

NSPIRE
for Housing Choice Voucher
PowerPoints
Day 3

August 2024

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NSPIRE for HCV



Experience — Leadership — Collaboration

Smoke Alarm

Definition:	A self-contained device that detects the presence of smoke, typically as an indicator of fire, and provides a visual or audio signal as an alert.
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Common Components:	Plastic shell, Base, Battery, Light, Speaker, Test button, Electronic circuit; Battery backup
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More Information

- **Smoke alarm should be installed high on walls or ceilings.**
 - **If mounted on the ceiling, then it must be greater than 4 inches from the wall.**
 - **If mounted on the wall, then the top edge of the smoke alarm cannot be closer than 4 inches or greater than 12 inches from the ceiling.**

The logo for mma, consisting of the lowercase letters 'mma' in a bold, sans-serif font.

More Information

- **Smoke alarm should be installed at least 10 feet from a cooking appliance.**
- **Smoke alarm should not:**
 - **Be installed near windows, doors, or ducts where drafts might interfere with their operation.**
 - **Be painted or have decorative stickers or other decorations present.**

The logo for mma, consisting of the lowercase letters 'mma' in a bold, sans-serif font.

More Information

- The unit must include at least one battery-operated or hard-wired smoke detector, in proper working condition, in the following locations:
 - On each level of the unit;
 - Inside each bedroom;
 - Within 21 feet of any door to a bedroom measured along a path of travel; and

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More Information

- And, where a smoke detector installed outside a bedroom is separated from an adjacent living area by a door, a smoke detector must also be installed on the living area side of the door

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Sealed Batteries

- **Smoke Alarm standard does not require that smoke alarms have a sealed battery**
- **However, on December 29, 2024 (the effective date of the *Public and Federally Assisted Housing Fire Safety Act of 2022*), sealed batteries will be required**



Smoke Alarm

Deficiency 1: Smoke alarm is not installed where required.

Deficiency Criteria:

- | | |
|----------|--|
| Unit*: | Smoke alarm is not installed inside each bedroom.
AND
Smoke alarm is not installed outside the bedroom(s).
AND
Smoke alarm is not installed on each level. |
| Inside*: | Smoke alarm is not installed inside each classroom.
AND
Smoke alarm is not installed outside the classroom(s).
AND
Smoke alarm is not installed on each level. |


*AHR: UNIT & INSIDE



Smoke Alarm

Deficiency 1: Smoke alarm is not installed where required.

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



*AHR: UNIT & INSIDE

Smoke Alarm

Deficiency 1: Smoke alarm is not installed where required.

More Information:

Unit:	<ul style="list-style-type: none"> A smoke alarm installed within a hallway in the immediate vicinity of multiple bedrooms meets the requirement of "outside the bedroom(s)" under this standard. A smoke alarm installed outside a bedroom may meet the requirement of "on each level" under this standard. If a smoke alarm is missing (i.e., evidence of prior installation, but is now not present or is incomplete) from a non-required area, then it should not be evaluated under this standard. If another hazard is present, then it should be evaluated under the respective standard (e.g., an exposed conductor should be evaluated under the Electrical – Conductor, Outlet, and Switch standard).
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*AHR: UNIT & INSIDE

Smoke Alarm

Deficiency 1: Smoke alarm is not installed where required.

More Information:

- | | |
|---------|---|
| Inside: | <ul style="list-style-type: none"> • A smoke alarm installed within a hallway in the immediate vicinity of multiple classrooms meets the requirement of "outside the classroom(s)" under this standard. • A smoke alarm is required on each level. • A smoke alarm installed outside a classroom may meet the requirement of "on each level" under this standard. • If a smoke alarm is missing (i.e., evidence of prior installation, but is now not present or is incomplete) from a non-required area, then it should not be evaluated under this standard. • If another hazard is present, then it should be evaluated under the respective Standard (e.g., an exposed conductor should be evaluated under the Electrical – Conductor, Outlet, and Switch standard). |
|---------|---|

*AHR: UNIT & INSIDE

Smoke Alarm

Deficiency 2: Smoke alarm is obstructed.

