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

DEFINITION: An opening in the floor that drains water into the plumbing system.
PURPOSE: An opening in the floor used to drain water into the plumbing system, which carries it from the built environment.
COMMON COMPONENTS: Strainer; Grate or cover; Trap; Trap seal
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.
MORE INFORMATION: Only floor drains and condensate drains should be evaluated under this Standard.

DEFICIENCY 1: Drain is fully blocked.
LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY I — UNIT: 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 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 floor drain for the presence of standing water in contact with the floor drain.
 - Look at the floor drain for the presence of obstructions to water flow.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - This deficiency applies to floor drains attached to the sanitary drainage system.

DEFICIENCY I — INSIDE: 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 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 floor drain for the presence of standing water in contact with the floor drain.
 - Look at the floor drain for the presence of obstructions to water flow.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - This deficiency applies to floor drains attached to the sanitary drainage system.

DEFICIENCY 1 — OUTSIDE: 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 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 floor drain for the presence of standing water in contact with the floor drain.
 - Look at the floor drain for the presence of obstructions to water flow.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- MORE INFORMATION:** - This deficiency applies to floor drains attached to the sanitary drainage system.
-

TITLE: FOUNDATION

VERSION: V3.0

DATE PUBLISHED: 08/11/23

DEFINITION: Lowest load-bearing part of a building.

PURPOSE: Provide support for a structure by transferring the structural load to the surrounding soil while also isolating the structure from ground moisture.

COMMON COMPONENTS: Foundation vent; Footing; Slab; Masonry block; Pier; Post; Tie down strap

LOCATION: ☒ Unit Basement; floor; wall; ceiling.
☒ Inside Basement; floor; wall; ceiling.
☒ Outside Exterior of property.

MORE INFORMATION:
- If the wall is a party or separating wall, then evaluate under the Wall — Interior standard.
- If the wall is not a party or separating wall and it is not below grade, then evaluate under the Wall — Exterior standard.
- If the wall is below grade and soil is on the exterior side, then evaluate under the Foundation standard.

DEFICIENCY 1: Foundation is cracked.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 2: Foundation vent cover is missing or damaged.

LOCATION: ☒ Outside

DEFICIENCY 3: Foundation has exposed rebar or foundation is spalling, flaking, or chipping.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 4: Foundation is infiltrated by water.

LOCATION: ☒ Unit ☒ Inside

DEFICIENCY 5: Foundation support post, column, beam, or girder is damaged.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY I — UNIT: FOUNDATION IS CRACKED.

DEFICIENCY CRITERIA: Crack is present with a width of 1/4-inch or greater and a length of 12 inches or greater.

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 foundation and identify if there are any indicators of foundation cracks (e.g., cracks in walls, no functioning doors, unlevel floors or windows).

REQUEST FOR HELP: - None

ACTION: - If a crack is found, measure its length and width.

MORE INFORMATION: - If the overall foundation exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.

DEFICIENCY I — INSIDE: FOUNDATION IS CRACKED.

DEFICIENCY CRITERIA: Crack is present with a width of 1/4-inch or greater and a length of 12 inches or greater.

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 foundation and identify if there are any indicators of foundation cracks (e.g., cracks in walls, no functioning doors, unlevel floors or windows).
- REQUEST FOR HELP: - None
- ACTION: - If a crack is found, measure its length and width.
- MORE INFORMATION: - If the overall foundation exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.

DEFICIENCY I — OUTSIDE: FOUNDATION IS CRACKED.

DEFICIENCY CRITERIA: Crack is present with a width of 1/4-inch or greater and a length of 12 inches or greater.

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 foundation and identify if there are any indicators of foundation cracks (e.g., cracks in walls, no functioning doors, unlevel floors or windows).
 - REQUEST FOR HELP:** - None
 - ACTION:** - If a crack is found, measure its length and width.
 - MORE INFORMATION:** - If the overall foundation exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.
-

DEFICIENCY 2 — OUTSIDE: 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 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 along the exterior foundation walls for evidence of prior installation of a foundation vent cover.
- If evidence of prior installation is found, determine if the vent cover is complete and undamaged.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

DEFICIENCY 3 — UNIT: 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 3/4-inch or greater.

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 a structure and examine it for any exposed rebar or spalling, flaking, or chipping in the foundation.

REQUEST FOR HELP: - None

ACTION: - If signs are found, measure the affected area.

More Information: - If the overall foundation exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.

DEFICIENCY 3 — INSIDE: 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 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 a structure and examine it for any exposed rebar or spalling, flaking, or chipping in the foundation.
- REQUEST FOR HELP:** - None
- ACTION:** - If signs are found, measure the affected area.
- More Information:** - If the overall foundation exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.

DEFICIENCY 3 — OUTSIDE: 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 3/4-inch or greater.

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 a structure and examine it for any exposed rebar or spalling, flaking, or chipping in the foundation.
 - REQUEST FOR HELP:** - None
 - ACTION:** - If signs are found, measure the affected area.
 - More Information:** - If the overall foundation exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.
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DEFICIENCY 4 — UNIT: FOUNDATION IS INFILTRATED BY WATER.

DEFICIENCY CRITERIA: Evidence of water infiltration through the foundation.

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 entire foundation for evidence of water infiltration (e.g., excessive dampness, collected water, stains, or mineral deposits).
 - Look for evidence of water ponding against the foundation.
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - None

DEFICIENCY 4 — INSIDE: FOUNDATION IS INFILTRATED BY WATER.

DEFICIENCY CRITERIA: Evidence of water infiltration through the foundation.

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 entire foundation for evidence of water infiltration (e.g., excessive dampness, collected water, stains, or mineral deposits).
 - Look for evidence of water ponding against the foundation.
- REQUEST FOR HELP: - None
- ACTION: - None
- MORE INFORMATION: - None

DEFICIENCY 5 — UNIT: 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 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 foundation and identify if there are any areas of damage (e.g., rot) on support posts, columns, or girders.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:** - If the overall foundation exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.

DEFICIENCY 5 — INSIDE: 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 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 foundation and identify if there are any areas of damage (e.g., rot) on support posts, columns, or girders.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - If the overall foundation exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.

DEFICIENCY 5 — OUTSIDE: 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 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 foundation and identify if there are any areas of damage (e.g., rot) on support posts, columns, or girders.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - If the overall foundation exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.

TITLE: INFESTATION

VERSION: V3.0

DATE PUBLISHED: 08/11/23

DEFINITION: The presence of animals with potential impacts on resident health and safety.

PURPOSE: None

COMMON COMPONENTS: None

LOCATION: ☒ Unit Kitchen, cabinet, refrigerator, cooking appliance, bathroom, furniture, bed, carpet, drapes (Note that this is not an exhaustive list).

☒ Inside Kitchen, cabinet, refrigerator, cooking appliance, bathroom, furniture, carpet, drapes (Note that this is not an exhaustive list).

☒ Outside Near refuse enclosure or anywhere garbage is present, eaves of roofing (Note that this is not an exhaustive list).

MORE INFORMATION: None

DEFICIENCY 1: Evidence of cockroaches.

LOCATION: ☒ Unit ☒ Inside

DEFICIENCY 2: Extensive cockroach infestation.

LOCATION: ☒ Unit ☒ Inside

DEFICIENCY 3: Evidence of bedbugs.

LOCATION: ☒ Unit ☒ Inside

DEFICIENCY 4: Extensive bedbug infestation.

LOCATION: ☒ Unit ☒ Inside

DEFICIENCY 5: Evidence of mice.

LOCATION: ☒ Unit ☒ Inside

DEFICIENCY 6: Extensive mouse infestation.

LOCATION: ☒ Unit ☒ Inside

DEFICIENCY 7: Evidence of rats.

LOCATION: ☒ Unit ☒ Inside ☒ Outside



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DEFICIENCY 8: Extensive rat infestation.

LOCATION: ☒ Unit ☒ Inside

DEFICIENCY 9: Evidence of other pests.

LOCATION: ☒ Unit ☒ Inside

DEFICIENCY 1 — UNIT: 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 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 a dead or live cockroach, shed skins, droppings (small black specks or smears), and egg cases (brown oblong cases: 5–9mm long).

REQUEST FOR HELP: - None

ACTION: - Using an inspection mirror and flashlight, carefully examine each of the following:

- Kitchen sink,
- Kitchen cabinets,
- Voids between and under appliances and cabinets,
- Ceiling-wall junction,
- Bathroom,
- Tops of doors,
- Circuit breaker panel,
- Around outlets,
- Switches,
- Mechanical rooms, and
- Water heaters.

