

NSPIRE
for Housing Choice Voucher
PowerPoints
Day 2

August 2024

Nan McKay & Associates, Inc.
1810 Gillespie Way, Suite 202, El Cajon, CA 92020
1-800-783-3100
E-mail: info@nanmckay.com
www.nanmckay.com

NSPIRE for HCV



Experience — Leadership — Collaboration

Fence and Gate

Definition:

- Fence: A barrier, railing, or other upright structure to control access.
- Gate: A moveable barrier that closes an opening in a wall or fence.

Common Components:

Post; Lock; Gate; Fencing material; Hinge; Latch; Nails

Fence and Gate

More Information:

- This item includes, but is not limited to, utility fencing, pool fencing, fencing around unprotected heights, storm water management pond, daycares, as well as associated gates.
- This item does not include non-security perimeter (i.e., intended to provide full or partial enclosure of a property along or near the property lines), landscape, or decorative fencing.
- A single or multi-panel garage door should be evaluated under Garage Door standard.

Fence and Gate

Deficiency 1: Fence component is missing.

Deficiency Criteria:

Outside: Fence component is missing (i.e., evidence of prior installation, but now not present or is incomplete), resulting in a hole that is approximately 20% or greater of the area of a single section of fence.

H&S Determination:

Outside: Moderate / Fail

Correction Timeframe:

Outside: 30 days

More Information:

Outside: • A single section of fence is the portion of fence located between two consecutive posts.

Fence and Gate

Deficiency 2: Gate does not open, close, latch, or lock.

Deficiency Criteria:

Outside: Gate will not open.
OR
Gate will open when locked or latched.
OR
Gate will not close.

H&S Determination:

Outside: Moderate / Fail

Correction Timeframe:

Outside: 30 days



Fence and Gate

Deficiency 2: Gate does not open, close, latch, or lock.

More Information:

- Outside: If the fence is enclosing a utility item with the lock owned by the utility company, then the inspector should ensure that the gate is locked.
- If a lock is not present, then do not evaluate it as a deficiency under this standard.
- A single or multi-panel garage door should be evaluated under Garage Door standard.



Fence and Gate

Deficiency 3: Fence demonstrates signs of collapse.

Deficiency Criteria:

Outside: Fence demonstrates signs of collapse.

H&S Determination:

Outside: Moderate / Fail

Correction Timeframe:

Outside: 30 days

More Information:

Outside: • None

mma



mma

Fire Escape

Definition:	An apparatus on the outside of a building used for escaping from a building on fire.
Common Components:	Stairs; Ladder; Platform; Guardrail; Handrail; A counterbalanced stairway; Drop ladder
More Information:	A blocked fire escape should be evaluated under the Egress standard.

Fire Escape

Deficiency 1: Fire escape component is damaged or missing.

Deficiency Criteria:

Outside: Any stair, ladder, platform, guardrail, or handrail is damaged (i.e., visibly defective; impacts functionality).
 OR
 Any stair, ladder, platform, guardrail, or handrail is missing (i.e., evidence of prior installation, but now not present or is incomplete).

H&S Determination:

Outside: Life-Threatening / Fail

Correction Timeframe:

Outside: 24 hours



Fire Escape

Deficiency 1: Fire escape component is damaged or missing.

More Information:

- Outside:
- If a window or door leading to the fire escape is blocked, refer to the Egress standard.
 - If the fire escape itself is blocked, refer to the Egress standard.
 - There is no requirement for inspectors to go on the fire escape as this is a visual observation from the ground or unit.

mma





Fire Extinguisher

Definition:	A portable fire safety device that discharges a jet of water, foam, gas, or other material to extinguish a fire.
Common Components:	Tank; Locking pin; Handle or operating lever; Pressure gauge; Discharge hose and nozzle; Mounting bracket; Fire extinguisher cabinet; Inspection tag

Fire Extinguisher

More Information:

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

Fire Extinguisher

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

Deficiency Criteria:

Unit, Inside, & Outside:	Pressure gauge indicates that the fire extinguisher is over or under-charged.
--------------------------	---

H&S Determination:


Unit, Inside, & Outside:	Life-Threatening / Fail
--------------------------	-------------------------

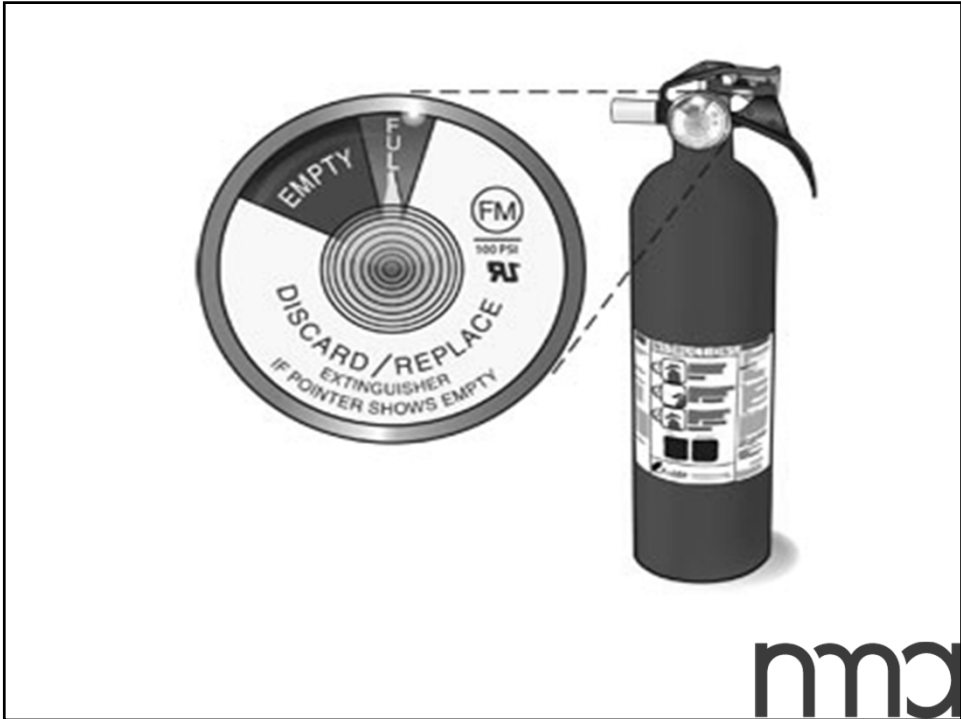
Correction Timeframe:

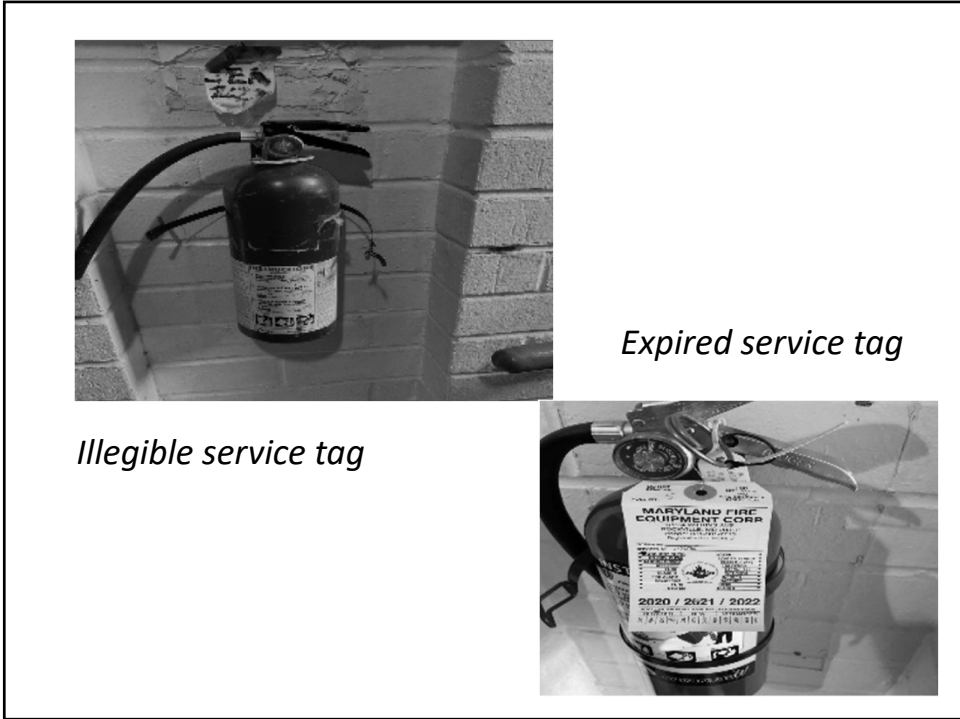
Unit, Inside, & Outside:	24 hours
--------------------------	----------



Deficiency 2: Fire extinguisher service tag is missing, illegible, or expired.	
Deficiency Criteria:	
Unit, Inside, & Outside:	The date on the service tag of any fire extinguisher has exceeded one year. OR The fire extinguisher tag is missing or illegible. OR A nonchargeable or disposable fire extinguisher is more than 12 years old (based on manufacture date).
H&S Determination:	
Unit, Inside, & Outside:	Life-Threatening / Fail
Correction Timeframe:	
Unit, Inside, & Outside:	24 hours
More Information:	
Unit, Inside, & Outside:	<ul style="list-style-type: none"> If the POA provides the invoice or report from the servicing fire extinguisher company, do not record a deficiency for a missing tag. The date of the report must be no more than one year from the inspection date.

<h1>Fire Extinguisher</h1>	
Deficiency 3: Fire extinguisher is damaged or missing.	
Deficiency Criteria:	
Unit, Inside, & Outside:	Fire extinguisher is damaged (i.e., visibly defective; impacts functionality). OR Fire extinguisher is missing (i.e., evidence of prior installation, but now not present or is incomplete).
H&S Determination:	
Unit, Inside, & Outside:	Life-Threatening / Fail
Correction Timeframe:	
Unit, Inside, & Outside:	24 hours
	






Illegible service tag

Expired service tag

Flammable and Combustible Item

Definition:	A combustible material is any material that, in the form in which it is used and under the conditions anticipated, will ignite and burn or will add appreciable heat to an ambient fire.
Common Components:	None
More Information:	<ul style="list-style-type: none"> • None

<p>Deficiency 1: Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater. OR Improperly stored chemicals.</p>	
<p>Deficiency Criteria:</p>	
<p>Unit, Inside, & Outside:</p>	<p>Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater. OR Improperly stored chemicals.</p>
<hr/>	
<p>H&S Determination:</p>	
<p>Unit, Inside, & Outside:</p>	<p>Life-Threatening / Fail</p>
<p>Correction Timeframe:</p>	
<p>Unit, Inside, & Outside:</p>	<p>24 hours</p>



Flammable and Combustible Item

<p>Deficiency 1: Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater. OR Improperly stored chemicals.</p>	
<p>More Information:</p>	
<p>Unit, Inside, & Outside:</p>	<ul style="list-style-type: none"> Excluding heating oil in a heating oil tank, petroleum products (e.g., gasoline, kerosene, or propane) should never be stored in the Unit or Inside areas. A combustible item in its original container and stored in a safe place (e.g., under a kitchen sink, in a hall closet, etc.) is not a deficiency. Electrical components should not be evaluated as ignition sources under this standard.



nmca

Floor

Definition: Lower surface of a room.

Common Components: Carpet fibers (e.g., nylon, polyester, wool); Insulation; Grout; Bonding agent; Tiles; Carpet; Hardwood flooring; Stain; Underlayment; Padding

Floor

More Information:

- Within an unfinished basement, bare concrete floors are acceptable.
- Unfinished floors are acceptable in a garage, storage room, maintenance room, utility room, or other room not intended for resident access.
- Within a unit or inside location regularly utilized by a resident, polished or painted concrete floors are acceptable. However, bare concrete floors are not acceptable within these locations.

Floor

Deficiency 1: Floor substrate is exposed.


Deficiency Criteria:

Unit & Inside:	10% or more of the floor substrate area is exposed in any room.
----------------	---

H&S Determination:	Correction Timeframe:
Unit & Inside:	Unit & Inside:
Moderate / Fail	30 days

More Information:

Unit & Inside:	<ul style="list-style-type: none"> None
----------------	--



Floor

Deficiency 2: Floor component(s) is not functionally adequate.

Deficiency Criteria:

Unit & Inside:	Floor component(s) is not functionally adequate (i.e., does not allow floor to separate levels or to be walked on).
----------------	---

H&S Determination:	Correction Timeframe:
Unit & Inside:	Unit & Inside:
Moderate / Fail	30 days

More Information:

Unit & Inside:	<ul style="list-style-type: none"> If the overall floor exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.
----------------	--

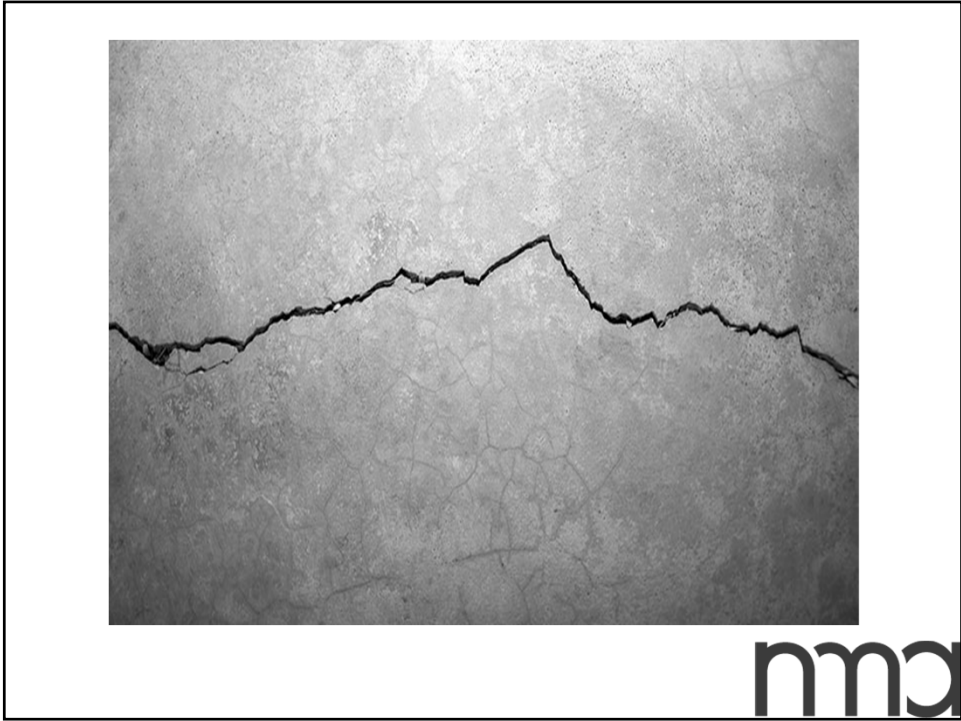
Floor

Deficiency 2: Floor component(s) is not functionally adequate.