Deficiency Criteria:

Unit &	Smoke alarm is obstructed.
Inside:	

H&S Determination:

Unit &	Life-Threatening /
Inside:	Fail

Correction Timeframe:

Unit &	24 hours
Inside:	

More Information:

- | | |
|-------------------|--|
| Unit &
Inside: | <ul style="list-style-type: none"> • A combination smoke and CO alarm should be evaluated under both the Carbon Monoxide Alarm and Smoke Alarm standards. |
|-------------------|--|

Smoke Alarm

Deficiency 3: Smoke alarm does not produce an audio or visual alarm when tested.

Deficiency Criteria:

Unit & Smoke alarm does not produce an audio or visual alarm
 Inside: when tested.

H&S Determination:

Unit & Life-Threatening /
 Inside: Fail

Correction Timeframe:

Unit & 24 hours
 Inside:

More Information:

Unit & • If the alarm does not cease after testing, then evaluate
 Inside: the condition under this deficiency.

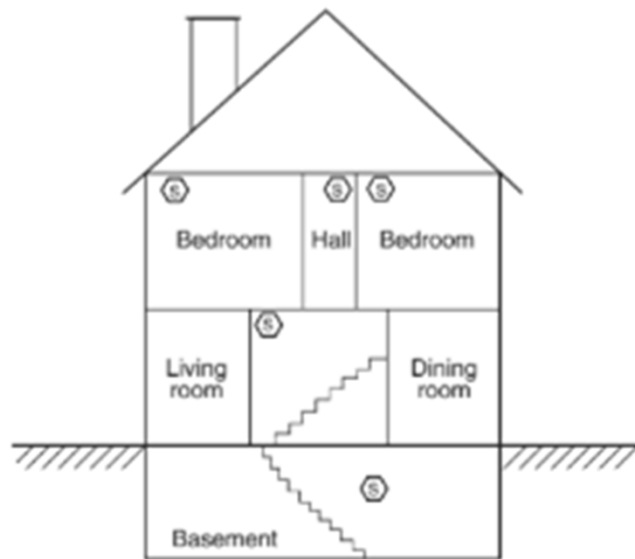


FIGURE A.29.8.1(d) Smoke Alarm Should Be Located on Each Level in Addition to Each Bedroom.

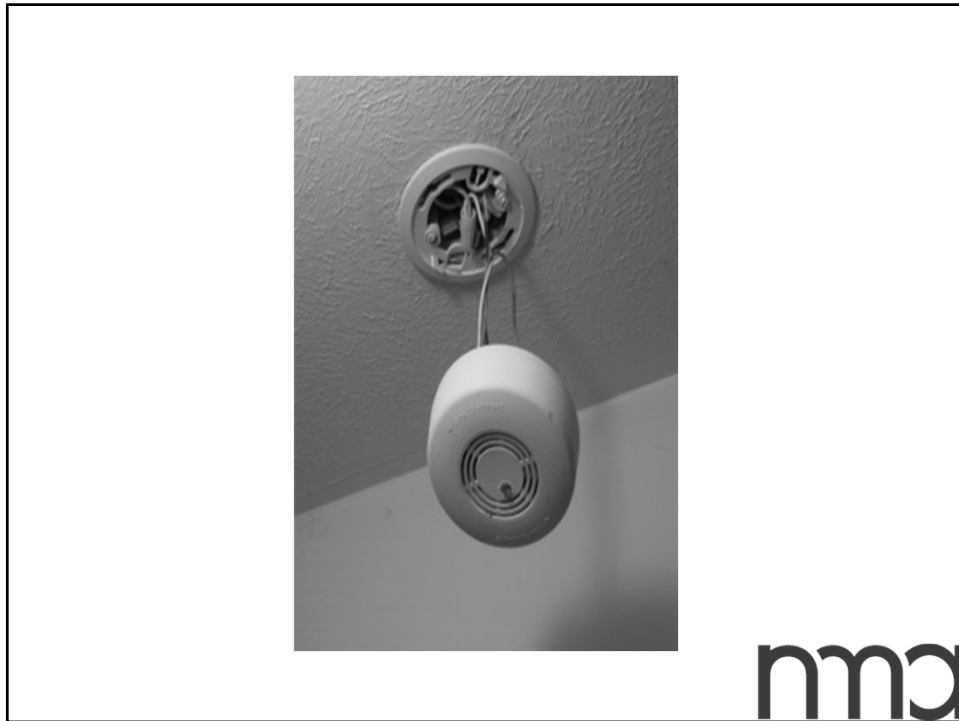
Ⓢ Indicates required smoke alarm

FIGURE A.29.8.1(a) Split Level Arrangement.