- Note that this is not an exhaustive list.

- The first observation of this condition should be evaluated under Deficiency 1. Each additional observation should be evaluated under Deficiency 2.

MORE INFORMATION: - None

DEFICIENCY 1 — INSIDE: 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 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 a dead or live cockroach, shed skins, droppings (small black specks or smears), and egg cases (brown oblong cases: 5–9mm long).

REQUEST FOR HELP: - None

ACTION: - Using an inspection mirror and flashlight, carefully examine each of the following:

- Kitchen sink,
- Kitchen cabinets,
- Voids between and under appliances and cabinets,
- Ceiling-wall junction,
- Bathroom,
- Tops of doors,
- Circuit breaker panel,
- Around outlets,
- Switches,
- Mechanical rooms, and
- Water heaters.

- Note that this is not an exhaustive list.

- The first observation of this condition should be evaluated under Deficiency 1. Each additional observation should be evaluated under Deficiency 2.

MORE INFORMATION: - None

DEFICIENCY 2 — UNIT: 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 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 for any live cockroach.
- At least one live cockroach in two or more Units during a daytime surface visual assessment is a sign of extensive infestation.
- At least one live cockroach in two or more rooms in a Unit during a daytime surface visual assessment is a sign of extensive infestation.

REQUEST FOR HELP: - None

ACTION:

- Using an inspection mirror and flashlight, carefully examine each of the following:
 - Kitchen sink,
 - Kitchen cabinets,
 - Voids between and under appliances and cabinets,
 - Ceiling-wall junction,
 - Bathroom,
 - Tops of doors,
 - Circuit breaker panel,
 - Around outlets,
 - Switches,
 - Mechanical rooms, and
 - Water heaters.
- Note that this is not an exhaustive list.
- The first observation of this condition should be evaluated under Deficiency 1. Each additional observation should be evaluated under Deficiency 2.

MORE INFORMATION: - None

DEFICIENCY 2 — INSIDE: EXTENSIVE COCKROACH INFESTATION.

DEFICIENCY CRITERIA: Sighting of at least one live cockroach in two or more separate locations in the building is a sign of extensive infestation.

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 any live cockroach.
 - At least one live cockroach in two or more separate locations in the building during a daytime surface visual assessment is a sign of extensive infestation.
- REQUEST FOR HELP:**
- None
- ACTION:**
- Using an inspection mirror and flashlight, carefully examine each of the following:
 - Kitchen sink,
 - Kitchen cabinets,
 - Voids between and under appliances and cabinets,
 - Ceiling-wall junction,
 - Bathroom,
 - Tops of doors,
 - Circuit breaker panel,
 - Around outlets,
 - Switches,
 - Mechanical rooms, and
 - Water heaters.
 - Note that this is not an exhaustive list.
 - The first observation of this condition should be evaluated under Deficiency 1. Each additional observation should be evaluated under Deficiency 2.
- MORE INFORMATION:**
- None

DEFICIENCY 3 — UNIT:

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

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 near headboards, drapes, mattresses, couches, corners of walls, beds, upholstered furniture, and near outlets for evidence of bedbugs (i.e., live or dead bedbugs, feces, eggs, or blood trails).
- Note that this is not an exhaustive list of locations to inspect.

REQUEST FOR HELP:

- None

ACTION:

- Use a flashlight to search edges at the sides of the bed and along the headboard, baseboard, floor, wall nearest the bed, the corners of the wall, and ceiling.
- Note that this is not an exhaustive list of locations where bedbug evidence can be cited.

MORE INFORMATION:

- For the purpose of this inspection, do not remove a resident's bedding or personal items.
- The first observation of this condition should be evaluated under Deficiency 3. Each additional observation should be evaluated under Deficiency 4.

DEFICIENCY 3 — INSIDE: 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 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 near drapes, couches, corners of walls, upholstered furniture, and near outlets for evidence of bedbugs (i.e., live or dead bedbugs, feces, eggs, or blood trails).
 - Note that this is not an exhaustive list of locations to inspect.
- REQUEST FOR HELP:**
- None
- ACTION:**
- Enter the common areas and use a flashlight to search upholstered furniture, baseboards, walls, the corners of the wall, and ceiling.
 - Note that this is not an exhaustive list of locations where bedbug evidence can be cited.
- MORE INFORMATION:**
- The first observation of this condition should be evaluated under Deficiency 3. Each additional observation should be evaluated under Deficiency 4.

DEFICIENCY 4 — UNIT: EXTENSIVE BEDBUG INFESTATION.

DEFICIENCY CRITERIA: Sighting of at least one live bedbug in two or more Units during a daytime surface visual assessment.
 OR
 Sighting of at least one live bedbug in two or more rooms in a Unit during a daytime surface visual assessment.

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 near headboards, drapes, mattresses, couches, corners of walls, beds, upholstered furniture, and near outlets for evidence of bedbugs (i.e., live or dead bedbugs, feces, eggs, or blood trails).
- Note that this is not an exhaustive list of locations to inspect.
- At least one live bedbug in two or more Units during a daytime surface visual assessment is a sign of extensive infestation.
- At least one live bedbug in two or more rooms in a Unit during a daytime surface visual assessment is a sign of extensive infestation.

REQUEST FOR HELP: - None

ACTION:

- Use a flashlight to search edges at the sides of the bed and along the headboard, baseboard, floor, wall nearest the bed, the corners of the wall, and ceiling.
- Note that this is not an exhaustive list of locations where bedbug evidence can be cited.

MORE INFORMATION:

- For the purpose of this inspection, do not remove a resident's bedding or personal items.
- The first observation of this condition should be evaluated under Deficiency 3. Each additional observation should be evaluated under Deficiency 4.

DEFICIENCY 4 — INSIDE: 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 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 near drapes, couches, corners of walls, upholstered furniture, and near outlets for evidence of bedbugs (i.e., live or dead bedbugs, feces, eggs, or blood trails).
- Note that this is not an exhaustive list of locations to inspect.
- At least one live bedbug in two or more separate locations in the building during a daytime surface visual assessment is a sign of extensive infestation.

REQUEST FOR HELP: - None

ACTION:

- Enter the common areas and use a flashlight to search upholstered furniture, baseboards, walls, the corners of the wall, and ceiling.
- Note that this is not an exhaustive list of locations where bedbug evidence can be cited.
- The first observation of this condition should be evaluated under Deficiency 3. Each additional observation should be evaluated under Deficiency 4.

MORE INFORMATION: - None

DEFICIENCY 5 — UNIT: 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 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 in the kitchen, trash area, behind and under refrigerators and stoves, and under the sink and baseboard heater (Note that this is not an exhaustive list) for evidence of mice, such as droppings (size of grain of rice—small and smooth with pointed ends), chewed holes, urine trails, and odor.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- MORE INFORMATION:** - If there is a sticky pad or trap with a mouse on it, record a deficiency.
 - If there is a sticky pad or trap without a mouse on it, do not record a deficiency.
 - The first observation of this condition should be evaluated under Deficiency 5. Each additional observation should be evaluated under Deficiency 6.

DEFICIENCY 5 — INSIDE: 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 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 in the kitchen, trash area, behind and under refrigerators and stoves, and under the sink and baseboard heater (Note that this is not an exhaustive list) for evidence of mice, such as droppings (size of grain of rice—small and smooth with pointed ends), chewed holes, urine trails, and odor.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - If there is a sticky pad or trap with a mouse on it, record a deficiency.
 - If there is a sticky pad or trap without a mouse on it, do not record a deficiency.
 - The first observation of this condition should be evaluated under Deficiency 5. Each additional observation should be evaluated under Deficiency 6.

DEFICIENCY 6 — UNIT: EXTENSIVE MOUSE INFESTATION.

DEFICIENCY CRITERIA: Sighting of at least one live mouse in two or more Units during a daytime surface visual assessment.
 OR
 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 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 in the kitchen, trash area, behind and under refrigerators and stoves, and under the sink and baseboard heater (Note that this is not an exhaustive list) for evidence of mice, such as droppings (size of grain of rice—small and smooth with pointed ends), chewed holes, urine trails, and odor.
 - At least one live mouse in two or more Units during a daytime surface visual assessment is a sign of extensive infestation.
 - At least one live mouse in two or more rooms in a Unit during a daytime surface visual assessment is a sign of extensive infestation.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- MORE INFORMATION:** - The first observation of this condition should be evaluated under Deficiency 5. Each additional observation should be evaluated under Deficiency 6.