More Information:

- Unit & Inside:
- Examples of conditions that may inhibit a floor component(s)'s functionality may include:
 - Wood rot
 - Sloping
 - Deflection
 - Some surface abnormalities may indicate the presence of this deficiency (e.g., lifting tiles, hardwood cupping, linoleum bubbling, etc.); however, the surface abnormalities alone do not constitute a deficiency under this standard.

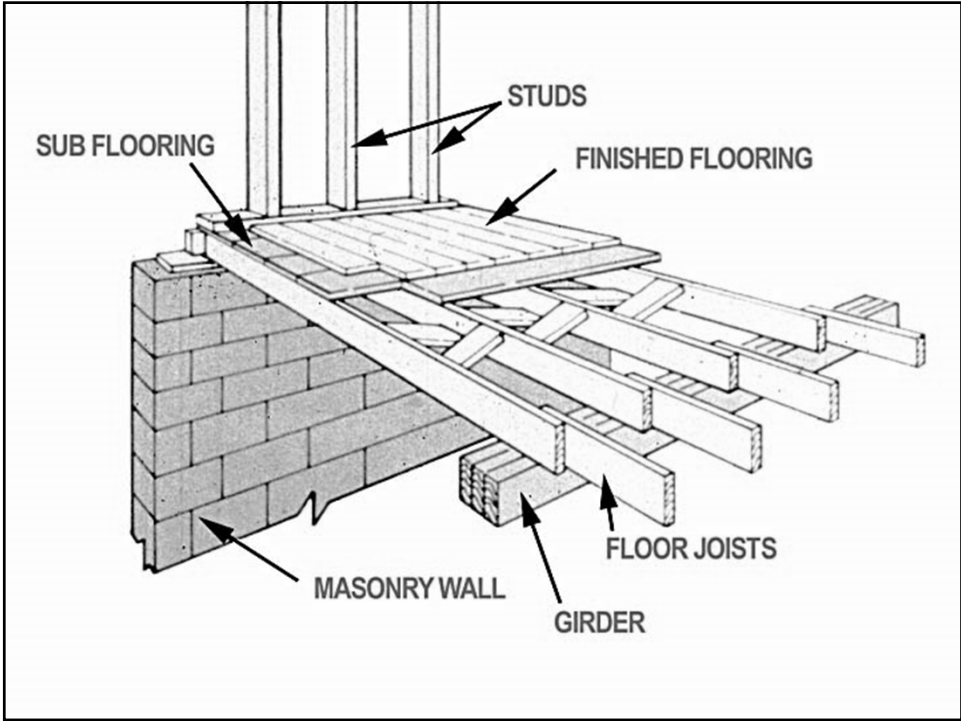


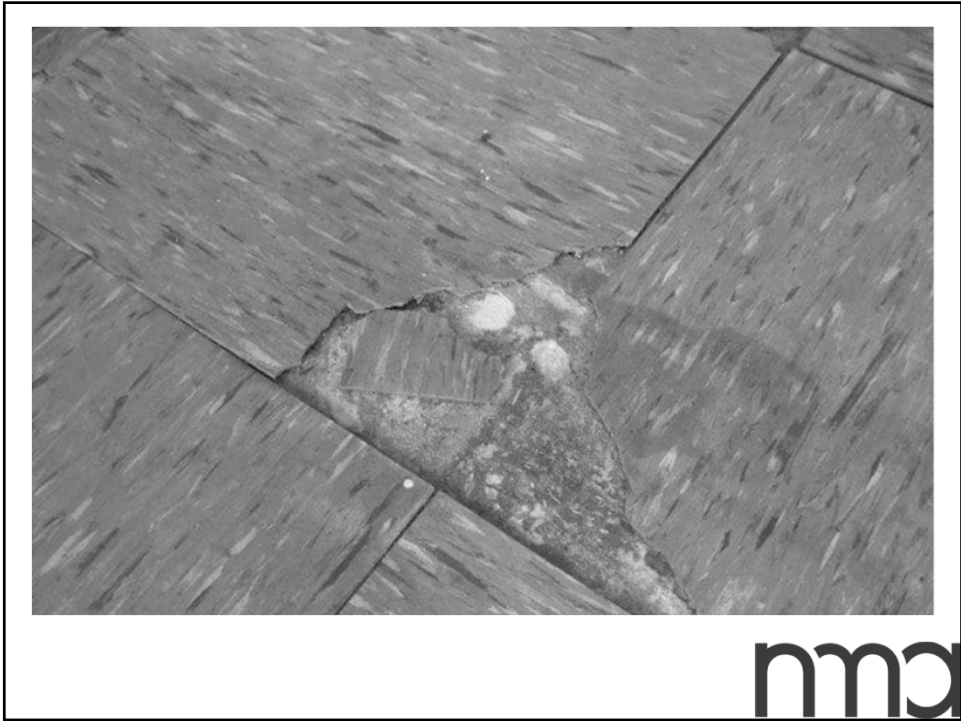




nma









Food Preparation Area

Definition:	Flat surfaces designed, arranged, intended, or used for cooking or otherwise making food ready for consumption.
--------------------	---

Common Components:	Nonporous surface; Backsplash
---------------------------	-------------------------------

More Information:	<ul style="list-style-type: none">• None
--------------------------	--

Food Preparation Area

Deficiency 1: Food preparation area is not present.


Deficiency Criteria:

Unit*: Food preparation area is not present.

H&S Determination:	Correction Timeframe:
Unit: Moderate / Fail	Unit: 30 days

More Information:

Unit: • None



*AHR: UNIT

Deficiency 2: Food preparation area is damaged or is not functionally adequate.

Deficiency Criteria:


Unit & Inside: Exposed substrate surface comprises at least 10% or more of the total food preparation area. OR
The food preparation area is not functionally adequate (i.e., does not reasonably allow for adequate preparation of food).

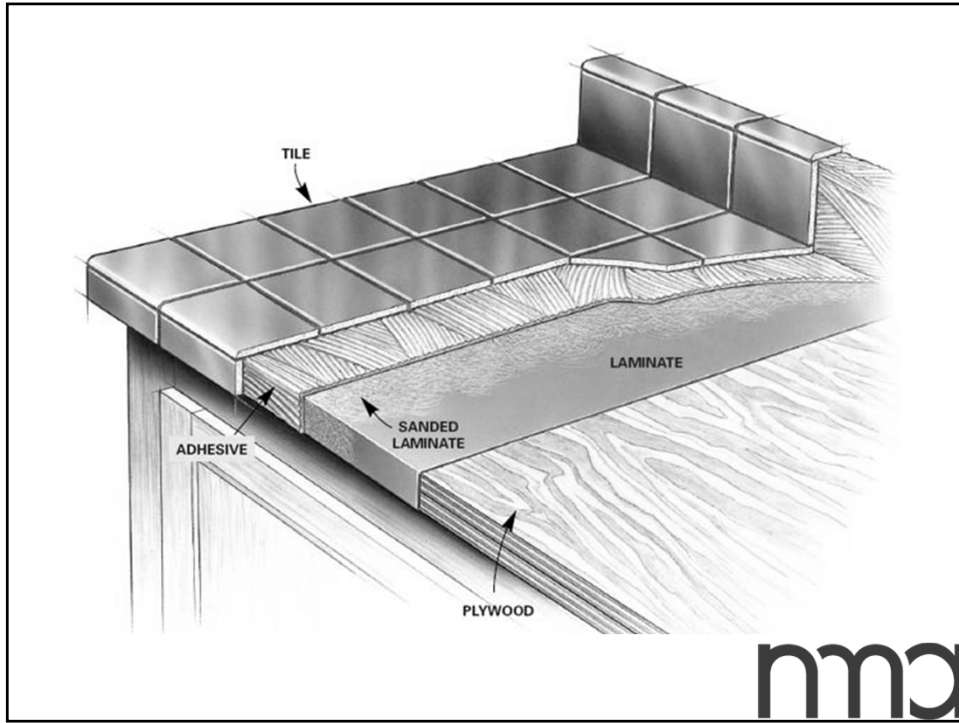
H&S Determination:	Correction Timeframe:
Unit & Inside: Moderate / Fail	Unit: 30 days

More Information:

Unit & Inside:

- Substrate is the material under the countertop’s nonporous surface.
- The food preparation area is not functionally adequate if it does not reasonably allow for adequate preparation of food or if the surface cannot be sanitized.









Foundation

Definition:	Lowest load-bearing part of a building.
Common Components:	Foundation vent; Footing; Slab; Masonry block; Pier; Post; Tie down strap
More Information:	<ul style="list-style-type: none">• If the wall is a party or separating wall, then evaluate under the Wall – Interior standard.

Foundation

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.

Foundation

Deficiency 1: Foundation is cracked.

Deficiency Criteria:

Unit, Crack is present with a width of ¼-inch or greater and a length of 12 inches or greater.
 Inside, &
 Outside:

H&S Determination:	Correction Timeframe:
Unit, Moderate / Fail Inside, & Outside:	Unit, 30 days Inside, & Outside:

More Information:

Unit, • 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.
 Inside, &
 Outside:

Foundation

Deficiency 2: Foundation vent cover is missing or damaged.

Deficiency Criteria:

Outside: 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).

H&S Determination:

Outside: Moderate / Fail

Correction Timeframe:

Outside: 30 days

More Information:

Outside: • None



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

Deficiency Criteria:

Unit, Inside, & Outside: 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.

H&S Determination:

Unit, Inside, & Outside: Moderate / Fail

Correction Timeframe:

Unit, Inside, & Outside: 30 days

More Information:

Unit, Inside, & Outside: • 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.

Foundation

Deficiency 4: Foundation is infiltrated by water.

Deficiency Criteria:

Unit & Inside:	Evidence of water infiltration through the foundation.
----------------	--

H&S Determination:

Unit & Inside:	Moderate / Fail
----------------	-----------------

Correction Timeframe:

Unit & Inside:	30 days
----------------	---------

More Information:

Unit & Inside:	<ul style="list-style-type: none"> • None
----------------	--



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

Deficiency Criteria:

Unit, Inside, & Outside:	Any support post, column, or girder area is damaged (i.e., visibly defective; impacts functionality).
--------------------------	---

H&S Determination:

Unit, Inside, & Outside:	Moderate / Fail
--------------------------	-----------------

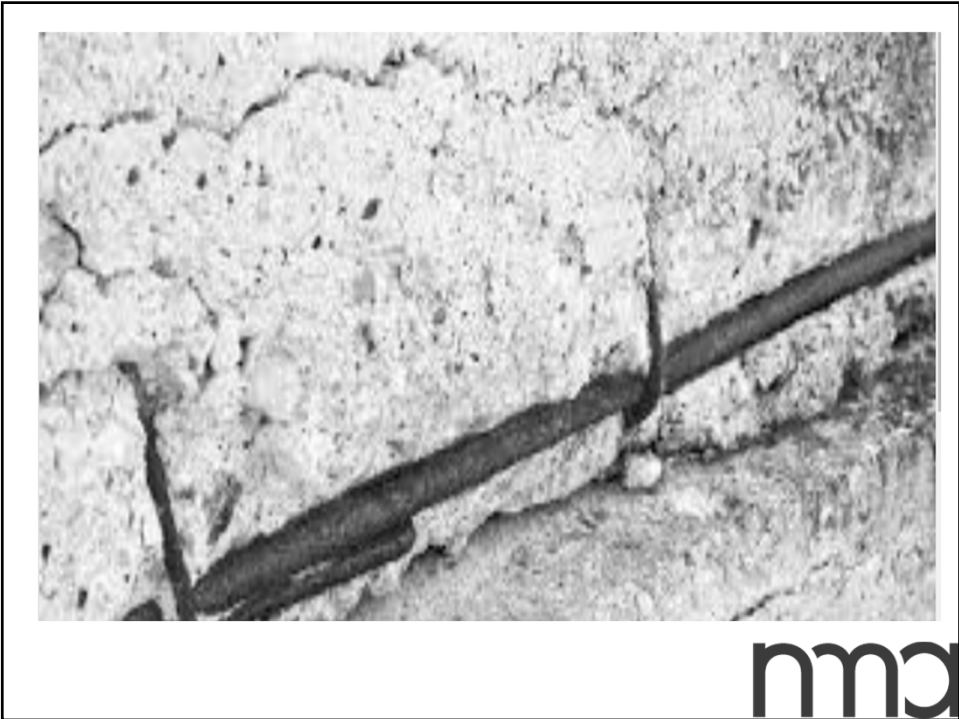
Correction Timeframe:

Unit, Inside, & Outside:	30 days
--------------------------	---------

More Information:

Unit, Inside, & Outside:	<ul style="list-style-type: none"> • 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.
--------------------------	---













Garage Door

Definition:	A large door on a garage that opens either manually or by an electric motor. Garage doors are frequently large enough to accommodate automobiles and other vehicles. Small garage doors may be constructed as a single panel that tilts up and back across the garage ceiling.
--------------------	--

Garage Door

Common Components:	Primary door; Track; Door balance; Springs; Motor; Safety stop; Hinges; Weather seal; Opening controls; Lighting
More Information:	<ul style="list-style-type: none"> • Garage walls will be evaluated under the Wall Covering and Finish – Interior and Wall Covering and Finish – Exterior standards, respectively.