FIGURE A.29.8.1(b) Smoke Alarm Should Be Located Between Sleeping Area and Rest of Dwelling Unit, as Well as in Each Bedroom.

FIGURE A.29.8.1(c) In Dwelling Units with More Than One Sleeping Area, Smoke Alarm Should Be Provided to Protect Each Sleeping Area in Addition to Smoke Alarms Required in Bedrooms.

mma



Sprinkler Assembly

Definition:	Part of the fire protection (sprinkler) system that discharges water when activated once reaching a certain (predetermined) temperature.
Common Components:	Head; Valve; Deflector; Escutcheon; Sprinkler head cover
More Information:	If a leak is present, evaluate the deficiency under the Leak – Water standard.

Sprinkler Assembly

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

Deficiency Criteria:

Unit, Sprinkler head assembly is encased or obstructed by an
 Inside, & item or object that is within 18 inches of the sprinkler
 Outside: head.

H&S Determination:

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

Correction Timeframe:

Unit, 24 hours
 Inside, &
 Outside:

Deficiency 1: Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head.	
More Information:	
Unit, Inside, & Outside:	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • Painter's tape • Plastic bag • Examples of obstructions may include, but are not limited to: <ul style="list-style-type: none"> • Furniture • Shelves • Stacked materials

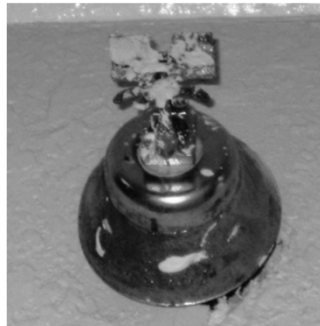
Deficiency 2: Sprinkler assembly component is damaged, inoperable, or missing and it is detrimental to performance.	
Deficiency Criteria:	
Unit, Inside, & Outside:	Sprinkler assembly component is damaged, inoperable, or missing and it is detrimental to performance.
H&S Determination:	
Unit, Inside, & Outside:	Life-Threatening / Fail
Correction Timeframe:	
Unit, Inside, & Outside:	24 hours
More Information:	
Unit, Inside, & Outside:	<ul style="list-style-type: none"> • 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: <ul style="list-style-type: none"> • Physical damage • Glass bulb has lost fluid • Concealed sprinkler cover plate is caulked or glued to ceiling • Missing sprinkler head escutcheon

Sprinkler Assembly	
Deficiency 3: Sprinkler assembly has evidence of corrosion.	
Deficiency Criteria:	
Unit, Inside, & Outside:	Sprinkler assembly has evidence of corrosion.
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"> • None

Deficiency 4: Sprinkler assembly has evidence of foreign material that is detrimental to performance.	
Deficiency Criteria:	
Unit, Inside, & Outside:	Foreign material covers 75% or more of the sprinkler assembly. OR Foreign material covers 75% or more of the glass bulb.
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"> • 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: <ul style="list-style-type: none"> • Loading / dust • Paint

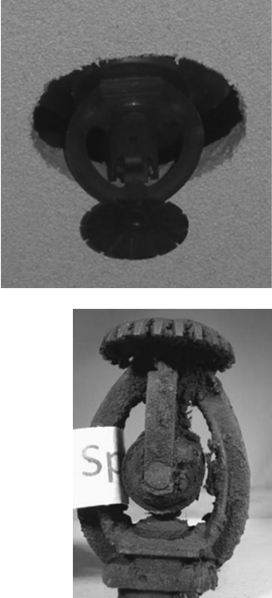


Sprinkler assembly has evidence of foreign material that is detrimental to performance




Sprinkler assembly has evidence of foreign material that is detrimental to performance





Sprinkler assembly has evidence of corrosion

Sprinkler assembly has evidence of corrosion



Steps and Stairs

Definition:	A single step, series of steps, or flights of steps that connect two levels.
Common Components:	Tread; Stringer; Riser; Railing; Nosing
More Information:	None

Deficiency 1: Tread is missing or damaged.	
Deficiency Criteria:	
Unit, Inside, & Outside:	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.
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 accessory treads are present, then verify if they are secure and level.

<h2>Steps and Stairs</h2>	
Deficiency 2: Stringer is damaged.	
Deficiency Criteria:	
Unit, Inside, & Outside:	Stringer 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"> Generally, stringers may only be visible on exterior stairs. If not visible, then the inspector is unable to evaluate this deficiency.