DEFICIENCY 6 — INSIDE: 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 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 in the kitchen, trash area, behind and under refrigerators and stoves, and under the sink and baseboard heater (Note that this is not an exhaustive list) for evidence of mice, such as droppings (size of grain of rice—small and smooth with pointed ends), chewed holes, urine trails, and odor.
 - At least one live mouse in two or more separate locations in the building during a daytime surface visual assessment is a sign of extensive infestation.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- MORE INFORMATION:** - The first observation of this condition should be evaluated under Deficiency 5. Each additional observation should be evaluated under Deficiency 6.

DEFICIENCY 7 — UNIT: 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 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 in all areas where trash and food are prevalent for:
 - Rat burrows,
 - Rat droppings (shiny, black and ½ to ¾ of an inch long)
 - Chewed holes in door sweeps or at the edges of doors (rat teeth are typically 1/8 inch long)
 - Rats (dead).
 - Note that evidence of rats may be cited at any location in the Unit, not just in areas where trash and food are prevalent.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- MORE INFORMATION:**
- If there is a sticky pad or trap with a rat on it, record a deficiency.
 - If there is a sticky pad or trap without a rat on it, do not record a deficiency.
 - If a live rat is seen in the Unit, evaluate under Deficiency 8.

DEFICIENCY 7 — INSIDE: 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	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:	<ul style="list-style-type: none"> - Look in all areas where trash and food are prevalent for: <ul style="list-style-type: none"> - Rat burrows, - Rat droppings (shiny, black and ½ to ¾ of an inch long) - Chewed holes in door sweeps or at the edges of outer doors (rat teeth are typically 1/8 inch long) - Rats (dead). - Note that evidence of rats may be cited at any location Inside, not just in areas where trash and food are prevalent. 	
REQUEST FOR HELP:	- None	
ACTION:	- None	
MORE INFORMATION:	<ul style="list-style-type: none"> - If there is a sticky pad or trap with a rat on it, record a deficiency. - If there is a sticky pad or trap without a rat on it, do not record a deficiency. - If a live rat is seen in the Inside, evaluate under Deficiency 8. 	

DEFICIENCY 7 — OUTSIDE: 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
 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 in all areas where trash and food are prevalent for:
 - Rat burrows,
 - Rat droppings (shiny, black and ½ to ¾ of an inch long)
 - Chewed holes in door sweeps or at the edges of outer doors (rat teeth are typically 1/8 inch long)
 - Rats (alive or dead).
 - Note that evidence of rats may be cited at any location Outside, not just in areas where trash and food are prevalent.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- MORE INFORMATION:**
- If there is a sticky pad or trap with a rat on it, record a deficiency.
 - If there is a sticky pad or trap without a rat on it, do not record a deficiency.
 - If a live rat is seen in the Outside, evaluate under this deficiency.

DEFICIENCY 8 — UNIT: EXTENSIVE RAT INFESTATION.

DEFICIENCY CRITERIA: Live rat is seen in the Unit.

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 in all areas where trash and food are prevalent for:
 - Rat burrows,
 - Rat droppings (shiny, black and ½ to ¾ of an inch long)
 - Chewed holes in door sweeps or at the edges of doors (rat teeth are typically 1/8 inch long)
 - Rats (alive).
 - Note that evidence of rats may be cited at any location in the Unit, not just in areas where trash and food are prevalent.
 - A live rat in the Unit is a sign of extensive infestation.
- REQUEST FOR HELP: - None
- ACTION: - None
- MORE INFORMATION: - None

DEFICIENCY 8 — INSIDE: EXTENSIVE RAT INFESTATION.

DEFICIENCY CRITERIA: Live rat is seen in the Inside.

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 in all areas where trash and food are prevalent for:
 - Rat burrows,
 - Rat droppings (shiny, black and ½ to ¾ of an inch long)
 - Chewed holes in door sweeps or at the edges of outer doors (rat teeth are typically 1/8 inch long)
 - Rats (alive).
 - Note that evidence of rats may be cited at any location Inside, not just in areas where trash and food are prevalent.
 - A live rat in the Inside is a sign of extensive infestation.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - None

DEFICIENCY 9 — UNIT:

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/beehives, squirrels or squirrel nests, birds, or bats. Pests are animals with potential impacts on resident health and safety.

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 evidence of "other pests" in the Unit.
- Look for wasp nests and beehives present in the Unit.
- Look for evidence that "other pests" have penetrated the building envelope and are present and/or nesting inside the Unit.

REQUEST FOR HELP:

- None

ACTION:

- None

MORE INFORMATION:

- None

DEFICIENCY 9 — INSIDE:

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/beehives, squirrels or squirrel nests, birds, or bats. Pests are animals with potential impacts on resident health and safety.

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 evidence of "other pests" Inside.
- Look for wasp nests and beehives present Inside.
- Look for evidence that "other pests" have penetrated the building envelope and are present and/or nesting Inside.

REQUEST FOR HELP:

- None

ACTION:

- None

MORE INFORMATION:

- None

TITLE: LEAK — GAS OR OIL

VERSION: V3.0

DATE PUBLISHED: 08/11/23

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.

PURPOSE: None

COMMON COMPONENTS: Gas; Liquid; Pipe; Cap; Valve

LOCATION: ☒ Unit Near fuel-burning appliance, piping that supplies fuel-burning appliance
☒ Inside Near fuel-burning appliance, piping that supplies fuel-burning appliance
☒ Outside Near fuel-burning appliance, piping that supplies fuel-burning appliance

MORE INFORMATION: None

DEFICIENCY 1: Natural gas, propane, or oil leak.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY I — UNIT: 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 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 around the furnace, heating oil storage tanks, water heater, boiler, and other fuel-burning mechanical equipment and appliances for drips, puddles, or any visual signs of a leak.
 - Listen for any audible signs of a leak, such as hissing or whistling sounds.
 - Smell for any odors that may indicate a leak, such as the smell of sulfur (due to additives such as Mercaptan).
 - Visually inspect for an uncapped gas or fuel supply line.
- REQUEST FOR HELP: - None
- ACTION: - If evidence is found, immediately notify the POA or property inspection escort.
- MORE INFORMATION: - None
-

DEFICIENCY I — INSIDE: 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 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 around the furnace, heating oil storage tanks, water heater, boiler, and other fuel-burning mechanical equipment and appliances for drips, puddles, or any visual signs of a leak.
- Listen for any audible signs of a leak, such as hissing or whistling sounds.
- Smell for any odors that may indicate a leak, such as the smell of sulfur (due to additives such as Mercaptan).
- Visually inspect for an uncapped gas or fuel supply line.

REQUEST FOR HELP: - None

ACTION: - If evidence is found, immediately notify the POA or property inspection escort.

MORE INFORMATION: - None

DEFICIENCY I — OUTSIDE: 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 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 around the furnace, heating oil storage tanks, water heater, boiler, and other fuel-burning mechanical equipment and appliances for drips, puddles, or any visual signs of a leak.
- Listen for any audible signs of a leak, such as hissing or whistling sounds.
- Smell for any odors that may indicate a leak, such as the smell of sulfur (due to additives such as Mercaptan).
- Visually inspect for an uncapped gas or fuel supply line.

REQUEST FOR HELP: - None

ACTION: - If evidence is found, immediately notify the POA or property inspection escort.

MORE INFORMATION: - None

TITLE: LEAK — SEWAGE SYSTEM

VERSION: V3.0

DATE PUBLISHED: 08/11/23

DEFINITION: A sewage system leak refers to the leakage of wastewater out of a sanitary sewer system.

PURPOSE: None

COMMON COMPONENTS: Liquid; Leach field; Gas trap; Sewer backup valve; Sewer line; Pipe; Drain; Sewer cleanout; Cap; Riser; Pump

LOCATION: ☒ Unit Drains, toilets, vents, sewer cleanout, cap
☒ Inside Drains, toilets, vents, sewer cleanout, cap
☒ Outside Sewer cleanout, cap

MORE INFORMATION: None

DEFICIENCY 1: Blocked sewage system.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 2: Leak in sewage system.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 3: Cap to the cleanout or pump cover is detached or missing.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 4: Cleanout cap or riser is damaged.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 1 — UNIT: BLOCKED SEWAGE SYSTEM.

DEFICIENCY CRITERIA: Wastewater is unable to drain resulting in sewer backup.

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: - Observe a foul stench coming from drains.
 - Look for any slow-draining bathtubs or laundry lines.
 - Look to see if the use of other fixtures associated with main line lead to water backup in places such as toilets or showers.
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - None

DEFICIENCY I — INSIDE: **BLOCKED SEWAGE SYSTEM.**

DEFICIENCY CRITERIA: Wastewater is unable to drain resulting in sewer backup.