Garage Door

Deficiency 1: Garage door has a hole.

Deficiency Criteria:

Unit, Inside, & Outside:	Garage door has a hole of any size that penetrates through to the interior.
--------------------------------	---

H&S Determination:	Correction Timeframe:
Unit, Inside, & Outside: Moderate / Fail	Unit, Inside, & Outside: 30 days

More Information:

Unit, Inside, & Outside:	<ul style="list-style-type: none"> For the purposes of this deficiency, holes may include missing (i.e., evidence of prior installation, but now not present or is incomplete) or broken panels or windows.
--------------------------------	--


Garage Door

Deficiency 2: Garage door does not open, close, or remain open or closed.

Deficiency Criteria:

Unit, Inside, & Outside:	Door will not open and remain open. OR Door will not close and remain closed.
--------------------------------	---

H&S Determination:	Correction Timeframe:
Unit, Inside, & Outside: Moderate / Fail	Unit, Inside, & Outside: 30 days





nmca

Grab Bar

Definition:	Safety device designed to be grasped and enable a person to maintain balance.
Common Components:	Handle; Bar; Mounting hardware
More Information:	<ul style="list-style-type: none"> For the purposes of this inspection, “grab bar” is the term used for handrails located in a bathroom. All other handrails must be inspected using the Handrail standard.

Grab Bar

Deficiency 1: Grab bar is not secure.	
Deficiency Criteria:	
Unit & Inside:	Any movement whatsoever is detected in the grab bar.
H&S Determination:	Correction Timeframe:
Unit & Inside: Moderate / Fail	Unit & Inside: 30 days
More Information:	
Unit & Inside:	• None





Grab Bar must serve its intended purpose and not have hazards or damage.



Guardrail

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

Common Components: Railing; Post; Top rail; Mid rail; Vertical rail; Baluster; Anchors; Brackets

Guardrail

More Information:

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

Deficiency 1: Guardrail is missing or not installed.

Deficiency Criteria:

Unit*, Inside*, & Outside*: The guardrail is missing (i.e., evidence of prior installation, but is now not present or is incomplete) or not installed (i.e., never installed, but should have been) along a walking surface that is more than 30 inches above the floor or grade below.

H&S Determination:

Unit, Inside, & Outside: Life-Threatening / Fail

Correction Timeframe:

Unit, Inside, & Outside: 24 hours

More Information:

Unit, Inside, & Outside: • This deficiency should only be evaluated in areas that are accessible to the resident.

*AHR: UNIT, INSIDE, & OUTSIDE

Guardrail

Deficiency 2: Guardrail is not functionally adequate.

Deficiency Criteria:

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

Guardrail

Deficiency 2: Guardrail is not functionally adequate.

H&S Determination:

Unit, Inside, & Outside:	Life-Threatening / Fail
--------------------------------	----------------------------

Correction Timeframe:

Unit, Inside, & Outside:	24 hours
--------------------------------	----------

More Information:

Unit, Inside, & Outside:	<ul style="list-style-type: none"> A functional component (e.g., top rail, base rail, anchor, fastener, post, baluster, or picket) is one that is critical to the guardrail protecting from fall hazards. A decorative or ornamental component (e.g., post cap) should not be evaluated under this defect.
--------------------------------	--



*Guardrail missing or not installed
(Parking Lot and Retaining Wall)*

nma



*Not cited – Not in normal path of travel
(Retaining Wall)*

nma



*Guardrail missing or
not installed (Patio)*

mma



*Potentially cite after
observation if a sidewalk
at top of stairs*

mma



Handrail

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

Common Components: Rail; Baluster; Brackets; Anchor

More Information:

- None

Deficiency 1: Handrail is missing.	
Deficiency Criteria:	
Unit, Inside, & Outside:	Handrail is missing (i.e., evidence of prior installation, but now not present or is incomplete).
H&S Determination:	
Unit, Inside, & Outside:	Moderate / Fail
Correction Timeframe:	
Unit, Inside, & Outside:	30 days
More Information:	
Unit, Inside, & Outside:	<ul style="list-style-type: none"> Stairs: A handrail is required if 4 or more risers are present. Ramp: When a ramp has a rise greater than 6 inches or a horizontal projection greater than 72 inches, then handrails must be present on both sides.

Deficiency 2: Handrail is not secure.	
Deficiency Criteria:	
Unit, Inside, & Outside:	There is movement in the anchors of the handrail.
H&S Determination:	
Unit, Inside, & Outside:	Moderate / Fail
Correction Timeframe:	
Unit, Inside, & Outside:	30 days
More Information:	
Unit, Inside, & Outside:	<ul style="list-style-type: none"> The handrail and top rail of the stair rail system must be able to withstand, without failure, at least 200 pounds of weight applied within 2 inches of the top edge in any downward or outward direction, at any point along the top edge.

Handrail

Deficiency 3: Handrail is not functionally adequate.

Deficiency Criteria:

Unit, Inside, & Outside:	Handrail is not functionally adequate (i.e., it cannot reasonably be grasped by hand to provide stability or support when ascending or descending stairways). OR Handrail is not continuous for the full length of each stair flight. OR Handrail is not between 28 inches and 42 inches in height.
--------------------------------	---

H&S Determination:

Unit, Inside, & Outside:	Moderate / Fail
--------------------------------	-----------------

Correction Timeframe:

Unit, Inside, & Outside:	30 days
--------------------------------	---------

Handrail

Deficiency 4: Handrail is not installed where required.

Deficiency Criteria:

Unit, Inside, & Outside:	4 or more stair risers are present and a handrail is not installed. OR A ramp has a rise greater than 6 inches or a horizontal projection greater than 72 inches and a handrail is not installed on both sides.
--------------------------------	---

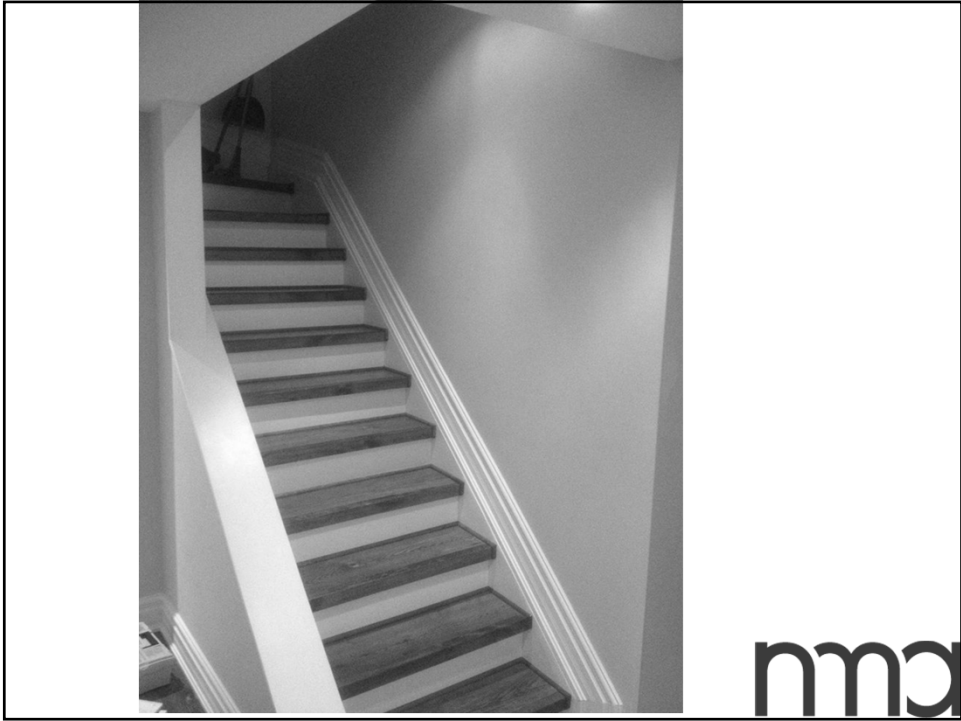
H&S Determination:

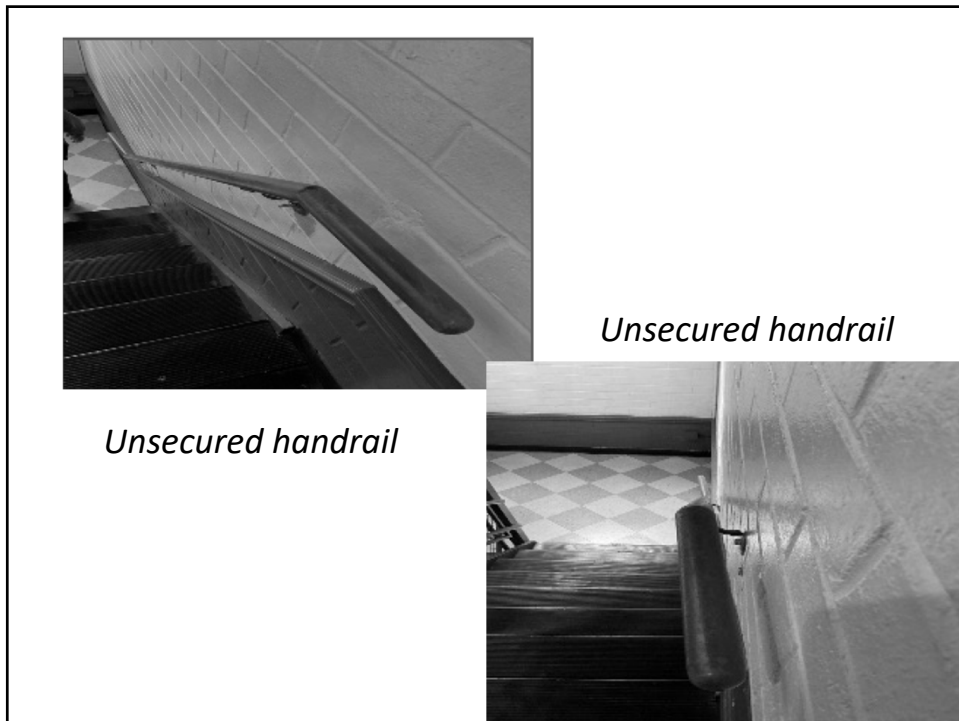
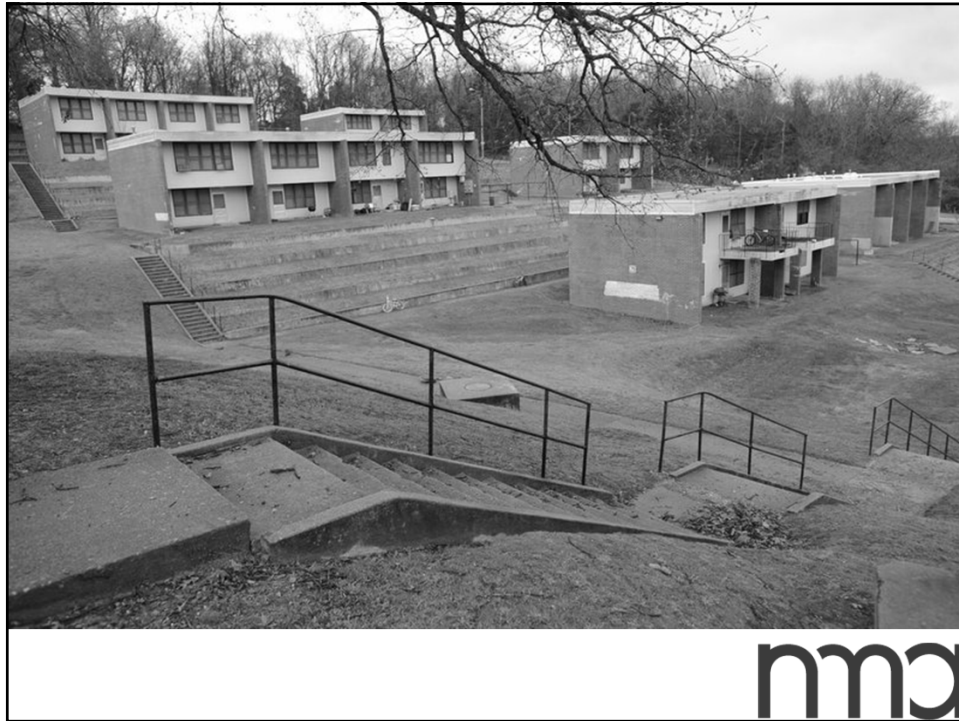
Unit:	N/A
Inside & Outside:	Low / Pass

Correction Timeframe:

Unit:	N/A
Inside & Outside:	N/A







Heating, Ventilation, and Air Conditioning (HVAC)

Definition:

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

Heating, Ventilation, and Air Conditioning (HVAC)

Common Components:

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

More Information:

- None

Permanently Installed Heating Sources



More Information

- **A permanently installed heating source is:**
 - **One that is installed and self-fueled**
 - **Permanently affixed within the unit or building**
 - **Safely connected to the unit or building electrical system**
 - **Thermostatically controlled by the unit or building**



More Information

- A permanently installed heating source may:
 - Include forced air heating, radiant heat, baseboard units heated by electric, or installed wall units
 - Have an electric, gas, or oil energy source



More Information

- A permanently installed heating source may not be:
 - Cooking appliances
 - Portable space heaters
 - Fireplaces or wood stoves



More Information

- **Deficiencies related to permanently installed heating sources (1, 2, 7, and 9) do not apply to:**
 - **Mechanical rooms or closets**
 - **Hawaii, Puerto Rico, Guam, American Samoa, US Virgin Islands, Commonwealth of Northern Mariana Islands**



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

Deficiency Criteria:

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

H&S Determination:
 Unit: Life-Threatening / Fail

Correction Timeframe:
 Unit: 24 hours

*AHR: UNIT

HVAC

Deficiency 2: The inspection date is on or between October 1 and March 31 and the permanently installed heating source is working and the interior temperature is 64 to 67.9 degrees Fahrenheit.