Deficiency 3: Step or stair is not functionally adequate.	
Deficiency Criteria:	
Outside: Step or stair is not functionally adequate (i.e., may not allow for personal traffic from one level to the next).	
H&S Determination:	Correction Timeframe:
Outside: Moderate / Fail	Outside: 30 days
More Information:	
Outside:	<ul style="list-style-type: none">• Conditions that may impact the functional adequacy of a step or stairs may include, but are not limited to:<ul style="list-style-type: none">• 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



Structural System

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

Common Components: Foundation; Beam; Floor; Wall; Roof; Slab; Plinth

Structural System

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.


Deficiency Criteria:

Unit, Inside, & Outside:	Structural system exhibits signs of serious failure and may threaten the resident's safety.
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H&S Determination:	Correction Timeframe:
Unit, Inside, & Outside: Life-Threatening / Fail	Unit, Inside, & Outside: 24 hours

More Information:

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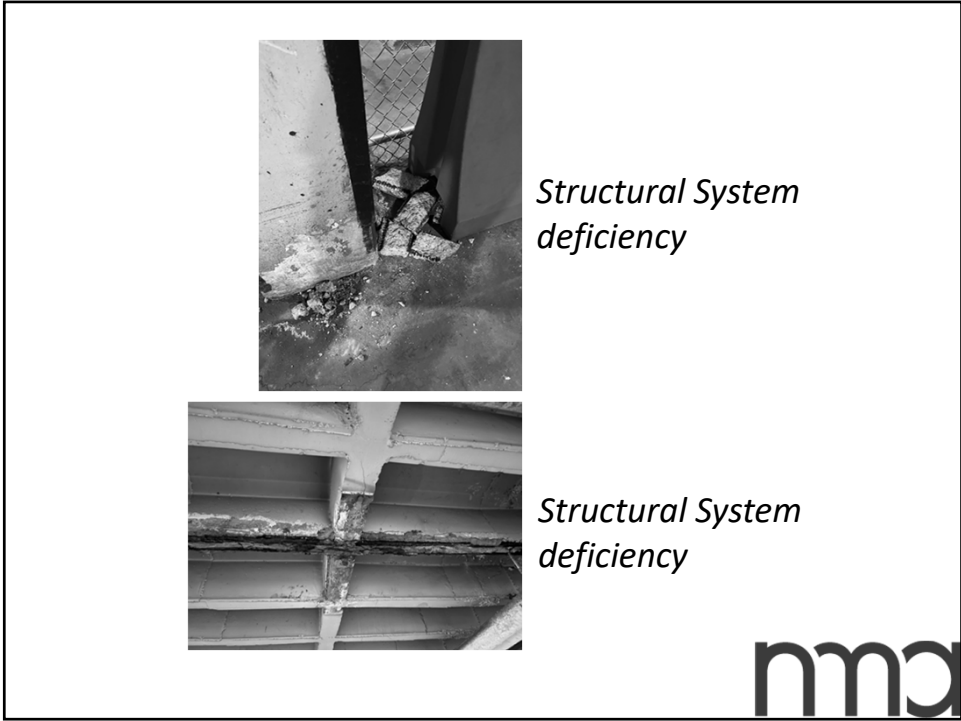


Not a Structural System deficiency



Rotted floor, almost fell through





Toilet

Definition:	A plumbing fixture used to receive human waste and to discharge it through a waste pipe, using water as a conveying method.
Common Components:	Tank; Bowl; Lid; Seat; Flush handle; Drain; Drain lines; Supply valve; Supply line; Wax ring; Float ball; Float cup; Refill tube; Ballcock; Trip lever; Chain; Flapper; Overflow tube; Trap; Closet bend

More Information

- **Toilets may be installed in unfinished spaces or common restrooms that have been converted for another use (e.g., a storage room)**
 - **In these cases, the sewer line and supply valves must be properly capped to prevent exposure to sewer gas and leaks.**



More Information

- In the event that a toilet was never installed by design (e.g., in an SRO property), then the shared facilities are considered part of the Unit location for inspection purposes.



Toilet

Deficiency 1: Only 1 toilet was installed, and it is missing.