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: - Observe a foul stench coming from drains.
 - Look for any slow-draining bathtubs or laundry lines.
 - Look to see if the use of other fixtures associated with main line lead to water backup in places such as toilets or showers.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

DEFICIENCY 1 — OUTSIDE: BLOCKED SEWAGE SYSTEM.

DEFICIENCY CRITERIA: Wastewater is unable to drain resulting in sewer backup.

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: - Observe a foul stench coming from drains.
 - Look to see if the use of other fixtures associated with main line lead to water backup in places such as toilets or showers.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

DEFICIENCY 2 — UNIT: LEAK IN SEWAGE SYSTEM.

DEFICIENCY CRITERIA: There is evidence of a sewer line or fitting leaking.

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 ceiling, floor, and walls for evidence of a leaking sewer line or fitting to include stains, puddles, visible effluent, a strong odor, and infestation.

REQUEST FOR HELP: - None

ACTION: - Ask the POA for a copy of an approved sanitary system certificate.

MORE INFORMATION: - If evidence of an inactive leak is present, evaluate the condition under the Mold-Like Substance standard.
 - Private sanitary systems are typically certified or approved by a local authority such as a building or health department.

DEFICIENCY 2 — INSIDE: LEAK IN SEWAGE SYSTEM.

DEFICIENCY CRITERIA: There is evidence of a sewer line or fitting leaking.

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 ceiling, floor, and walls for evidence of a leaking sewer line or fitting to include stains, puddles, visible effluent, a strong odor, and infestation.
 - REQUEST FOR HELP:** - None
 - ACTION:** - Ask the POA for a copy of an approved sanitary system certificate.
 - MORE INFORMATION:** - If evidence of an inactive leak is present, evaluate the condition under the Mold-Like Substance standard.
 - Private sanitary systems are typically certified or approved by a local authority such as a building or health department.
-

DEFICIENCY 2 — OUTSIDE: LEAK IN SEWAGE SYSTEM.

DEFICIENCY CRITERIA: There is evidence of a sewer line or fitting leaking.

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 for evidence of a leaking sewer line or fitting to include stains, puddles, visible effluent, a strong odor, and infestation.
- REQUEST FOR HELP:** - None
- ACTION:** - Ask the POA for a copy of an approved sanitary system certificate.
- MORE INFORMATION:**
 - Private sanitary systems are typically certified or approved by a local authority such as a building or health department.
 - Visible waste in a septic system leach field should be evaluated under this deficiency.

DEFICIENCY 3 — UNIT:

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

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 each cleanout and identify where the cleanout cap should be located.
- Look at each pump and identify where the cover should be located.
- As applicable, look to ensure that the cap or pump cover are present and securely attached.
- Look on the ground along the outside of the building for PVC or metal piping that has a cleanout cap.
- Locate the cleanout and caps by observing the vertical piping (stack) at the lowest level of the building.
- Look between the main drain and the building's sewer or septic system.

REQUEST FOR HELP:

- None

ACTION:

- As applicable, gently touch or tap the cap or pump cover to verify if it is securely attached.

MORE INFORMATION:

- None

DEFICIENCY 3 — INSIDE: 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 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 each cleanout and identify where the cleanout cap should be located.
 - Look at each pump and identify where the cover should be located.
 - As applicable, look to ensure that the cap or pump cover are present and securely attached.
 - Look on the ground along the outside of the building for PVC or metal piping that has a cleanout cap.
 - Locate the cleanout and caps by observing the vertical piping (stack) at the lowest level of the building.
 - Look between the main drain and the building's sewer or septic system.

REQUEST FOR HELP: - None

ACTION: - As applicable, gently touch or tap the cap or pump cover to verify if it is securely attached.

MORE INFORMATION: - None

DEFICIENCY 3 — OUTSIDE: 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** 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 each cleanout and identify where the cleanout cap should be located.
 - Look at each pump and identify where the cover should be located.
 - As applicable, look to ensure that the cap or pump cover are present and securely attached.
 - Look on the ground along the outside of the building for PVC or metal piping that has a cleanout cap.
 - Locate the cleanout and caps by observing the vertical piping (stack) at the lowest level of the building.
 - Look between the main drain and the building's sewer or septic system.

REQUEST FOR HELP: - None

ACTION: - As applicable, gently touch or tap the cap or pump cover to verify if it is securely attached.

MORE INFORMATION: - None

DEFICIENCY 4 — UNIT: 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** 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 each cleanout and thoroughly examine the riser and the cap.
- Look for any holes or cracks in the riser or cap that would allow for contaminated air or sewage to seep out.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION:

- Examples of damage that may impact functionality of the cleanout cap or riser may include, but are not limited to:
 - Unintentional hole
 - Intentionally drilled hole into the cap for easier access to the cleanout
 - Crack

DEFICIENCY 4 — INSIDE: 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 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 each cleanout and thoroughly examine the riser and the cap.
 - Look for any holes or cracks in the riser or cap that would allow for contaminated air or sewage to seep out.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- MORE INFORMATION:**
- Examples of damage that may impact functionality of the cleanout cap or riser may include, but are not limited to:
 - Unintentional hole
 - Intentionally drilled hole into the cap for easier access to the cleanout
 - Crack
-

DEFICIENCY 4 — OUTSIDE: 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 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 each cleanout and thoroughly examine the riser and the cap.
 - Look for any holes or cracks in the riser or cap that would allow for contaminated air or sewage to seep out.
- REQUEST FOR HELP:**
 - None
- ACTION:**
 - None
- MORE INFORMATION:**
 - This item is located on the ground and is often hit and cracked by lawnmowers.
 - Examples of damage that may impact functionality of the cleanout cap or riser may include, but are not limited to:
 - Unintentional hole
 - Intentionally drilled hole into the cap for easier access to the cleanout
 - Crack

TITLE: LEAK — WATER

VERSION: V3.0

DATE PUBLISHED: 06/20/23

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.

PURPOSE: None

COMMON COMPONENTS: Gas trap; Piping, Drain, Cap, Riser, Plumbing pump, Pump system; Fire suppression sprinkler assembly, including connected pipes and fittings; Water heater; Boiler; Dishwasher; Garbage disposal; Sink; Valves

LOCATION: ☒ Unit Ceilings, floors, walls, sinks, dishwashers, washer, water heaters, central water supply lines, drainpipes, sprinkler assembly, plumbing system
☒ Inside Ceilings, floors, walls, sinks, dishwashers, washer, water heaters, central water supply lines, drainpipes, sprinkler assembly, plumbing system
☒ Outside Central water supply lines, sprinkler assembly, plumbing system

MORE INFORMATION: None

DEFICIENCY 1: Environmental water intrusion.

LOCATION: ☒ Unit ☒ Inside

DEFICIENCY 2: Plumbing leak.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 3: Fluid is leaking from the sprinkler assembly.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 1 — UNIT: ENVIRONMENTAL WATER INTRUSION.

DEFICIENCY CRITERIA: Water from the exterior environment is leaking into the interior.

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 any leaking or discoloration.
 - Look for swelling windowsills or moisture around the interior of windows or doors.
 - Look for deteriorating components on the ceiling or walls.
 - Examine the interior for cracks, failing window glazing, and anywhere else that water could access the interior space.
- REQUEST FOR HELP:**
 - If evidence of a leak is present and the leak is not active at the time of the inspection, ask the resident or POA if leaking has occurred.
- ACTION:**
 - If evidence of a leak is present and the leak is not active at the time of the inspection, determine if a repair was performed.
- MORE INFORMATION:**
 - Water intrusion is the unwelcome presence of water leaking into the interior.
 - Water intrusion may be the result of structural damage, poor installation of building materials, degrading materials, or defective building materials.

DEFICIENCY I — INSIDE: ENVIRONMENTAL WATER INTRUSION.

DEFICIENCY CRITERIA: Water from the exterior environment is leaking into the interior.

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 any leaking or discoloration.
 - Look for swelling windowsills or moisture around the interior of windows or doors.
 - Look for deteriorating components on the ceiling or walls.
 - Examine the interior for cracks, failing window glazing, and anywhere else that water could access the interior space.
- REQUEST FOR HELP:**
- If evidence of a leak is present and the leak is not active at the time of the inspection, ask the POA if leaking has occurred.
- ACTION:**
- If evidence of a leak is present and the leak is not active at the time of the inspection, determine if a repair was performed.
- MORE INFORMATION:**
- Water intrusion is the unwelcome presence of water leaking into the interior.
 - Water intrusion may be the result of structural damage, poor installation of building materials, degrading materials, or defective building materials.

DEFICIENCY 2 — UNIT: PLUMBING LEAK.