Deficiency Criteria:

Unit*: The inspection date is on or between October 1 and March 31.
AND
 The permanently installed heating source is working and the interior temperature is 64 to 67.9 degrees Fahrenheit.

H&S Determination:

Unit: Severe / Fail

Correction Timeframe:

Unit: 30 Days

*AHR: UNIT

Deficiency 7: The inspection date is on or between April 1 and September 30 and a permanently installed heating source is damaged, inoperable, missing, or not installed.

Deficiency Criteria:

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

*AHR: UNIT

Deficiency 7: The inspection date is on or between April 1 and September 30 and a permanently installed heating source is damaged, inoperable, missing, or not installed.

H&S Determination:	Correction Timeframe:
Unit & Moderate / Fail Inside:	Unit & 30 days Inside:

More Information:

Unit & Inside: • If the heating system cannot be turned on due to design (e.g., system that is switched from a boiler to a chiller during the summer; a fuel-burning heating system that will not engage when the outside temperature is above a certain threshold), then do not evaluate under this deficiency.

*AHR: UNIT

HVAC

Deficiency 9: The inspection date is on or between October 1 and March 31 and the permanently installed heating source is inoperable.

Deficiency Criteria:

Inside*: The inspection date is on or between October 1 and March 31.
AND
 A permanently installed heating source is inoperable (i.e., not meeting function or purpose, with or without visible damage).

H&S Determination:	Correction Timeframe:
Inside: Moderate / Fail	Inside: 30 days

*AHR: INSIDE

Air Conditioning




HVAC

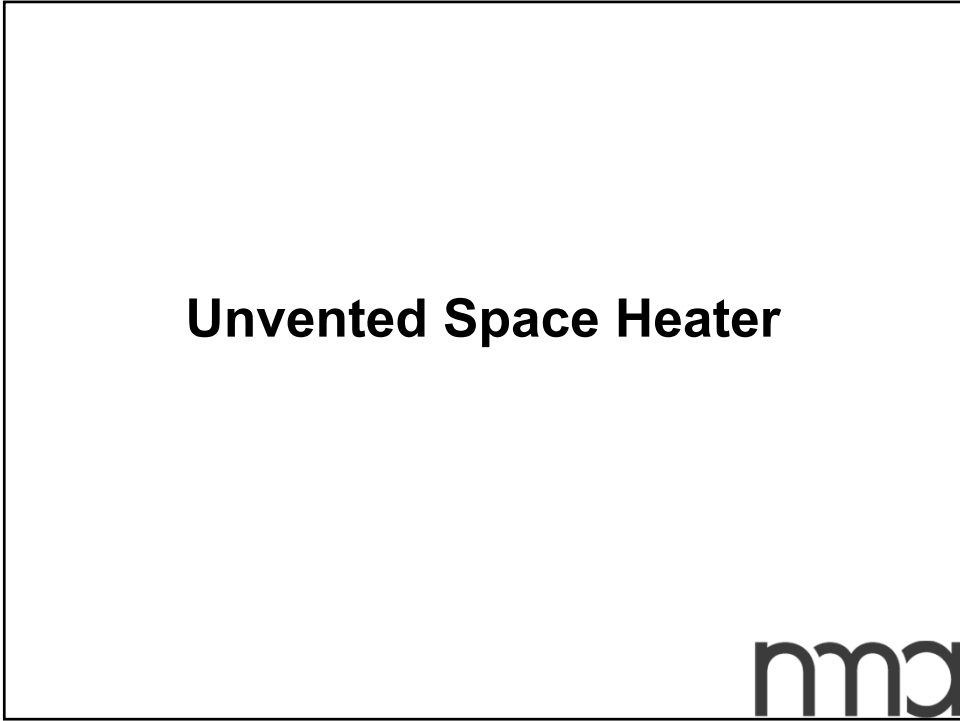
Deficiency 3: Air conditioning system or device is not operational.

Deficiency Criteria:

Unit & System or device does not turn on.
Inside: OR
System or device only produces hot or room temperature air.

H&S Determination:	Correction Timeframe:
Unit: Moderate / Fail	Unit: 30 days
Inside: Low / Pass	Inside: N/A





HVAC

Deficiency 4: Unvented space heater that burns gas, oil, or kerosene is present.

Deficiency Criteria:

Unit* & Inside*:	Unvented space heater that burns gas, oil, or kerosene is present.
------------------	--


H&S Determination:	Correction Timeframe:
Unit & Inside: Life-Threatening / Fail	Unit & Inside: 24 hours

More Information:

Unit & Inside:	• None
----------------	--------

*AHR: UNIT & INSIDE

Fuel-Burning Heating Appliance



HVAC

Deficiency 5: Combustion chamber cover or gas shutoff valve is missing from a fuel burning heating appliance.	
Deficiency Criteria:	
Unit & Inside:	Combustion chamber cover or gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete) from a fuel burning heating appliance.
H&S Determination:	
Unit & Inside:	Life-Threatening / Fail
Correction Timeframe:	
Unit & Inside:	24 hours
More Information:	
Unit & Inside:	• None

HVAC

Deficiency 6: Heating system or device safety shield is damaged or missing.

Deficiency Criteria:

Unit & Inside:	Heating system or device safety shield is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but is now not present or is incomplete).
-------------------	--

H&S Determination:

Unit & Inside:	Severe / Fail
-------------------	---------------

Correction Timeframe:

Unit & Inside:	30 Days
-------------------	---------

More Information:

Unit & Inside:	• None
-------------------	--------

HVAC

Deficiency 8: Fuel burning heating system or device exhaust vent is misaligned, blocked, disconnected, improperly connected, damaged, or missing.

Deficiency Criteria:

Unit, Inside, & Outside:	Fuel burning heating system or device is present. <u>AND</u> Exhaust vent is misaligned, blocked, disconnected, or improperly connected through to the ceiling or wall. <u>OR</u> Exhaust vent is damaged (i.e., visibly defective; impacts functionality). <u>OR</u> Exhaust vent is missing (i.e., evidence of prior installation, but now not present or is incomplete).
--------------------------------	---

HVAC

Deficiency 8: Fuel burning heating system or device exhaust vent is misaligned, blocked, disconnected, improperly connected, damaged, or missing.

H&S Determination:

Unit, Life-Threatening /
Inside, & Fail
Outside:

Correction Timeframe:

Unit, 24 hours
Inside, &
Outside:

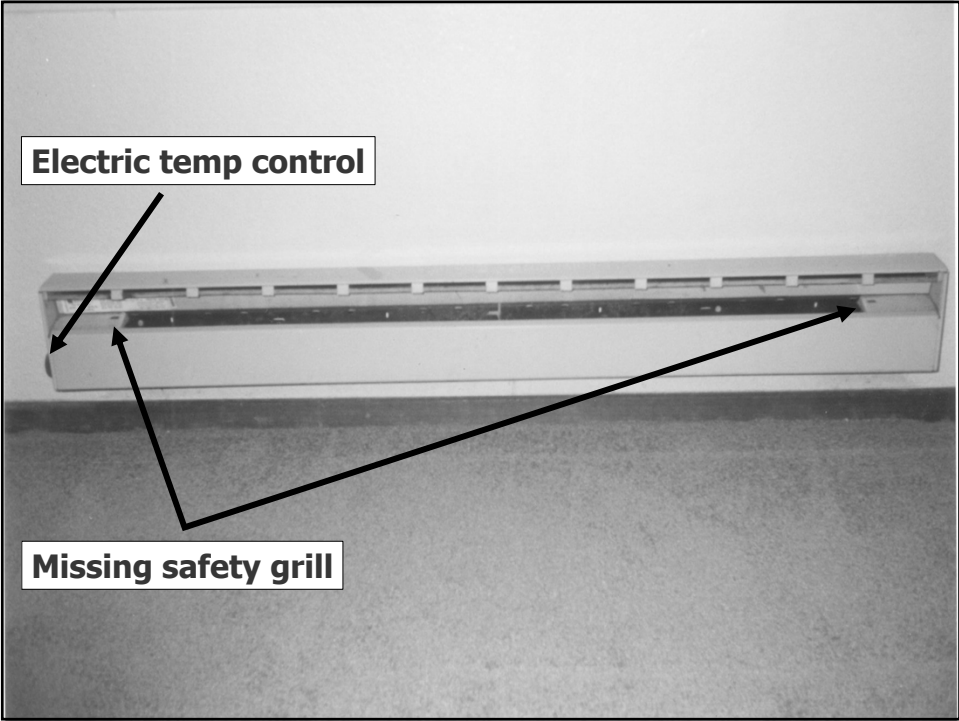
More Information:

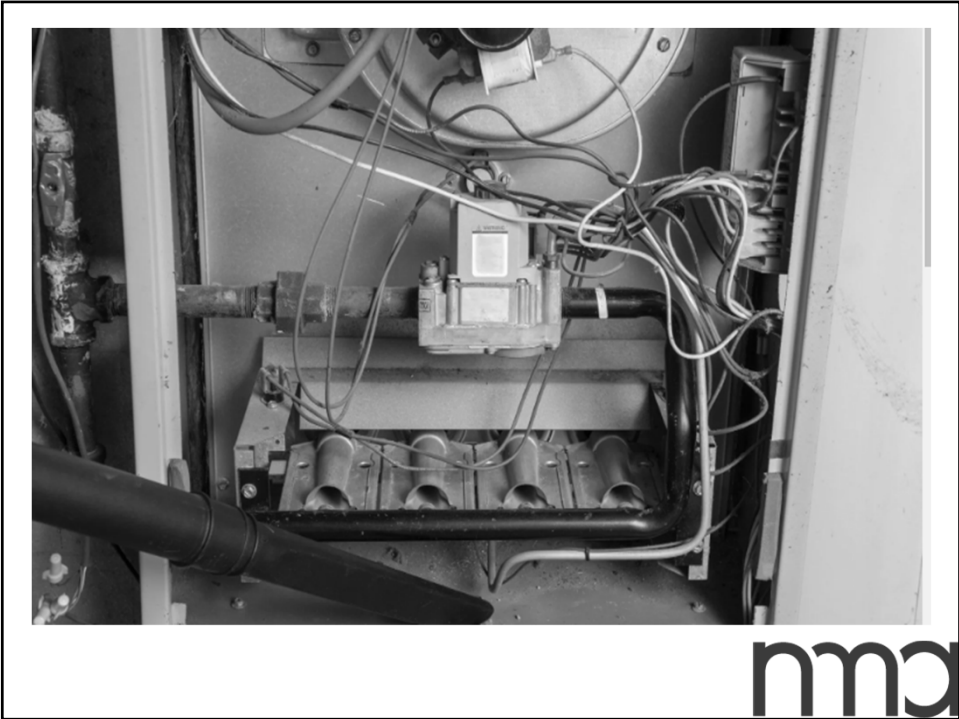
Unit, • Metal tape is not a substitute for improperly connected
Inside, & flue vents.
Outside:

