal tape is not a substitute for substandard flue vent connections.

DEFICIENCY 4 — INSIDE: 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 The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV Pass / Fail: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

- OBSERVATION:**
- Look at fuel-fired water heaters to ensure that the flue is present and not negatively pitched.
 - Look for holes, disconnected pieces, or misalignment at connections along the run of the flue pipe that could allow the venting of dangerous gases into the dwelling.
 - Check taped joints to ensure that the tape is not covering a void in the flue pipe.
 - Look at horizontal flue vent connection and confirm that there is not a negative pitch in the vent.
 - Verify supports are present on the pipe to maintain clearances and to avoid separation of joints or other damage.
- REQUEST FOR HELP:**
- If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the resident or POA.
- ACTION:**
- None
- More Information:**
- Metal tape is not a substitute for substandard flue vent connections.

DEFICIENCY 4 — OUTSIDE: 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 The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

- OBSERVATION:**
- Look at fuel-fired water heaters to ensure that the flue is present and not negatively pitched.
 - Look for holes, disconnected pieces, or misalignment at connections along the run of the flue pipe that could allow the venting of dangerous gases into the dwelling.
 - Check taped joints to ensure that the tape is not covering a void in the flue pipe.
 - Look at horizontal flue vent connection and confirm that there is not a negative pitch in the vent.
 - Verify supports are present on the pipe to maintain clearances and to avoid separation of joints or other damage.
- REQUEST FOR HELP:**
- If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the resident or POA.
- ACTION:**
- None
- More Information:**
- Metal tape is not a substitute for substandard flue vent connections.

DEFICIENCY 5 — UNIT: 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 The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

- OBSERVATION:** - Look at the water heater to determine if the gas shutoff valve is damaged, missing, or not installed.
- REQUEST FOR HELP:** - If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the resident or POA.
- ACTION:** - None
- More Information:** - None

DEFICIENCY 5 — INSIDE: 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 The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

- OBSERVATION:** - Look at the water heater to determine if the gas shutoff valve is damaged, missing, or not installed.
- REQUEST FOR HELP:** - If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the POA.
- ACTION:** - None
- More Information:** - None
-

DEFICIENCY 5 — OUTSIDE: 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 The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

INSPECTION PROCESS:

- OBSERVATION:** - Look at the water heater to determine if the gas shutoff valve is damaged, missing, or not installed.
- REQUEST FOR HELP:** - If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the POA.
- ACTION:** - None
- More Information:** - None