DEFICIENCY CRITERIA: Failure of a plumbing system that allows for water intrusion in unintended areas.

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: - Visually inspect for any active plumbing leak.
 - Inspect all visible plumbing connections, including gas traps, supply lines, pumps, and direct connections to the fixture.
- REQUEST FOR HELP: - None
- ACTION: - None
- MORE INFORMATION: - If evidence of an inactive leak is present, then evaluate the condition under the Mold-Like Substance Standard.
 - Examples of plumbing components and fixtures to evaluate under this deficiency may include, but are not limited to:
 - HVAC
 - Water heater
 - Boiler
 - Dishwasher
 - Garbage disposal
 - Sink
 - Valves
 - Bathtub

DEFICIENCY 2 — INSIDE: PLUMBING LEAK.

DEFICIENCY CRITERIA: Failure of a plumbing system that allows for water intrusion in unintended areas.

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:**
- Visually inspect for any active plumbing leak.
 - Inspect all visible plumbing connections, including gas traps, supply lines, pumps, and direct connections to the fixture.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- MORE INFORMATION:**
- If evidence of an inactive leak is present, then evaluate the condition under the Mold-Like Substance Standard.
 - Examples of plumbing components and fixtures to evaluate under this deficiency may include, but are not limited to:
 - HVAC
 - Water heater
 - Boiler
 - Dishwasher
 - Garbage disposal
 - Sink
 - Valves
 - Bathtub

DEFICIENCY 2 — OUTSIDE: PLUMBING LEAK.

DEFICIENCY CRITERIA: Failure of a plumbing system that allows for water intrusion in unintended areas.

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: - Evaluate exterior plumbing systems for any leaks.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - Examples of exterior plumbing components to evaluate under this deficiency may include, but are not limited to:

- Exterior hose faucet
- Landscaping sprinkler / irrigation system

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

DEFINITION: Waste discarded or disposed of in a location that is not designated for waste.
PURPOSE: None
COMMON COMPONENTS: Paper; Metal; Plastics; Organic; Wood; Foam; Cardboard; Rubber; Large furniture; Appliances
LOCATION: ☐ Unit None
☒ Inside Throughout the inside
☒ Outside Throughout the outside
MORE INFORMATION: None

DEFICIENCY I: Litter is accumulated in an undesignated area.
LOCATION: ☒ Inside ☒ Outside

DEFICIENCY I — INSIDE: 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 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 garbage or litter in undesignated areas.
- Identify small items of litter in undesignated areas.
- Identify any number of large items clearly discarded in undesignated areas.

REQUEST FOR HELP: - None

ACTION:

- Measure a 10-foot x 10-foot area around the densest accumulation of litter.
- Count the number of items of litter within the measured area.
- Do not count beyond 10 items of litter.

MORE INFORMATION: - None

DEFICIENCY I — OUTSIDE: 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 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 garbage or litter in undesignated areas.
 - Identify small items of litter in undesignated areas.
 - Identify any number of large items clearly discarded in undesignated areas.
- REQUEST FOR HELP:** - None
- ACTION:**
- Measure a 10-foot x 10-foot area around the densest accumulation of litter.
 - Count the number of items of litter within the measured area.
 - Do not count beyond 10 items of litter.
- MORE INFORMATION:** - None

TITLE: PARKING LOT

VERSION: V3.0

DATE PUBLISHED: 08/11/23

DEFINITION: A designated outdoor area for parking motorized vehicles.

PURPOSE: An area to park motorized vehicles.

COMMON COMPONENTS: Pavement; Pavers; Wheel stops; Striping; Gravel

LOCATION: ☐ Unit None
☐ Inside None
☒ Outside Near or adjacent to buildings

MORE INFORMATION: For the purpose of this inspection, this item does not include parking garages.

DEFICIENCY 1: Parking lot has any one pothole that is 4 inches deep and 1 square foot or greater.

LOCATION: ☒ Outside

DEFICIENCY 2: Parking lot has ponding.

LOCATION: ☒ Outside

DEFICIENCY I — OUTSIDE: 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 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: - Identify each pothole in the parking lot.
- REQUEST FOR HELP: - None
- ACTION: - Measure the depth and area of each pothole.
- MORE INFORMATION: - None

DEFICIENCY 2 — OUTSIDE: 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 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 ponding in a parking lot.
- REQUEST FOR HELP: - None
- ACTION: - Measure the depth of the ponding water.
 - If it is 3 inches or greater in depth, measure the square footage of ponding area.
 - Calculate the percentage of unusable space using the following formula:
 - $\text{Affected area} / \text{total area of the parking lot}$
- MORE INFORMATION: - None

TITLE: PRIVATE ROADS AND DRIVEWAYS

VERSION: V3.0

DATE PUBLISHED: 06/20/23

DEFINITION: Road leading from a public road to a dwelling or garage.

PURPOSE: An area on private property where automobiles and other vehicles are operated or allowed to stand.

COMMON COMPONENTS: Asphalt; Concrete; Dirt; Gravel; Paving stones; Expansion joints; Curbs; Gutters; Utility access covers; Rebar

LOCATION: ☐ Unit None
☐ Inside None
☒ Outside Throughout the site

MORE INFORMATION: For the purpose of this inspection, only inspect private roads owned and maintained by the property. If you have any doubt about ownership of the road, ask the POA to provide documentation clarifying the ownership of the road.

DEFICIENCY 1: Road or driveway access to the property is blocked or impassable for vehicles.

LOCATION: ☒ Outside

DEFICIENCY 2: Road or driveway has any one pothole that is 4 inches deep and 1 square foot or greater.

LOCATION: ☒ Outside

DEFICIENCY 1 — OUTSIDE: 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 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 each road that provides access to the property.
 - Look to ensure that each road providing access to the property is free from any obstruction that would render the road blocked or impassable (e.g., downed trees, debris, impassable holes, snowbanks, parked cars, or flooding that would prevent a vehicle from gaining access to the property).
- REQUEST FOR HELP:** - None
- ACTION:** - None
- MORE INFORMATION:**
- For the purpose of this inspection, do not record this deficiency for designed permanent fixtures installed to control access (e.g., electronic gates or locked fences). If the property has these, the POA must show that they function and allow access to the road or driveway.
 - Temporary obstructions for a specific function (e.g., road maintenance) should not be recorded as a deficiency.
-

DEFICIENCY 2 — OUTSIDE: 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 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: - Identify each pothole throughout the road or driveway.

REQUEST FOR HELP: - None

ACTION: - Measure the depth and area of each pothole.

MORE INFORMATION: - None

TITLE: SIDEWALK, WALKWAY, AND RAMP

VERSION: V3.0

DATE PUBLISHED: 06/20/23

DEFINITION: A pathway for pedestrian travel.

PURPOSE: To provide a defined and safe path of exterior travel for pedestrians.

COMMON COMPONENTS: Approach; Landing; Flared sides

LOCATION: ☐ Unit None
☐ Inside None
☒ Outside Ingress or egress locations to buildings, pools, parking lots, or any area that is considered a normal course of travel for pedestrians

MORE INFORMATION: None

DEFICIENCY 1: Sidewalk, walkway, or ramp is blocked or impassable.

LOCATION: ☒ Outside

DEFICIENCY 2: Sidewalk, walkway, or ramp is not functionally adequate.

LOCATION: ☒ Outside

DEFICIENCY I — OUTSIDE: SIDEWALK, WALKWAY, OR RAMP IS BLOCKED OR IMPASSABLE.

DEFICIENCY CRITERIA: Sidewalk, walkway, or ramp is blocked or impassable.

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 all sidewalks, walkways, and ramps and identify if there is any obstruction or blockage.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - Overgrown vegetation may result in the sidewalk, walkway, or ramp being blocked or impassable.

DEFICIENCY 2 — OUTSIDE: 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** 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 all sidewalks, walkways, and ramps and determine if it provides a defined and safe path of travel.

REQUEST FOR HELP: - None

ACTION: - None

More Information: Conditions that may impact the functional adequacy of a sidewalk, walkway, or ramp may include, but are not limited to:
 - Damage or deterioration to the extent that it disrupts a person's ability to traverse the plane
 - Unintentional dimensional changes that may interrupt a person's walking pattern or movement
 - Unstable material

TITLE: RETAINING WALL

VERSION: V3.0

DATE PUBLISHED: 06/20/23

DEFINITION: A vertical structure that retains soil or rock at various grades.

PURPOSE: To prevent erosion on sloped land or to add usable space.