**This grill is hot
and there are
sharp edges.**



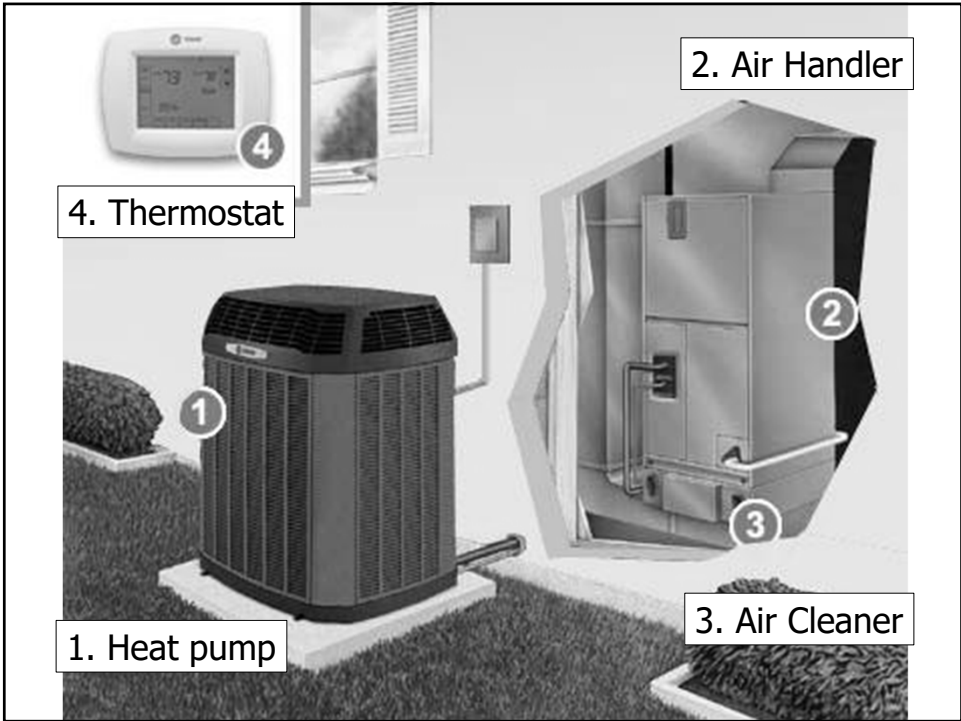
nmca

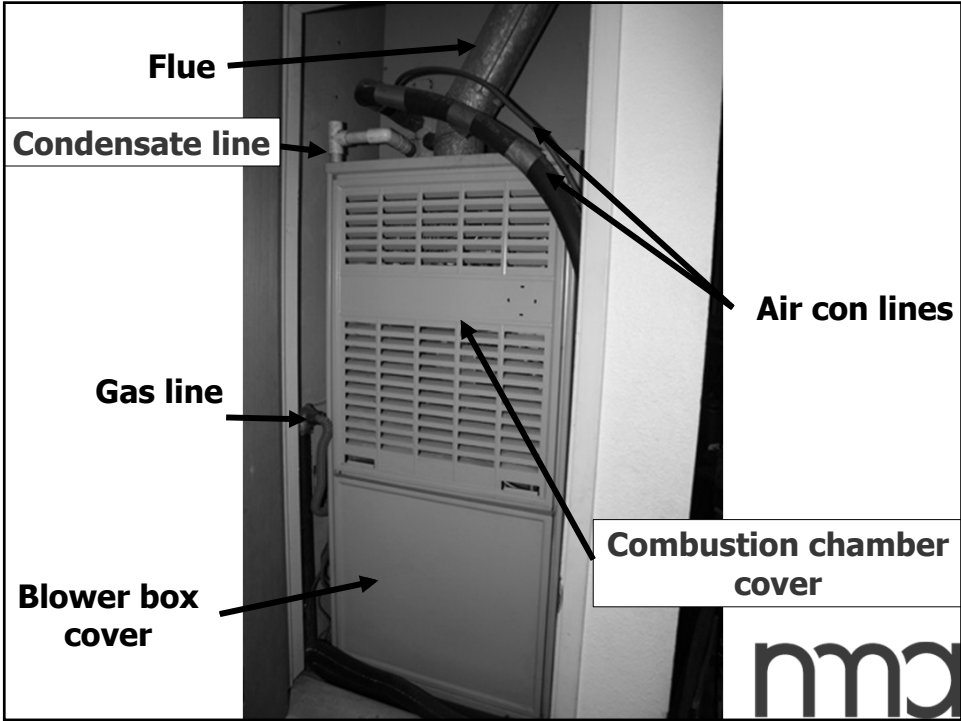


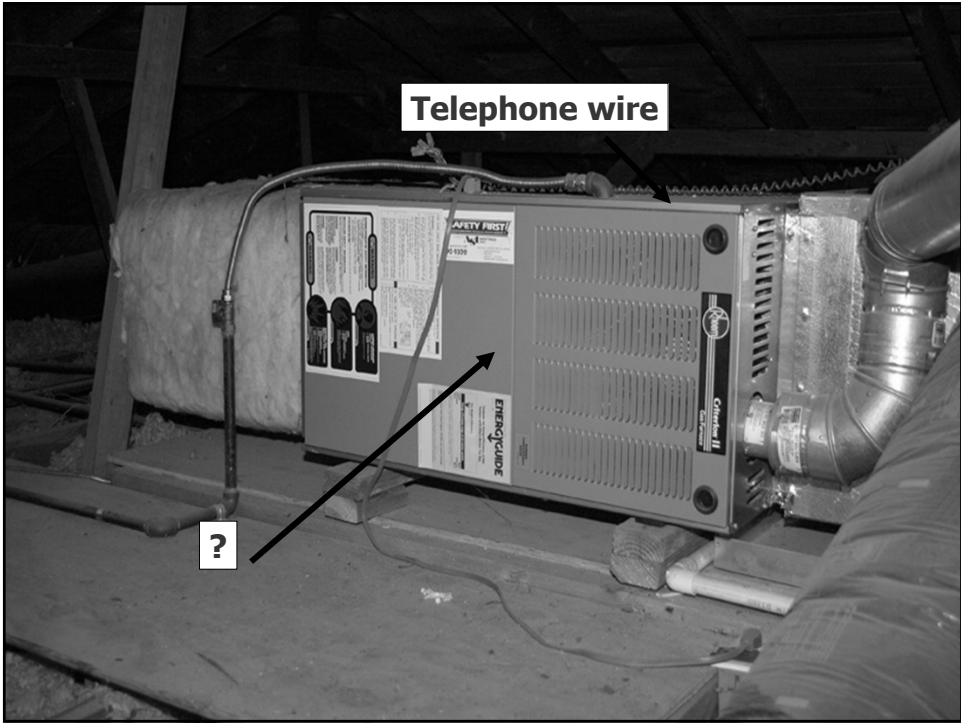














Infestation

Definition:	The presence of animals with potential impacts on resident health and safety.
Common Components:	None
More Information:	<ul style="list-style-type: none">• None

Infestation

Deficiency 1: Evidence of cockroaches.

Deficiency Criteria:

Unit & Inside:	Evidence of cockroaches is found (i.e., a live or dead cockroach, shed skins, droppings, or egg cases).
----------------	---

H&S Determination:

Unit & Inside:	Moderate / Fail
----------------	-----------------

Correction Timeframe:

Unit & Inside:	30 days
----------------	---------

Deficiency 2: Extensive cockroach infestation.

Deficiency Criteria:

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

H&S Determination:

Unit:	Severe / Fail
Inside:	Moderate / Fail

Correction Timeframe:


Unit:	30 Days
Inside:	30 days



Deficiency 1 & 2:		Extensive cockroach infestation.	
More Information:			
Unit & Inside:	Using an inspection mirror and flashlight, carefully examine each of the following:		
	<ul style="list-style-type: none"> • Kitchen sink • Kitchen cabinets • Voids between / under appliances and cabinets 	<ul style="list-style-type: none"> • Tops of doors • Circuit breaker panel • Around outlets • Switches 	
	<ul style="list-style-type: none"> • Ceiling-wall junction • Bathroom 	<ul style="list-style-type: none"> • Mechanical rooms • Water heaters 	
	<ul style="list-style-type: none"> • 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. 		

Infestation

Deficiency 3: Evidence of bedbugs.	
Deficiency Criteria:	
Unit & Inside:	Evidence of bedbugs is found (i.e., live or dead bedbugs, feces, eggs, or blood trails).
H&S Determination:	
Unit & Inside:	Moderate / Fail
Correction Timeframe:	
Unit & Inside:	30 days



Infestation

Deficiency 4: Extensive bedbug infestation.

Deficiency Criteria:

Unit: 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.

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

H&S Determination:

Unit: Severe / Fail

Inside: Moderate / Fail

Correction Timeframe:

Unit: 30 Days

Inside: 30 days

Infestation

Deficiency 3 Evidence of bedbugs. & 4:

More Information:

Unit:

- 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.

Inside:

- The first observation of this condition should be evaluated under Deficiency 3. Each additional observation should be evaluated under Deficiency 4.



Infestation

Deficiency 5: Evidence of mice.

Deficiency Criteria:

Unit & Evidence of mice is found (i.e., a live or dead mouse or
 Inside: mice, droppings, chewed holes, or urine trails).

H&S Determination:

Unit & Moderate / Fail
 Inside:

Correction Timeframe:

Unit & 30 days
 Inside:



Infestation

Deficiency 5: Evidence of mice.

More Information:

- Unit & • If there is a sticky pad or trap with a mouse on it, record
 Inside: 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.



Infestation

Deficiency 6: Extensive mouse infestation.

Deficiency Criteria:

Unit:	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.
Inside:	Sighting of at least one live mouse in two or more separate locations in the building during a daytime surface visual assessment.



Infestation

Deficiency 6: Extensive mouse infestation.

H&S Determination:

Unit:	Severe / Fail
Inside:	Moderate / Fail

Correction Timeframe:

Unit:	30 Days
Inside:	30 days

More Information:

Unit & Inside:	<ul style="list-style-type: none"> The first observation of this condition should be evaluated under Deficiency 5. Each additional observation should be evaluated under Deficiency 6.
---------------------------	---



Infestation

Deficiency 7: Evidence of rats.

Deficiency Criteria:

Unit & Inside:	Evidence of rats is found (i.e., live or dead rat or rats, droppings, or chewed holes).
Outside:	Evidence of rats is found (i.e., a live or dead rat or rats, droppings, or chewed holes).

H&S Determination:

Unit, Inside, & Outside:	Moderate / Fail
--------------------------	-----------------

Correction Timeframe:

Unit, Inside, & Outside:	30 days
--------------------------	---------



Infestation

Deficiency 7: Evidence of rats.

More Information:

Unit & Inside:	<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 Unit, evaluate under Deficiency 8.
Outside	<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 Outside, evaluate under this deficiency.



Infestation

Deficiency 8: Extensive rat infestation.


Deficiency Criteria:

Unit: Live rat is seen in the Unit.
 Inside: Live rat is seen in the Inside.

H&S Determination:	Correction Timeframe:
Unit & Severe / Fail Inside:	Unit & 30 Days Inside:

More Information:

Unit & • None
 Inside:



Infestation

Deficiency 9: Evidence of other pests.

Deficiency Criteria:

Unit & Evidence is present of pest infestation other than
 Inside: cockroaches, bed bugs, mice, or rats. This may include, but is not limited to, wasps/wasp nests or bees/bee-hives, squirrels or squirrel nests, birds, or bats. Pests are animals with potential impacts on resident health and safety.

H&S Determination:	Correction Timeframe:
Unit & Moderate / Fail Inside:	Unit & 30 days Inside:

More Information:

Unit & • None
 Inside:

Pest Management Plans



- **Initiation or on-going implementation of an appropriate pest management plan meets the requirement for correction of this deficiency**

mma

Corrections

- **Within the correction timeframe, documentation must be provided for the pest management plan, including:**
 - **Start date of the plan**
 - **Servicing schedule**
 - **Methods of pest monitoring, managing and treatment**
 - **Other factors as determined by HUD, the PHA, and/or other relevant authority**

mma







Leak – Gas or Oil

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.
Common Components:	Gas; Liquid; Pipe; Cap; Valve

Leak – Gas or Oil

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

Deficiency Criteria:

Unit, Inside, & Outside: There is evidence of a gas, propane, or oil leak.
 OR
 Unit, Inside, & Outside: There is an uncapped gas or fuel supply line.

H&S Determination:

Unit, Inside, & Outside: Life-Threatening / Fail

Correction Timeframe:

Unit, Inside, & Outside: 24 hours

More Information:

Unit, Inside, & Outside: • None



Leak – Sewage System

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

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

More Information: • None

Leak – Sewage System

Deficiency 1: Blocked sewage system.

Deficiency Criteria:

Unit, Inside, & Outside: Wastewater is unable to drain resulting in sewer backup.

H&S Determination:

Unit, Inside, & Outside: Severe / Fail

Correction Timeframe:

Unit, Inside, & Outside: 30 Days

More Information:

Unit, Inside, & Outside: • None

Leak – Sewage System

Deficiency 2: Leak in sewage system.

Deficiency Criteria:

Unit, Inside, & Outside:	There is evidence of a sewer line or fitting leaking.
--------------------------------	---

H&S Determination:

Unit, Inside, & Outside:	Severe / Fail
--------------------------------	---------------

Correction Timeframe:

Unit, Inside, & Outside:	30 Days
--------------------------------	---------



Leak – Sewage System

Deficiency 2: Leak in sewage system.

More Information:

- | | |
|-------------------|--|
| Unit &
Inside: | <ul style="list-style-type: none"> • 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. |
| Outside: | <ul style="list-style-type: none"> • 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. |



Leak – Sewage System

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

Deficiency Criteria:

Unit, Cap to the cleanout or pump cover is detached or missing
 Inside, & (i.e., evidence of prior installation, but now not present or
 Outside: is incomplete).

H&S Determination:

Unit, Moderate / Fail
 Inside, &
 Outside:

Correction Timeframe:

Unit, 30 days
 Inside, &
 Outside:



Leak – Sewage System

Deficiency 4: Cleanout cap or riser is damaged.

Deficiency Criteria:

Unit, Cleanout cap or riser is damaged (i.e., visibly defective;
 Inside, & impacts functionality).
 Outside:

H&S Determination:

Unit, Severe / Fail
 Inside, &
 Outside:

Correction Timeframe:

Unit, 30 Days
 Inside, &
 Outside:

Deficiency 4: Cleanout cap or riser is damaged.

More Information:

- | | |
|-------------------|---|
| Unit &
Inside: | <ul style="list-style-type: none">• Examples of damage that may impact functionality of the cleanout cap or riser may include, but are not limited to:<ul style="list-style-type: none">• Unintentional hole• Intentionally drilled hole into the cap for easier access to the cleanout• Crack |
| Outside: | <ul style="list-style-type: none">• 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:<ul style="list-style-type: none">• Unintentional hole• Intentionally drilled hole into the cap for easier access to the cleanout• Crack |





Leak – Water

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.

Leak – Water

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
---------------------------	--

More Information:	<ul style="list-style-type: none"> • None
--------------------------	--

Leak – Water

Deficiency 1: Environmental water intrusion.

Deficiency Criteria:

Unit & Inside:	Water from the exterior environment is leaking into the interior.
----------------	---

H&S Determination:

Unit & Inside:	Moderate / Fail
----------------	-----------------

Correction Timeframe:

Unit & Inside:	30 days
----------------	---------

More Information:

Unit & Inside:	<ul style="list-style-type: none"> • 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.
----------------	---

Leak – Water

Deficiency 2: Plumbing leak.