COMMON COMPONENTS: Post; Railing; Block

LOCATION: ☐ Unit None
☐ Inside None
☒ Outside Property grounds

MORE INFORMATION: For the purpose of this inspection, a "retaining wall" is only classified as such if it is at least 24 inches tall and does not include decorative planters or foundation wall.

DEFICIENCY 1: Retaining wall is leaning away from the fill side.

LOCATION: ☒ Outside

DEFICIENCY 2: Retaining wall is partially or completely collapsed.

LOCATION: ☒ Outside

DEFICIENCY 1 — OUTSIDE: 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 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 retaining wall while standing parallel to determine if the wall is standing upright.
 - Verify the wall is not more than 90 degrees from the base of the slope.
- REQUEST FOR HELP:** - None
- ACTION:** - Measure the retaining wall to verify the height is 24 inches or greater.
 - If it is not at least 24 inches, then it is not subject to inspection.
- MORE INFORMATION:** - If the retaining wall is leaning (sloped) toward the fill side, do not cite a deficiency.
 - If present, inspect the guardrail under the Guardrail standard.
-

DEFICIENCY 2 — OUTSIDE: RETAINING WALL IS PARTIALLY OR COMPLETELY COLLAPSED.

DEFICIENCY CRITERIA: Retaining wall is partially or completely collapsed.

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 entire retaining wall for signs of collapse.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TITLE: ROOF ASSEMBLY

VERSION: V3.0

DATE PUBLISHED: 08/11/23

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

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

COMMON COMPONENTS: Roof covering; Drain; Gutter; Downspout; Flashing; Roof exhaust system; Scupper; Eave; Soffit; Fascia

LOCATION: ☐ Unit None
☐ Inside None
☒ Outside On top of building.

MORE INFORMATION: None

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

LOCATION: ☒ Outside

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

LOCATION: ☒ Outside

DEFICIENCY 3: Roof surface has standing water.

LOCATION: ☒ Outside

DEFICIENCY 4: Substrate is exposed.

LOCATION: ☒ Outside

DEFICIENCY 5: Roof assembly has a hole.

LOCATION: ☒ Outside

DEFICIENCY 6: Roof assembly is damaged.

LOCATION: ☒ Outside

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

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

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

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

INSPECTION PROCESS:

- OBSERVATION:**
- Look at the roof drain, gutter, or downspout for ponding water.
 - Look for evidence of clogging (e.g., debris, leaves, or soil).
- REQUEST FOR HELP:**
- None
- ACTION:**
- If visually accessible, inspect the roof drain and gutters.
- MORE INFORMATION:**
- It may not be possible to gain access to the roof in single family units.

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

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

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

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:**
- Look at the gutter system to detect any:
 - Gutter components that are damaged (i.e., visibly defective; impacts functionality).
 - Gutter components that are missing (i.e., evidence of prior installation, but now not present or is incomplete).
 - Gutter components that are unfixed (i.e., pulled away from the fascia or roofing structure).
- REQUEST FOR HELP:** - None
- ACTION:** - None
- MORE INFORMATION:**
- Gutters may not be present on all properties.
 - Gutter accessories (e.g., splash block, leaf guard) should not be evaluated under this deficiency. If such an accessory is otherwise presenting a hazard, then it should be evaluated under the applicable standard (e.g., Trip Hazard, Sharp Edges).

DEFICIENCY 3 — OUTSIDE: ROOF SURFACE HAS STANDING WATER.

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

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

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look to see if the building has a flat roof; if not, disregard this deficiency.
 - Look for ponding water on the roof that isn't located above a drain or scupper.

REQUEST FOR HELP: - None

ACTION: - Measure the ponding.

MORE INFORMATION: - None

DEFICIENCY 4 — OUTSIDE: SUBSTRATE IS EXPOSED.

DEFICIENCY CRITERIA: Any amount of substrate is exposed.

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

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look at the roof surface for evidence of exposed substrate (e.g., missing or damaged shingles, tiles, or membrane).

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - It may be difficult to determine if there is exposed substrate in single family homes.

DEFICIENCY 5 — OUTSIDE: 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	<p>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.</p>
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CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look at the roof's soffits, eaves, fascia, and roof decking for holes.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - None

DEFICIENCY 6 — OUTSIDE: ROOF ASSEMBLY IS DAMAGED.

DEFICIENCY CRITERIA: Roof assembly is damaged (i.e., visibly defective; impacts functionality).

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

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

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

REQUEST FOR HELP: - None

ACTION: - None

More Information:

- If a roof assembly component is missing, then it should be evaluated under this deficiency.
- All attic or roof ventilation components should be evaluated under this deficiency.
- If a hole is present, then it should be evaluated under Deficiency 5.
- If the overall roof assembly exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.

TITLE: SITE DRAINAGE

VERSION: V3.0

DATE PUBLISHED: 06/20/23

DEFINITION: An exterior system that directs the flow of surface water.

PURPOSE: To direct surface water away from the built environment (i.e., human-made structures, features, and facilities) to a designated location.

COMMON COMPONENTS: Culverts; Swales; Ditches; Retention and detention basins; Curb; Drainage features; Underground piping

LOCATION: ☐ Unit None
☐ Inside None
☒ Outside Throughout the entire Outside area, especially adjacent to the built environment

MORE INFORMATION: Decorative items should not be evaluated under this standard.

DEFICIENCY 1: Water runoff is unable to flow through the site drainage system.

LOCATION: ☒ Outside

DEFICIENCY 2: Erosion is present.

LOCATION: ☒ Outside

DEFICIENCY 3: Grate is not secure or does not cover the site drainage system's collection point.

LOCATION: ☒ Outside

DEFICIENCY 1 — OUTSIDE: 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 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 at the site drainage system to determine the location of the site drain, which is typically at the lowest points on a property where water is likely to collect, or where the site drainage has diverted water.
- Once located, look to determine if water is present above the outflow drain or if debris has accumulated such that the inspector believes water is unable to drain in the event of precipitation.

REQUEST FOR HELP: - None

ACTION: - Shine light in the drainage system looking for obstruction.

MORE INFORMATION:

- Do not examine city or public works systems.
- Standing water may be present in a canal system or swale system and should not be considered a deficiency under this standard.

DEFICIENCY 2 — OUTSIDE: 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 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 at all site drainage locations and identify signs of displaced soil or stone.
 - If within 2 feet from the built environment, look to determine if the footer is exposed.
- REQUEST FOR HELP:**
- None
- ACTION:**
- If identified, measure the distance between the built structure and the nearest point of erosion.
- MORE INFORMATION:**
- Damage to the built environment caused by erosion should be evaluated under the respective item's standard, which may include but is not limited to:
 - Fence — Security
 - Foundation
 - Parking Lot
 - Private Roads and Driveways
 - Retaining Wall
 - Sidewalk, Walkway, and Ramp
 - Trip Hazard

DEFICIENCY 3 — OUTSIDE: 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 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 site drainage system to determine location of the site drain, which is typically at the lowest points on a property where water is likely to collect, or where the site drainage has diverted water.
 - Once located, look to determine if the system was designed to have a protective grate (e.g., mounting hardware, supporting ledge, bracket, hinge, gates) that is now not secure or does not cover the drainage system's collection point.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- MORE INFORMATION:** - This deficiency only applies to a site drainage system that is designed to have a protective grate.
-

TITLE: SPRINKLER ASSEMBLY

VERSION: V3.0

DATE PUBLISHED: 06/20/23

DEFINITION: Part of the fire protection (sprinkler) system that discharges water when activated once reaching a certain (predetermined) temperature.

PURPOSE: Help control the spread of fire.

COMMON COMPONENTS: Head; Valve; Deflector; Escutcheon; Sprinkler head cover

LOCATION:

<input checked="" type="checkbox"/> Unit	Bedrooms, living rooms, dining rooms, closets, kitchens, hallways, stairwells
<input checked="" type="checkbox"/> Inside	Living rooms, dining rooms, closets, kitchens, hallways, stairwells, common areas
<input checked="" type="checkbox"/> Outside	Covered decks, patios

MORE INFORMATION: If a leak is present, evaluate the deficiency under the Leak — Water standard.