Deficiency Criteria:

Unit, Inside, & Outside:	Failure of a plumbing system that allows for water intrusion in unintended areas.
--------------------------------	---

H&S Determination:

Unit & Inside:	Moderate / Fail
Outside:	Low / Pass

Correction Timeframe:

Unit & Inside:	30 days
Outside:	N/A

Leak – Water

Deficiency 2: Plumbing leak.

More Information:

Unit & Inside:	<ul style="list-style-type: none"> • 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: <table border="0" style="margin-left: 20px;"> <tr> <td>• HVAC</td> <td>• Dishwasher</td> <td>• Sink</td> </tr> <tr> <td>• Water heater</td> <td>• Garbage disposal</td> <td>• Valves</td> </tr> <tr> <td>• Boiler</td> <td></td> <td>• Bathtub</td> </tr> </table> 	• HVAC	• Dishwasher	• Sink	• Water heater	• Garbage disposal	• Valves	• Boiler		• Bathtub
• HVAC	• Dishwasher	• Sink								
• Water heater	• Garbage disposal	• Valves								
• Boiler		• Bathtub								
Outside:	<ul style="list-style-type: none"> • Examples of exterior plumbing components to evaluate under this deficiency may include, but are not limited to: <table border="0" style="margin-left: 20px;"> <tr> <td>• Exterior hose faucet</td> <td>• Landscaping sprinkler / irrigation system</td> </tr> </table> 	• Exterior hose faucet	• Landscaping sprinkler / irrigation system							
• Exterior hose faucet	• Landscaping sprinkler / irrigation system									


Leak – Water

Deficiency 3: Fluid is leaking from the sprinkler assembly.

Deficiency Criteria:

Unit, Inside, & Outside:	Fluid is leaking from the sprinkler assembly.
--------------------------	---

H&S Determination:	Correction Timeframe:
Unit & Inside: Moderate / Fail	Unit & Inside: 30 days
Outside: Low / Pass	Outside: N/A




Leak – Water

Deficiency 3: Fluid is leaking from the sprinkler assembly.

More Information:

Unit, Inside, & Outside:	<ul style="list-style-type: none"> A fire suppression sprinkler assembly is part of the fire protection (sprinkler) system that discharges water or another material when activated once reaching a certain (pre-determined) temperature. Components of a sprinkler assembly may include, but are not limited to: <ul style="list-style-type: none"> Head Valve Deflector Escutcheon Sprinkler head cover Piping
--------------------------	---



Lighting – Auxiliary

Definition:	Lighting that is essential to safety in the event of primary power supply failure.
Common Components:	Rechargeable battery backup; Light bulb; Circuits; Lamps; Test button; Housing assembly
More Information:	<ul style="list-style-type: none"> Exit Signs, Electrical – Conductor, Outlet, and Switch, and Sharp Edges are related standards

Deficiency 1: Auxiliary lighting is damaged, missing, or fails to illuminate when tested.

Deficiency Criteria:

Inside & Outside: Auxiliary lighting is damaged (i.e., visibly defective; impacts functionality), missing (i.e., evidence of prior installation, but is now not present or is incomplete), or fails to illuminate when tested.

H&S Determination:

Inside & Outside: Severe / Fail

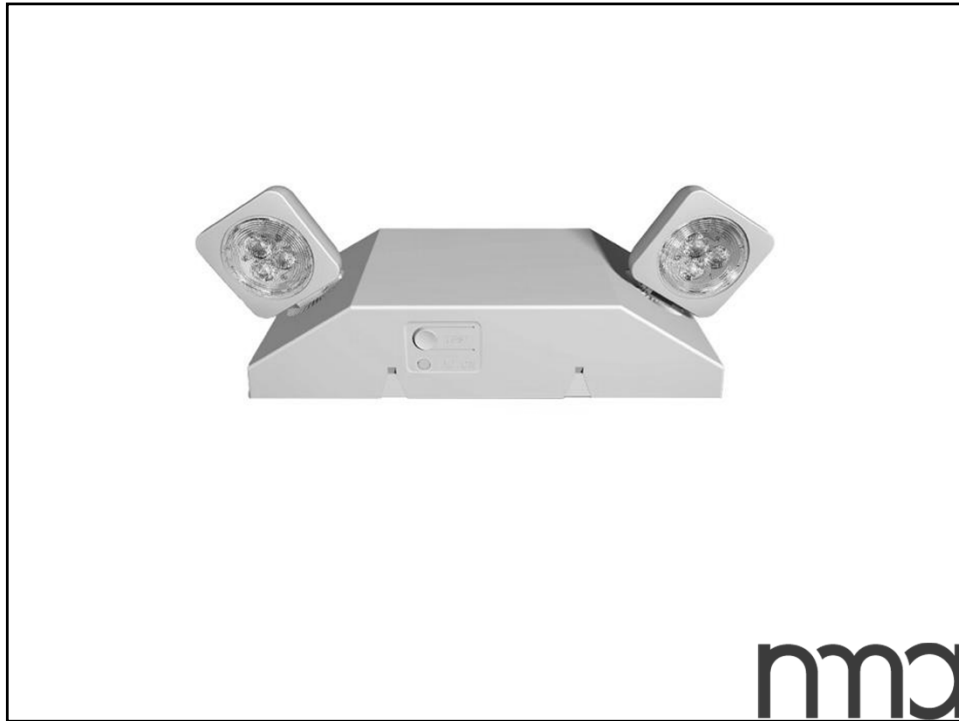
Correction Timeframe:

Inside & Outside: 30 Days

More Information:

Inside & Outside:

- A combination auxiliary light and exit sign device should be evaluated under both the Lighting – Auxiliary and Exit Sign standards.



Lighting – Exterior

Definition:	Fixed artificial lighting (e.g., walkway lighting, pole lighting, wall packs, and canopy lights) that is used to illuminate exterior areas (e.g., entryways, parking lots, and exterior stairwells).
--------------------	--

Common Components:	Fixture casing; Ballast; Wires; Starter socket; Tube socket; Tube receptacle; Ballast attachment screw; Light posts; Globes
---------------------------	---

Lighting – Exterior

Deficiency 1: A permanently installed light fixture is damaged, inoperable, missing, or not secure.

Deficiency Criteria:

Outside: A permanently installed light fixture is damaged (i.e., visibly defective; impacts functionality).
 OR
 A permanently installed light fixture is inoperable (i.e., overall system or component thereof is not meeting function or purpose; with or without visible damage).
 OR
 A permanently installed light fixture is missing (i.e., evidence of prior installation, but now not present or is incomplete).

Lighting – Exterior

Deficiency 1: A permanently installed light fixture is damaged, inoperable, missing, or not secure.

H&S Determination:

Outside: Moderate / Fail

Correction Timeframe:

Outside: 30 days

More Information:

- Outside:**
- If permanently installed light fixture is controlled by a photoelectric sensor or timer that does not permit testing when daylight, then only evaluate this item to determine if it is damaged, missing, or not secure.
 - If a lightbulb does not illuminate, then the POA may attempt to change the lightbulb.
 - If an electrical conductor is not enclosed or properly insulated, then it should be evaluated under the Electrical – Conductor, Outlet, and Switch standard.



Lighting – Interior

Definition:	Permanently installed light fixture.
Common Components:	Fixture casing; Ballast; Wires; Starter socket; Tube socket, Tube receptacle; Ballast attachment screw; Light posts; Control switch
More Information:	<ul style="list-style-type: none"> A switch that is inoperable but does not have visible damage and corresponds to a permanently installed lighting fixture should be evaluated under this standard.

Lighting – Interior

Deficiency 1: A permanently installed light fixture is inoperable.

Deficiency Criteria:

Unit & Inside: A permanently installed light fixture is inoperable (i.e., the overall system or component thereof is not meeting function or purpose; with or without visible damage).

H&S Determination:

Unit & Inside: Moderate / Fail

Correction Timeframe:

Unit & Inside: 30 days

More Information:

Unit & Inside:

- If a lightbulb does not illuminate, then the POA may attempt to change the lightbulb.

Lighting – Interior

Deficiency 2: A permanently installed light fixture is not secure.

Deficiency Criteria:

Unit & Inside: A permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable.

H&S Determination:

Unit & Inside: Moderate / Fail

Correction Timeframe:

Unit & Inside: 30 days

More Information:

Unit & Inside: • If an electrical conductor is not enclosed or properly insulated, then it should be evaluated under the Electrical – Conductor, Outlet, and Switch standard.

Lighting – Interior

Deficiency 3: At least one (1) permanently installed light fixture is not present in the kitchen and bathroom.

Deficiency Criteria:

Unit* & Inside*: At least one (1) permanently installed light fixture is not present in the kitchen and bathroom.

H&S Determination:

Unit & Inside: Moderate / Fail

Correction Timeframe:

Unit & Inside: 30 days

More Information:

Unit & Inside: • None

*AHR: UNIT & INSIDE

<h1>Litter</h1>	
Definition:	Waste discarded or disposed of in a location that is not designated for waste.
Common Components:	Paper; Metal; Plastics; Organic; Wood; Foam; Cardboard; Rubber; Large furniture; Appliances
More Information:	<ul style="list-style-type: none"> • None

<h1>Litter</h1>	
Deficiency 1: Litter is accumulated in an undesignated area.	
Deficiency Criteria:	
Inside & Outside:	<p>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.</p> <p>OR</p> <p>Any number of large items (e.g., furniture or appliances) have been clearly discarded in an area not designated for garbage.</p>
H&S Determination:	Correction Timeframe:
Inside: Moderate / Fail	Inside: 30 days
Outside: Low / Pass	Outside: N/A







Minimum Electrical and Lighting

Definition:

- Lighting: Permanently installed light fixture.
- Outlet: Installations that connect to an electrical supply.

More Information:

- For the purpose of this inspection, habitable rooms:
 - include rooms that are in a building for living, sleeping, eating, or cooking.
 - do not include bathrooms, toilet rooms, closets, hallways, storage or utility spaces, and similar areas.

Deficiency 1:	
At least two (2) working outlets are not present within each habitable room. OR At least one (1) working outlet and one (1) permanently installed light fixture is not present within each habitable room.	
Deficiency Criteria:	
Unit*:	At least two (2) working outlets are not present within each habitable room. OR At least one (1) working outlet and one (1) permanently installed light fixture is not present within each habitable room.
H&S Determination:	Correction Timeframe:
Unit: Moderate / Fail	Unit: 30 days
More Information:	
Unit:	<ul style="list-style-type: none"> For the purpose of this inspection, a working outlet is one that allows the user to safely access power to energize electrical devices.
*AHR: UNIT	

Mold-Like Substance

Definition:	<ul style="list-style-type: none"> A “Mold-like substance” can include regular or irregular patches or spots on surfaces that can be colored differently than the surface (coloration can be white, green, yellow, gray, brown, or black), and can be raised from the surface, and are generally composed of minute filaments. A “Mold-like substance” can appear “fuzzy” or “cottony” and a musty or earthy odor can be associated with it.
--------------------	---

Mold-Like Substance

Definition:

- “Mold-like substance” would also include what is often identified as “mildew,” i.e., small patches, generally on non-porous surfaces, and dusty (friable) when dry; mildew is generally a thin surface growth that can be wiped off easily. Note that algae are not mold-like substances (algae are grass-green).

Mold-Like Substance

Deficiency 1: Presence of mold-like substance at moderate levels is observed visually.

Deficiency Criteria:

Unit & Inside:	Cumulative area of patches is more than 4 square inches and less than 1 square foot in a room.
----------------	--

H&S Determination:

Unit:	Moderate / Fail
Inside:	Low / Pass

Correction Timeframe:

Unit:	30 days
Inside:	N/A

More Information:

Unit & Inside:	• None
----------------	--------

Mold-Like Substance

Deficiency 2: Presence of mold-like substance at high levels is observed visually.

Deficiency Criteria:

Unit & Inside: Cumulative area of patches is more than 1 square foot and less than 9 square feet in a room.

H&S Determination:

Unit: Severe / Fail

Inside: Moderate / Fail

Correction Timeframe:

Unit: 30 Days

Inside: 30 Days

More Information:

Unit & Inside: • None

Mold-Like Substance

Deficiency 3: Presence of mold-like substance at extremely high levels is observed visually.

Deficiency Criteria:

Unit & Inside: Cumulative area of patches is more than 9 square foot in a room.

H&S Determination:

Unit: Life-Threatening / Fail

Inside: Severe / Fail

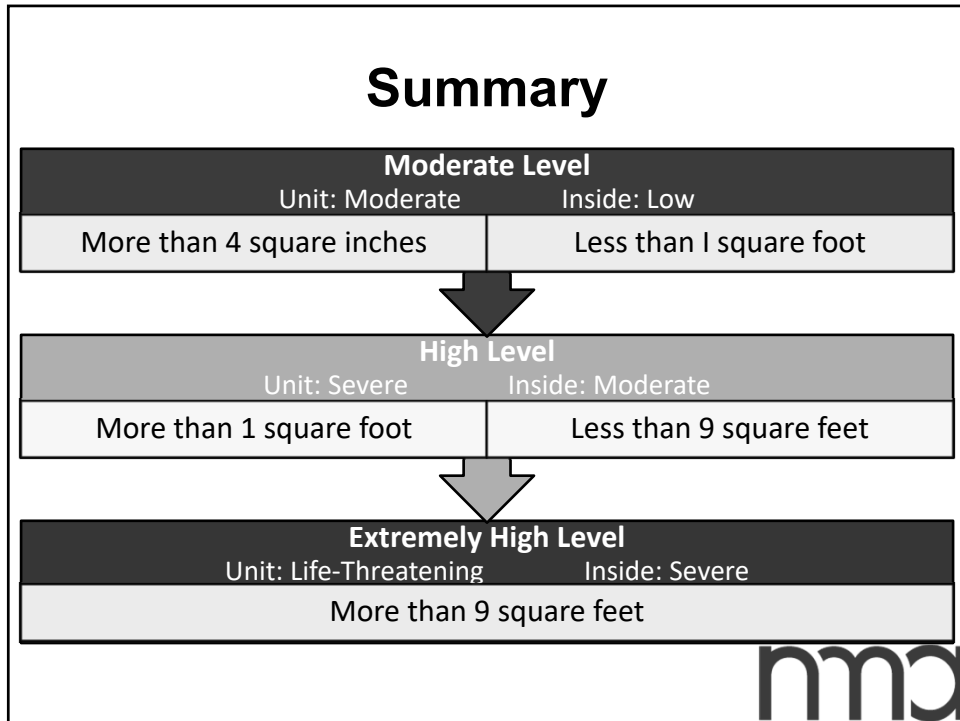
Correction Timeframe:


Unit: 24 hours

Inside: 30 Days

More Information:

Unit & Inside: • None



- ## Correction
- **For Life-threatening or Severe mold-life substance deficiencies, within 24 hours, the owner / tenant must:**
 - Assess and control the moisture source
 - Provide REAC a plan for additional evaluation and remediation
 - **Residents should be temporarily relocated**
- 

Deficiency 4: Elevated moisture level.	
Deficiency Criteria:	
Unit & Inside:	Elevated moisture level.
H&S Determination:	
Unit:	Moderate / Fail
Inside:	Low / Pass
Correction Timeframe:	
Unit:	30 days
Inside:	N/A
More Information:	
Unit & Inside:	<ul style="list-style-type: none"> • Infrared cameras are optional and will not be used on their own to evaluate this a deficiency. If a thermal anomaly is observed using an infrared camera, the moisture meter must be used to confirm whether there is elevated moisture present. • If evidence of an active leak is present, evaluate the condition under the Leak – Water standard or the Leak – Sewage System standard, respectively. • If mold-like substance is present, then evaluate the condition under Deficiency 1, 2, 3, or 4 of this standard.







Parking Lot

Definition: A designated outdoor area for parking motorized vehicles.

Common Components: Pavement; Pavers; Wheel stops; Striping; Gravel

More Information:

- For the purpose of this inspection, this item does not include parking garages.

Parking Lot

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


Deficiency Criteria:

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

H&S Determination:	Correction Timeframe:
Outside: Moderate / Fail	Outside: 30 days

More Information:

Outside: • None



Parking Lot

Deficiency 2: Parking lot has ponding.


Deficiency Criteria:

Outside: More than 3 inches of water has accumulated in a parking lot and 5% or more of the parking lot is unusable.

H&S Determination:	Correction Timeframe:
Outside: Moderate / Fail	Outside: 30 days

More Information:

Outside: • None



More Information

- The inspector will measure the depth of the ponding water.
- If it's 3 inches or greater, they will measure the square footage of ponding area.
- To calculate the percentage of unusable space:
 - $\text{Effected area} / \text{total area of the parking lot}$

mma





Potential Lead-Based Paint Hazards – Visual Assessment

Definition:

Lead-based paint (LBP) is paint or other surface coatings that contain lead equal to or exceeding federal regulatory levels, currently 1.0 milligram per square centimeter or 0.5 percent by weight. Deteriorated paint or surface coatings found in homes built before 1978 are LBP hazards if the paint is LBP. Visual Assessment is surface by surface determination of paint condition.

Potential Lead-Based Paint Hazards – Visual Assessment

Common Components: Surfaces include Walls, Ceilings, Trim, Doors, Windows, Floors

- More Information:**
- Unit corresponds to “Interior”, Inside corresponds to “Common Areas”, and Outside corresponds to “Exterior” in the Lead Safe Housing Rule (24 CFR Part 35, Subparts B–R).
 - Target properties are determined based on the property profile.

Potential Lead-Based Paint Hazards – Visual Assessment

- More Information:**
- Property Profile – Housing Choice Voucher: Housing constructed prior to 1978 and child of less than 6 years of age resides or is expected to reside in such housing.
 - Bathroom fixtures and tiles should not be evaluated under this standard.

“Target Property”

- Determined based on the property profile
- If the property is not “target property”
 - Evaluate under Wall – Interior and Wall – Exterior, respectively
- If the property is “target property”
 - The inspector must assume that all painted structures on the property were built pre-1978



Deficiency 1: Paint in a Unit or Inside the target property is deteriorated – below the level required for lead-safe work practices by a lead-certified firm or for passing clearance.

Deficiency Criteria:

Unit: Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). For large surface areas in the Unit, deteriorated paint is less than or equal to 2 square feet per room; for small surface areas, less than or equal to 10% per component (“de minimis”).

Inside: Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). For large surface areas inside the target property, deteriorated paint is less than or equal to 2 square feet per room; for small surface areas, less than or equal to 10% per component (“de minimis”).

H&S Determination:

Unit & Moderate / Fail
 Inside:

Correction Timeframe:

Unit & 30 days
 Inside:

Deficiency 2: Paint in a Unit or Inside the target property is deteriorated – above the level required for lead-safe work practices by a lead-certified firm and passing clearance.	
Deficiency Criteria:	
Unit:	Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). For large surface areas in the Unit, deteriorated paint is more than 2 square feet per room; for small surface areas, greater than 10% per component (“significant”).
Inside:	Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). For large surface areas Inside the target property, deteriorated paint is more than 2 square feet per room; for small surface areas, greater than 10% per component (“significant”).
H&S Determination:	
Unit & Severe / Fail Inside:	Correction Timeframe:
	Unit & 30 Days Inside:
More Information:	
Unit & Inside:	<ul style="list-style-type: none"> This deficiency is a Severe Health and Safety Determination; paint stabilization within 30 days will follow the Lead Safe Housing Rule (LSHR).

Potential Lead-Based Paint – Visual Assessment

Deficiency 3: Paint Outside on a target property is deteriorated – below the level required for lead-safe work practices by a lead-certified firm or for passing clearance.

Deficiency Criteria:

Outside: Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). Deteriorated paint is less than or equal to 20 square feet (“de minimis”).

H&S Determination:	Correction Timeframe:
Outside: Moderate / Fail	Outside: 30 days

More Information:

Outside: • None

Deficiency 4: Paint Outside on a target property is deteriorated – above the level required for lead-safe work practices by a lead-certified firm and passing clearance.	
Deficiency Criteria:	
Outside:	Paint is deteriorated (e.g., peeling, chipping, chalking, cracking, or detached from the substrate). Deteriorated paint is more than 20 square feet (“significant”).
H&S Determination:	Correction Timeframe:
Outside: Severe / Fail	Outside: 30 Days
More Information:	
Outside:	<ul style="list-style-type: none"> This deficiency is a Severe Health and Safety Determination; paint stabilization within 30 days will follow the Lead Safe Housing Rule (LSHR).

Private Roads and Driveways

Definition:	Road leading from a public road to a dwelling or garage.
Common Components:	Asphalt; Concrete; Dirt; Gravel; Paving stones; Expansion joints; Curbs; Gutters; Utility access covers; Rebar

Private Roads and Driveways

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.

Deficiency Criteria:

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

H&S Determination:

Outside: Severe / Fail

Correction Timeframe:

Outside: 30 Days

More Information:

- Outside:**
- 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.

Private Roads and Driveways

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

Deficiency Criteria:

Outside: Any one pothole is 4 inches deep and 1 square foot or greater.

H&S Determination:

Outside: Moderate / Fail

Correction Timeframe:

Outside: 30 days

More Information:

Outside: • None

nmca



Refrigerator

Definition: A device designed to keep food from spoiling by cooling and freezing.

Common Components: Compressor; Condenser coils; Evaporator coils; Handle; Shelves; Lightbulb; Drawer; Expansion valve; Seals; Door

Refrigerator

More Information:

- For the purpose of this inspection, a built-in freezer is considered a component part of the refrigerator.
- Resident-owned, standalone freezers should not be evaluated under this standard.
- Any stored appliance not in use or a medical use refrigerator should not be evaluated under this standard.

Refrigerator

Deficiency 1: Refrigerator is inoperable such that it may be unable to safely and adequately store food.

Deficiency Criteria:

Unit & Refrigerator is inoperable (i.e., overall system is not meeting
 Inside: function or purpose; with or without visible damage) such that it may be unable to safely and adequately store food.

H&S Determination:

Unit & Moderate / Fail
 Inside:

Correction Timeframe:

Unit & 30 days
 Inside:

More Information:

Unit & • None
 Inside:

Deficiency 2: Refrigerator component is damaged such that it impacts functionality.

Deficiency Criteria:

Unit & Refrigerator component is damaged (i.e., visibly defective)
 Inside: such that it impacts functionality.

H&S Determination:

Unit & Moderate / Fail
 Inside:

Correction Timeframe:

Unit & 30 days
 Inside:

More Information:

Unit & • Examples of damaged components that may impact
 Inside: functionality include, but are not limited to:
 • Seal that is hanging, sagging, separating, torn with exposed magnet, or detached from the door
 • Handle
 • Interior lining



Refrigerator

Deficiency 3: Refrigerator is missing.

Deficiency Criteria:

Unit*: Refrigerator is missing (i.e., evidence of prior installation, but is now not present).

H&S Determination:

Unit: Moderate / Fail

Correction Timeframe:

Unit: 30 days

More Information:

Unit: • None

*AHR: UNIT







nmca

Retaining Wall

Definition:	A vertical structure that retains soil or rock at various grades.
Common Components:	Post; Railing; Block
More Information:	<ul style="list-style-type: none">• 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.

Retaining Wall

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

Deficiency Criteria:


Outside: Retaining wall is leaning away from the fill side.

H&S Determination:	Correction Timeframe:
Outside: Moderate / Fail	Outside: 30 days

More Information:

Outside:

- 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.



Retaining Wall

Deficiency 2: Retaining wall is partially or completely collapsed.

Deficiency Criteria:


Outside: Retaining wall is partially or completely collapsed.

H&S Determination:	Correction Timeframe:
Outside: Moderate / Fail	Outside: 30 days

More Information:

Outside:

- None





Roof Assembly

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

Common Components: Roof covering; Drain; Gutter; Downspout; Flashing; Roof exhaust system; Scupper; Eave; Soffit; Fascia

More Information:

- None

Roof Assembly

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

Deficiency Criteria:

Outside: 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.

H&S Determination:

Outside: Moderate / Fail

Correction Timeframe:


Outside: 30 days

More Information:

Outside:

- It may not be possible to gain access to the roof in single family units.

Deficiency 2: Gutter component is damaged, missing, or unfixed.	
Deficiency Criteria:	
Outside:	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.
H&S Determination:	
Outside:	Moderate / Fail
Correction Timeframe:	
Outside:	30 days
More Information:	
Outside:	<ul style="list-style-type: none"> 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).

<h2>Roof Assembly</h2>	
Deficiency 3: Roof surface has standing water.	
Deficiency Criteria:	
Outside:	Water ponding in an area approximately 25 square feet or greater on a flat roof surface not near a drain or scupper.
H&S Determination:	
Outside:	Moderate / Fail
Correction Timeframe:	
Outside:	30 days
More Information:	
Outside:	• None
	

Roof Assembly

Deficiency 4: Substrate is exposed.


Deficiency Criteria:

Outside: Any amount of substrate is exposed.

H&S Determination:	Correction Timeframe:
Outside: Moderate / Fail	Outside: 30 days

More Information:

Outside: • It may be difficult to determine if there is exposed substrate in single family homes.



Roof Assembly

Deficiency 5: Roof assembly has a hole.


Deficiency Criteria:

Outside: Unintentional hole of any size is found.
OR
Intentional hole of any size is found and is not covered by a vent or screen.

H&S Determination:	Correction Timeframe:
Outside: Moderate / Fail	Outside: 30 days

More Information:

Outside: • None



Deficiency 6: Roof assembly is damaged.	
Deficiency Criteria:	
Outside:	Roof assembly is damaged (i.e., visibly defective; impacts functionality).
H&S Determination:	
Outside:	Moderate / Fail
Correction Timeframe:	
Outside:	30 days
More Information:	
Outside:	<ul style="list-style-type: none"> • 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.







Sharp Edges

Definition:	Physical hazards within the built environment (i.e., human-made structures, features, and facilities) that can lacerate or puncture skin.
--------------------	---

Common Components:	None
---------------------------	------

More Information:	<ul style="list-style-type: none">• None
--------------------------	--

Sharp Edges

Deficiency 1: A sharp edge that can result in a cut or puncture hazard is present.