DEFICIENCY 1: Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 2: Sprinkler assembly component is damaged, inoperable, or missing and it is detrimental to performance.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 3: Sprinkler assembly has evidence of corrosion.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 4: Sprinkler assembly has evidence of foreign material that is detrimental to performance.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY I — UNIT: 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 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:**
- Look at the sprinkler assembly and the surrounding area for any obstruction or encasement.
 - Determine if items have been stored or stacked around the sprinkler head or if alterations have been made that impede the sprinkler head assembly.
- REQUEST FOR HELP:**
- None
- ACTION:**
- If present, measure the distance from the obstruction or encasement to the sprinkler head.
- MORE INFORMATION:**
- Some sprinkler heads may not have 18" clearance due to features within the built environment (e.g., closet, wall mounted kitchen cabinets, permanently installed light fixture, exit sign) and should not be considered a deficiency under this Standard.
 - A parked vehicle within 18" of the sprinkler assembly should not be considered a deficiency under this Standard.
 - Examples of encasements may include, but are not limited to:
 - Painter's tape
 - Plastic bag
 - Examples of obstructions may include, but are not limited to:
 - Furniture
 - Shelves
 - Stacked materials

DEFICIENCY I — INSIDE: 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 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:**
- Look at the sprinkler assembly and the surrounding area for any obstruction or encasement.
 - Determine if items have been stored or stacked around the sprinkler head or if alterations have been made that impede the sprinkler head assembly.
- REQUEST FOR HELP:**
- None
- ACTION:**
- If present, measure the distance from the obstruction or encasement to the sprinkler head.
- MORE INFORMATION:**
- Some sprinkler heads may not have 18" clearance due to features within the built environment (e.g., closet, wall mounted kitchen cabinets, permanently installed light fixture, exit sign) and should not be considered a deficiency under this Standard.
 - A parked vehicle within 18" of the sprinkler assembly should not be considered a deficiency under this Standard.
 - Examples of encasements may include, but are not limited to:
 - Painter's tape
 - Plastic bag
 - Examples of obstructions may include, but are not limited to:
 - Furniture
 - Shelves
 - Stacked materials

DEFICIENCY I — OUTSIDE: 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 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:**
- Look at the sprinkler assembly and the surrounding area for any obstruction or encasement.
 - Determine if items have been stored or stacked around the sprinkler head or if alterations have been made that impede the sprinkler head assembly.
- REQUEST FOR HELP:**
- None
- ACTION:**
- If present, measure the distance from the obstruction or encasement to the sprinkler head.
- MORE INFORMATION:**
- Some sprinkler heads may not have 18" clearance due to features within the built environment (e.g., closet, permanently installed light fixture, exit sign) and should not be considered a deficiency under this Standard.
 - A parked vehicle within 18" of the sprinkler assembly should not be considered a deficiency under this Standard.
 - Examples of encasements may include, but are not limited to:
 - Painter's tape
 - Plastic bag
 - Examples of obstructions may include, but are not limited to:
 - Furniture
 - Shelves
 - Stacked materials

DEFICIENCY 2 — UNIT: 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 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:**
 - Look at the sprinkler assembly and its components to identify any damage or evidence of prior installation.
 - Determine if there are any conditions present that may be detrimental to the performance of the sprinkler assembly.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:**
 - For the purpose of this Standard, a condition is detrimental to performance if it impacts the sprinkler assembly's ability to properly or adequately discharge when activated.
 - Examples of conditions that may be detrimental to performance may include, but are not limited to:
 - Physical damage
 - Glass bulb has lost fluid
 - Concealed sprinkler cover plate is caulked or glued to ceiling
 - Missing sprinkler head escutcheon

DEFICIENCY 2 — INSIDE: 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 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:**
- Look at the sprinkler assembly and its components to identify any damage or evidence of prior installation.
 - Determine if there are any conditions present that may be detrimental to the performance of the sprinkler assembly.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:**
- For the purpose of this Standard, a condition is detrimental to performance if it impacts the sprinkler assembly's ability to properly or adequately discharge when activated.
 - Examples of conditions that may be detrimental to performance may include, but are not limited to:
 - Physical damage
 - Glass bulb has lost fluid
 - Concealed sprinkler cover plate is caulked or glued to ceiling
 - Missing sprinkler head escutcheon

DEFICIENCY 2 — OUTSIDE: 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 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:**
- Look at the sprinkler assembly and its components to identify any damage or evidence of prior installation.
 - Determine if there are any conditions present that may be detrimental to the performance of the sprinkler assembly.
- REQUEST FOR HELP:**
- None
- ACTION:**
- None
- More Information:**
- For the purpose of this Standard, a condition is detrimental to performance if it impacts the sprinkler assembly's ability to properly or adequately discharge when activated.
 - Examples of conditions that may be detrimental to performance may include, but are not limited to:
 - Physical damage
 - Glass bulb has lost fluid
 - Concealed sprinkler cover plate is caulked or glued to ceiling
 - Missing sprinkler head escutcheon

DEFICIENCY 3 — UNIT: SPRINKLER ASSEMBLY HAS EVIDENCE OF CORROSION.

DEFICIENCY CRITERIA: Sprinkler assembly has evidence of corrosion.

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: - Look at the sprinkler assembly and its components to identify any evidence of corrosion.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

DEFICIENCY 3 — INSIDE: SPRINKLER ASSEMBLY HAS EVIDENCE OF CORROSION.

DEFICIENCY CRITERIA: Sprinkler assembly has evidence of corrosion.

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: - Look at the sprinkler assembly and its components to identify any evidence of corrosion.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

DEFICIENCY 3 — OUTSIDE: SPRINKLER ASSEMBLY HAS EVIDENCE OF CORROSION.

DEFICIENCY CRITERIA: Sprinkler assembly has evidence of corrosion.

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: - Look at the sprinkler assembly and its components to identify any evidence of corrosion.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

DEFICIENCY 4 — UNIT: 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 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:**
- Look at the sprinkler assembly to identify if any foreign material is present.
 - Look at the glass bulb to identify if any foreign material is present.
- REQUEST FOR HELP:**
- None
- ACTION:**
- If foreign material is present, determine if it covers 75% or more of the sprinkler assembly or 75% or more of the glass bulb.
- More Information:**
- For the purpose of this Standard, a condition is detrimental to performance if it impacts the sprinkler assembly's ability to properly or adequately discharge when activated.
 - Examples of foreign material that may be detrimental to performance may include, but are not limited to:
 - Loading / dust
 - Paint

DEFICIENCY 4 — INSIDE: **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 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: - Look at the sprinkler assembly to identify if any foreign material is present.
 - Look at the glass bulb to identify if any foreign material is present.

REQUEST FOR HELP: - None

ACTION: - If foreign material is present, determine if it covers 75% or more of the sprinkler assembly or 75% or more of the glass bulb.

More Information: - For the purpose of this Standard, a condition is detrimental to performance if it impacts the sprinkler assembly's ability to properly or adequately discharge when activated.
 - Examples of foreign material that may be detrimental to performance may include, but are not limited to:
 - Loading / dust
 - Paint

DEFICIENCY 4 — OUTSIDE: **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 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: - Look at the sprinkler assembly to identify if any foreign material is present.
 - Look at the glass bulb to identify if any foreign material is present.

REQUEST FOR HELP: - None

ACTION: - If foreign material is present, determine if it covers 75% or more of the sprinkler assembly or 75% or more of the glass bulb.

More Information: - For the purpose of this Standard, a condition is detrimental to performance if it impacts the sprinkler assembly's ability to properly or adequately discharge when activated.
 - Examples of foreign material that may be detrimental to performance may include, but are not limited to:
 - Loading / dust
 - Paint

TITLE: STRUCTURAL SYSTEM

VERSION: V3.0

DATE PUBLISHED: 06/20/23

DEFINITION: Load-bearing system within the built environment (i.e., structures, features, and facilities).

PURPOSE: Safely support and transfer weight load.

COMMON COMPONENTS: Foundation; Beam; Floor; Wall; Roof; Slab; Plinth

LOCATION: ☒ Unit All accessible areas within the dwelling and those areas to which the resident has sole access (e.g., dwelling balconies, decks, patios, basements).
☒ Inside All accessible areas within the interior common spaces.
☒ Outside All accessible areas throughout the exterior built environment (e.g., rooftop decks, patios, playgrounds).

MORE INFORMATION: If failure is present at a structural element, then it should be evaluated under the respective standard, which may include:

- Ceiling
- Chimney
- Floor
- Foundation
- Roof Assembly
- Wall — Exterior
- Wall — Interior

DEFICIENCY 1: Structural system exhibits signs of serious failure.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY I — UNIT: 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 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: - Visually inspect the structural system for signs of failure.
- REQUEST FOR HELP: - If an area within this inspection location is locked, request access from the resident or POA.
- ACTION: - None
- MORE INFORMATION: - If signs of failure are present and cannot be attributed to a specific structural element, then evaluate under this standard.
- If failure is present at a structural element, then it should be evaluated under the respective standard, which may include:
 - Ceiling
 - Chimney
 - Floor
 - Foundation
 - Roof Assembly
 - Wall — Exterior
 - Wall — Interior

DEFICIENCY I — INSIDE: 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 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:** - Visually inspect the structural system for signs of failure.
- REQUEST FOR HELP:** - If an area within this inspection location is locked, request access from the POA.
- ACTION:** - None
- MORE INFORMATION:**
 - If signs of failure are present and cannot be attributed to a specific structural element, then evaluate under this standard.
 - If failure is present at a structural element, then it should be evaluated under the respective standard, which may include:
 - Ceiling
 - Chimney
 - Floor
 - Foundation
 - Roof Assembly
 - Wall — Exterior
 - Wall — Interior

DEFICIENCY 1 — OUTSIDE: 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 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: - Visually inspect the structural system for signs of failure.

REQUEST FOR HELP: - If an area within this inspection location is locked, request access from the POA.

ACTION: - None

MORE INFORMATION: - If signs of failure are present and cannot be attributed to a specific structural element, then evaluate under this standard.

- If failure is present at a structural element, then it should be evaluated under the respective standard, which may include:

- Ceiling
- Chimney
- Floor
- Foundation
- Roof Assembly
- Wall — Exterior
- Wall — Interior

TITLE: STEPS AND STAIRS

VERSION: V3.0

DATE PUBLISHED: 06/20/23

DEFINITION: A single step, series of steps, or flights of steps that connect two levels.

PURPOSE: For (personal) traffic (i.e., egress or ingress) going from one level to the next.

COMMON COMPONENTS: Tread; Stringer; Riser; Railing; Nosing

LOCATION: ☒ Unit Hallway, stairwell
☒ Inside Hallway, stairwell
☒ Outside Along elevated walking paths

MORE INFORMATION: None

DEFICIENCY 1: Tread is missing or damaged.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 2: Stringer is damaged.

LOCATION: ☒ Unit ☒ Inside ☒ Outside

DEFICIENCY 3: Step or stair is not functionally adequate.

LOCATION: ☒ Outside

DEFICIENCY 1 — UNIT: 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 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 entire set of stairs for the presence of treads.
 - If present, examine each tread and nosing for damage.
 - Identify evidence of a previously installed tread that is now not present or is incomplete.
- REQUEST FOR HELP:**
- None
- ACTION:**
- If tread nosing is damaged or broken, measure each occurrence.
 - Walk up the entire set of stairs, ensuring that contact is made with the treads to detect each tread's stability and structural integrity.
- MORE INFORMATION:**
- If accessory treads are present, then verify if they are secure and level.

DEFICIENCY I — INSIDE: 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 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 entire set of stairs for the presence of treads.
 - If present, examine each tread and nosing for damage.
 - Identify evidence of a previously installed tread that is now not present or is incomplete.
- REQUEST FOR HELP:**
- None
- ACTION:**
- If tread nosing is damaged or broken, measure each occurrence.
 - Walk up the entire set of stairs, ensuring that contact is made with the treads to detect each tread's stability and structural integrity.
- MORE INFORMATION:**
- If accessory treads are present, then verify if they are secure and level.

DEFICIENCY I — OUTSIDE: 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 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 entire set of stairs for the presence of treads.
 - If present, examine each tread and nosing for damage.
 - Identify evidence of a previously installed tread that is now not present or is incomplete.
- REQUEST FOR HELP:** - None
- ACTION:**
- If tread nosing is damaged or broken, measure each occurrence.
 - Walk up the entire set of stairs, ensuring that contact is made with the treads to detect each tread's stability and structural integrity.
- MORE INFORMATION:** - If accessory treads are present, then verify if they are secure and level.

DEFICIENCY 2 — UNIT: STRINGER IS DAMAGED.

DEFICIENCY CRITERIA: Stringer is damaged (i.e., visibly defective; impacts functionality).

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 entire set of stairs and, if visible, examine the stringers for signs of damage.
 - If instability is detected while walking on the stairs, look to determine if instability is likely caused by a damaged stringer.
 - Look to ensure the stringer is attached to the structure.
- REQUEST FOR HELP: - None
- ACTION: - Walk up the entire set of stairs to determine the stability of the stairs (i.e., feel for stability or bouncing).
- MORE INFORMATION: - Generally, stringers may only be visible on exterior stairs.
- If not visible, then the inspector is unable to evaluate this deficiency.

DEFICIENCY 2 — INSIDE: STRINGER IS DAMAGED.

DEFICIENCY CRITERIA: Stringer is damaged (i.e., visibly defective; impacts functionality).

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 entire set of stairs and, if visible, examine the stringers for signs of damage.
 - If instability is detected while walking on the stairs, look to determine if instability is likely caused by a damaged stringer.
 - Look to ensure the stringer is attached to the structure.
- REQUEST FOR HELP:** - None
- ACTION:** - Walk up the entire set of stairs to determine the stability of the stairs (i.e., feel for stability or bouncing).
- MORE INFORMATION:**
- Generally, stringers may only be visible on exterior stairs.
 - If not visible, then the inspector is unable to evaluate this deficiency.

DEFICIENCY 2 — OUTSIDE: **STRINGER IS DAMAGED.**

DEFICIENCY CRITERIA: Stringer is damaged (i.e., visibly defective; impacts functionality).

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 entire set of stairs and, if visible, examine the stringers for signs of damage.
 - If instability is detected while walking on the stairs, look to determine if instability is likely caused by a damaged stringer.
 - Look to ensure the stringer is attached to the structure.
- REQUEST FOR HELP:** - None
- ACTION:** - Walk up the entire set of stairs to determine the stability of the stairs (i.e., feel for stability or bouncing).
- MORE INFORMATION:**
- Generally, stringers may only be visible on exterior stairs.
 - If not visible, then the inspector is unable to evaluate this deficiency.

DEFICIENCY 3 — OUTSIDE: 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 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 each step and stair and determine if it allows for personal traffic from one level to the next.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: Conditions that may impact the functional adequacy of a step or stairs may include, but are not limited to:

- Damage or deterioration to the extent that it disrupts a person's ability to move from one level to the next
- Unintentional dimensional changes that may interrupt a person's walking pattern or movement
- Unstable material

TITLE: WALL — EXTERIOR

VERSION: V3.0

DATE PUBLISHED: 08/11/23

DEFINITION: Exterior wall: 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.

Wall covering: Material such as siding or stucco used as a covering for exterior walls.

Note: *Unfinished* within this standard refers to concrete masonry unit or poured concrete walls.

PURPOSE: Exterior wall: Typically forms part of a building envelope, separating the accommodation inside from that outside. Its functions include:

- Environmental control
- Security
- Privacy
- Fire control
- Aesthetics

Wall covering: Covering for an exterior wall.

COMMON COMPONENTS: Cladding; Air barrier; Sheathing; Framing; Vapor control layer; Insulation

LOCATION: ☐ Unit None
☐ Inside None
☒ Outside Exterior of the unit.

MORE INFORMATION: If the wall is below grade and soil is on the exterior side, then evaluate under the Foundation standard.

DEFICIENCY 1: Exterior wall covering has missing sections of at least 1 square foot per wall.

LOCATION: ☒ Outside

DEFICIENCY 2: Exterior wall has peeling paint of 10 square feet or more.

LOCATION: ☒ Outside

DEFICIENCY 3: Exterior wall component(s) is not functionally adequate.

LOCATION: ☒ Outside

DEFICIENCY I — OUTSIDE: 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 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:**
- Approach the building and observe the exterior walls and wall coverings.
 - If no wall coverings are readily visible, look for indications that the exterior wall was designed to have, or at one time had, wall coverings (e.g., outlines, fasteners, and wall covering remnants).
 - Look at the exterior wall for signs of missing wall coverings.

REQUEST FOR HELP: - None

ACTION: - Measure the square footage of the missing sections.

MORE INFORMATION: - None

DEFICIENCY 2 — OUTSIDE: 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 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:** - Visually examine the exterior of the building, including the walls and wall coverings.
- REQUEST FOR HELP:** - None
- ACTION:** - If peeling paint is present, measure the square footage.
- More Information:** - If property profile indicates the property is a target property, then evaluate under the Potential Lead-Based Paint Hazards — Visual Assessment standard.

DEFICIENCY 3 — OUTSIDE: 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 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 exterior wall to identify any component that is not functionally adequate (i.e., impacts the integrity of the wall assembly or does not allow exterior wall to separate the accommodation inside from that outside).

REQUEST FOR HELP: - None

ACTION: - None

More Information: - Exterior wall covering or finishing should be evaluated under Deficiency 1 or Deficiency 2 of this standard.
 - All attic or roof ventilation components should be evaluated under the Roof Assembly standard.
 - If the overall exterior wall exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.