Deficiency Criteria:

Unit, Inside, & Outside:	A sharp edge that can result in a cut or puncture hazard that is likely to require emergency care (e.g., stitches) is present within the built environment (i.e., human-made structures, features, and facilities).
--------------------------------	---

H&S Determination:

Unit, Inside, & Outside:	Severe / Fail
--------------------------------	---------------

Correction Timeframe:

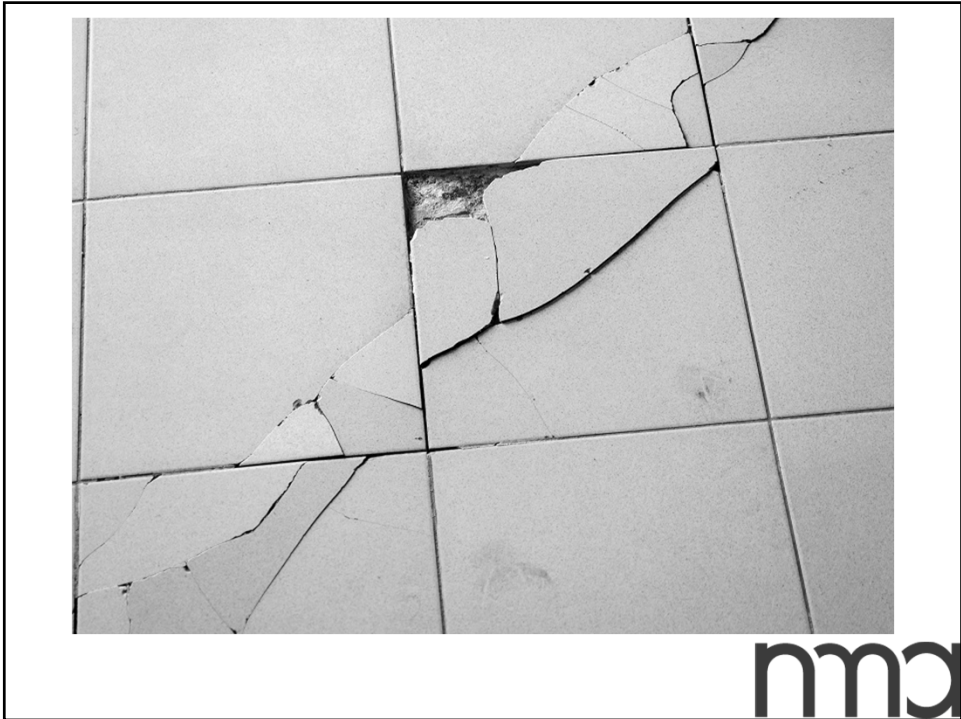
Unit, Inside, & Outside:	30 Days
--------------------------------	---------

Sharp Edges

Deficiency 1: A sharp edge that can result in a cut or puncture hazard is present.

More Information:

- | | |
|----------|---|
| Unit: | <ul style="list-style-type: none"> • Examples of sharp edges within the Unit include, but are not limited to, broken glass or damaged tile with an exposed edge. |
| Inside: | <ul style="list-style-type: none"> • Examples of sharp edges in the Inside area include, but are not limited to, broken glass, damaged tile with an exposed edge, or a damaged handrail. |
| Outside: | <ul style="list-style-type: none"> • Examples of sharp edges in the Outside area include, but are not limited to, broken glass or protruding rebar. |





Sidewalk, Walkway, and Ramp

Definition: A pathway for pedestrian travel.

Common Components: Approach; Landing; Flared sides

More Information:

- None

Sidewalk, Walkway, and Ramp

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

Deficiency Criteria:

Outside: Sidewalk, walkway, or ramp is blocked or impassable.

H&S Determination:

Outside: Moderate / Fail

Correction Timeframe:

Outside: 30 days

More Information:

Outside: • Overgrown vegetation may result in the sidewalk, walkway, or ramp being blocked or impassable.



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

Deficiency Criteria:

Outside: Sidewalk, walkway, or ramp is not functionally adequate (i.e., does not provide a defined and safe path of exterior travel for pedestrians).

H&S Determination:

Outside: Moderate / Fail

Correction Timeframe:

Outside: 30 days

More Information:

Outside: • 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





Sink

Definition: A basin with hardware designed to dispense and hold clean water (hot and cold) and discharge wastewater.

Common Components: Basin; Faucet; Handle; Drain; Drain line; Supply valve; Supply line; Splash guard; Drain control; Sink overflow

More Information: If a leak is present at a sink plumbing component, then evaluate the condition under the Leak – Water standard.

Sink

Deficiency 1: Sink or sink component is damaged or missing and the sink is not functionally adequate.

Deficiency Criteria:

Unit & Inside:	Sink or sink component is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but now not present or is incomplete) and the sink is <u>not</u> functionally adequate.
----------------	--

H&S Determination:

Unit:	Moderate / Fail
Inside:	Low / Pass

Correction Timeframe:

Unit:	30 days
Inside:	N/A

Sink

Deficiency 1: Sink or sink component is damaged or missing and the sink is not functionally adequate.

More Information:

- | | |
|----------------|---|
| Unit & Inside: | <ul style="list-style-type: none"> • A sink is not functionally adequate if it is unable to dispense and hold clean water and discharge wastewater. • If a sink is not draining, then evaluate the condition under Deficiency 3 of this standard. • If a stopper is missing or is not functionally adequate, then evaluate the condition under Deficiency 5 of this standard. • If a sink is missing (i.e., evidence of prior installation, but now not present or is incomplete) or not installed (i.e., never installed, but should have been) in the primary kitchen, then evaluate the condition under Deficiency 7 of this standard. |
|----------------|---|

Sink

Deficiency 2: Water is directed outside of the basin.


Deficiency Criteria:

Unit & Inside:	Water is directed outside of the basin.
----------------	---

H&S Determination:	Correction Timeframe:
Unit & Inside:	Unit & Inside:
Low / Pass	N/A

More Information:

Unit & Inside:	• None
----------------	--------



Sink

Deficiency 3: Sink is not draining.


Deficiency Criteria:

Unit & Inside:	Water is not draining from the basin of the sink.
----------------	---

H&S Determination:	Correction Timeframe:
Unit & Inside:	Unit & Inside:
Moderate / Fail	30 days

More Information:

Unit & Inside:	• None
----------------	--------



Sink

Deficiency 4: Sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall.

Deficiency Criteria:

Unit & Inside:	Sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall.
----------------	---

H&S Determination:	Correction Timeframe:
Unit & Inside:	Unit & Inside:
Moderate / Fail	30 days

More Information:

Unit & Inside:	<ul style="list-style-type: none"> None
----------------	--

Sink

Deficiency 5: Sink component is damaged or missing and the sink is functionally adequate.

Deficiency Criteria:

Unit & Inside:	Sink component is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but now not present or is incomplete) and the sink <u>is</u> functionally adequate.
----------------	--

H&S Determination:	Correction Timeframe:
Unit & Inside:	Unit & Inside:
Low / Pass	N/A

More Information:

Unit & Inside:	<ul style="list-style-type: none"> A stopper that is missing or is not functionally adequate should be evaluated under this deficiency.
----------------	--

Sink

Deficiency 6: Cannot activate or deactivate hot and cold water.


Deficiency Criteria:

Unit* & Inside:	Control knobs do not activate or deactivate hot and cold water.
-----------------	---

H&S Determination:	Correction Timeframe:
Unit & Inside: Moderate / Fail	Unit & Inside: 30 days

More Information:

Unit & Inside:	<ul style="list-style-type: none"> An intermittent drip should not be evaluated under this standard.
----------------	---



*AHR: UNIT

Sink

Deficiency 7: Sink is missing or not installed within the primary kitchen.


Deficiency Criteria:

Unit*:	Sink is missing (i.e., evidence of prior installation, but now not present or is incomplete) or not installed (i.e., never installed, but should have been) in the primary kitchen.
--------	---

H&S Determination:	Correction Timeframe:
Unit: Moderate / Fail	Unit: 30 days

More Information:

Unit:	<ul style="list-style-type: none"> None
-------	--

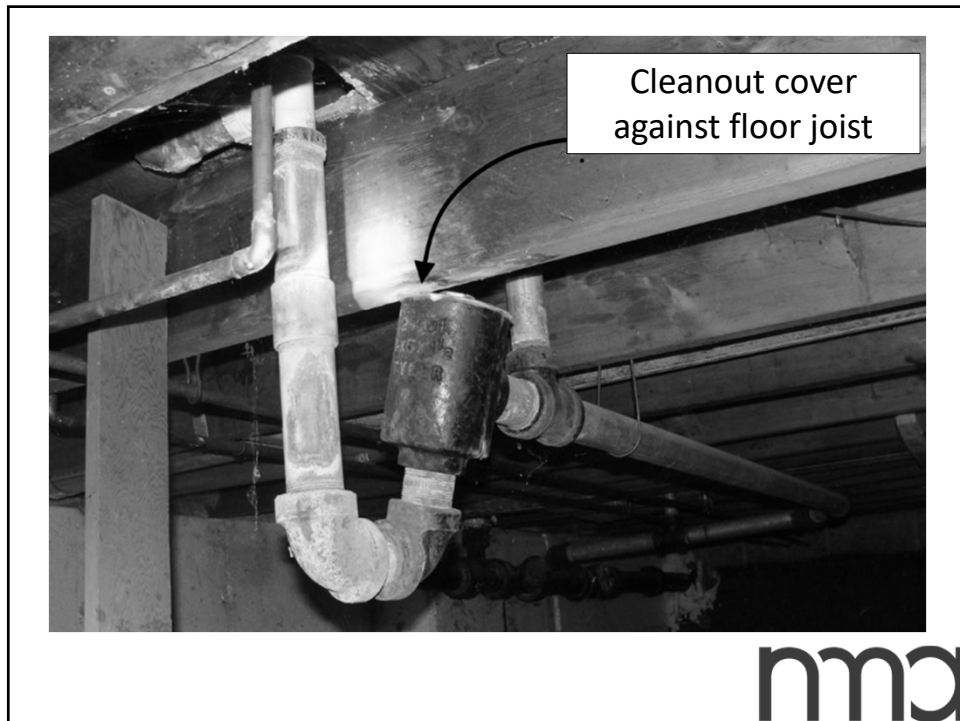
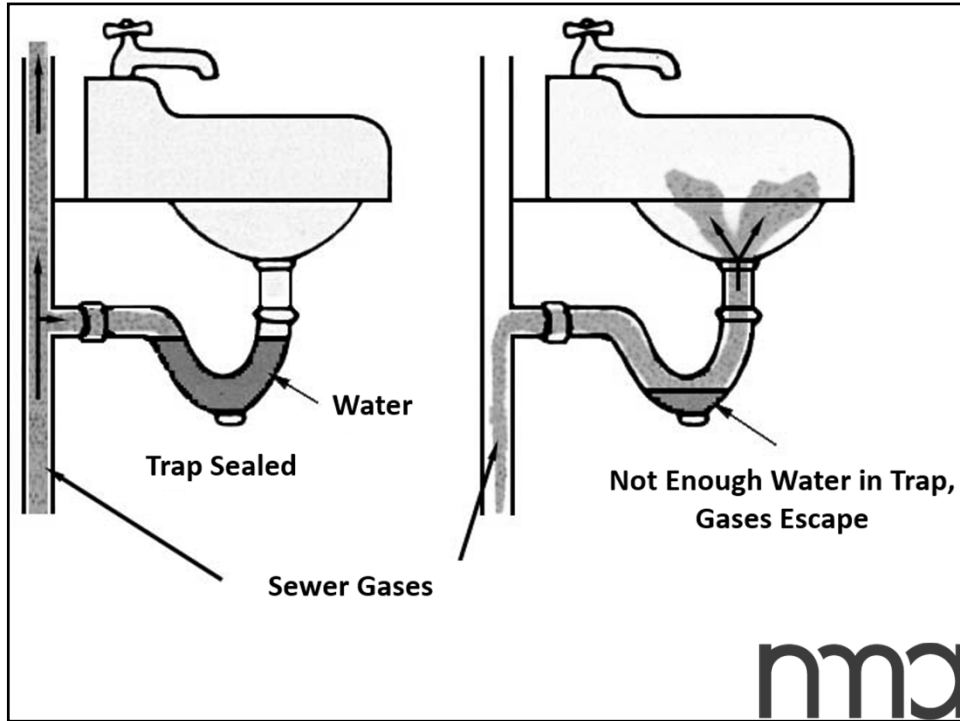


*AHR: UNIT













Site Drainage

Definition:	An exterior system that directs the flow of surface water.
Common Components:	Culverts; Swales; Ditches; Retention and detention basins; Curb; Drainage features; Underground piping
More Information:	Decorative items should not be evaluated under this standard.

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

Deficiency Criteria:

Outside: 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.

H&S Determination:	Correction Timeframe:
Outside: Low / Pass	Outside: N/A

More Information:

Outside:

- 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.


Site Drainage

Deficiency 2: Erosion is present.

Deficiency Criteria:

Outside: 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.

H&S Determination:	Correction Timeframe:
Outside: Low / Pass	Outside: N/A



Site Drainage

Deficiency 2: Erosion is present.

More Information:

- | | | | | |
|---|--|---|---|--|
| <p>Outside:</p> | <ul style="list-style-type: none"> • 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: | | | |
| | <table border="0" style="width: 100%;"> <tr> <td style="vertical-align: top; width: 33%;"> <ul style="list-style-type: none"> • Fence – Security • Foundation • Parking Lot </td> <td style="vertical-align: top; width: 33%;"> <ul style="list-style-type: none"> • Private Roads and Driveways • Retaining Wall </td> <td style="vertical-align: top; width: 33%;"> <ul style="list-style-type: none"> • Sidewalk, Walkway, and Ramp • Trip Hazard </td> </tr> </table> | <ul style="list-style-type: none"> • Fence – Security • Foundation • Parking Lot | <ul style="list-style-type: none"> • Private Roads and Driveways • Retaining Wall | <ul style="list-style-type: none"> • Sidewalk, Walkway, and Ramp • Trip Hazard |
| <ul style="list-style-type: none"> • Fence – Security • Foundation • Parking Lot | <ul style="list-style-type: none"> • Private Roads and Driveways • Retaining Wall | <ul style="list-style-type: none"> • Sidewalk, Walkway, and Ramp • Trip Hazard | | |



Site Drainage

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

Deficiency Criteria:

Outside: Grate is not secure or does not cover the site drainage system’s collection point.

H&S Determination:

Outside: Moderate / Fail

Correction Timeframe:

Outside: 30 days

More Information:

Outside: • This deficiency only applies to a site drainage system that is designed to have a protective grate.







End of Day 2

nma