Deficiency Criteria:

Unit & Inside:	Only 1 toilet was installed, and it is missing (i.e., evidence of prior installation, but now not present or is incomplete).
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H&S Determination:

Unit:	Life-Threatening / Fail
Inside:	Moderate / Fail

Correction Timeframe:

Unit:	24 hours
Inside:	30 days



Deficiency 2: A toilet is missing and at least 1 toilet is installed elsewhere that is operational.	
Deficiency Criteria:	
Unit:	A toilet is missing (i.e., evidence of prior installation, but now not present or is incomplete) and at least 1 toilet is installed elsewhere within the Unit that is operational.
Inside:	A toilet is missing (i.e., evidence of prior installation, but now not present or is incomplete) and at least 1 toilet is installed elsewhere within the Inside area that is operational.
H&S Determination:	
Unit & Inside:	Moderate / Fail
Correction Timeframe:	
Unit & Inside:	30 days
More Information:	
Unit & Inside:	<ul style="list-style-type: none"> If multiple toilets are installed, but none are operational, then evaluate under Deficiency 1.

Deficiency 3: Only 1 toilet was installed, and it is damaged or inoperable.	
Deficiency Criteria:	
Unit & Inside:	<p>Only 1 toilet was installed, and it is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>Only 1 toilet was installed, and it is inoperable (i.e., overall system is not meeting function or purpose; with or without visible damage).</p>
H&S Determination:	
Unit & Inside:	Severe / Fail
Correction Timeframe:	
Unit & Inside:	30 Days
Unit & Inside:	30 days
More Information:	
Unit & Inside:	<ul style="list-style-type: none"> If the toilet refills and continues running, then evaluate the condition under Deficiency 7 of this standard.

Deficiency 4: A toilet is damaged or inoperable and at least 1 toilet is installed elsewhere that is operational.


Deficiency Criteria:

Unit: A toilet is damaged (i.e., visibly defective; impacts functionality) and at least 1 toilet is installed elsewhere within the Unit that is operational.
 OR
 A toilet is inoperable (i.e., overall system is not meeting function or purpose; with or without visible damage) and at least 1 toilet is installed elsewhere within the Unit that is operational.
 A toilet is damaged (i.e., visibly defective; impacts functionality) and at least 1 toilet is installed elsewhere within the Inside area that is operational.
 OR
 A toilet is inoperable (i.e., overall system is not meeting function or purpose; with or without visible damage) and at least 1 toilet is installed elsewhere within the Inside area that is operational.

Toilet

Deficiency 4: A toilet is damaged or inoperable and at least 1 toilet is installed elsewhere that is operational.

H&S Determination:	Correction Timeframe:
Unit & Moderate / Fail Inside:	Unit & 30 days Inside:
More Information:	
Unit & Inside:	<ul style="list-style-type: none"> If multiple toilets are installed, but none are operational, then evaluate under Deficiency 1.

<p>Deficiency 5: Toilet component is damaged, inoperable, or missing such that it may limit the resident’s ability to safely discharge human waste.</p>	
<p>Deficiency Criteria:</p>	
<p>Unit & Inside:</p>	<p>Toilet component is damaged (i.e., visibly defective; impacts functionality) such that it may limit the resident’s ability to safely discharge human waste.</p> <p>OR</p> <p>Toilet component is inoperable (i.e., component is not meeting function or purpose; with or without visible damage) such that it may limit the resident’s ability to safely discharge human waste.</p> <p>OR</p> <p>Toilet component is missing (i.e., evidence of prior installation, but now not present or is incomplete) such that it may limit the resident’s ability to safely discharge human waste.</p>
	

<p>Deficiency 5: Toilet component is damaged, inoperable, or missing such that it may limit the resident’s ability to safely discharge human waste.</p>	
<p>H&S Determination:</p> <p>Unit & Inside: Moderate / Fail</p>	<p>Correction Timeframe:</p> <p>Unit & Inside: 30 days</p>
<p>More Information:</p> <p>Unit & Inside: • Damaged, inoperable, or missing components that may limit the resident’s ability to safely discharge human waste may include, but are not limited to:</p> <ul style="list-style-type: none"> • Seat • Handle, lever, or button used for flushing • Tank • Bowl 	

Toilet

Deficiency 6: Toilet is not secured at the base.

Deficiency Criteria:

Unit & Toilet is not secured at the base.
 Inside:

H&S Determination:

Unit & Moderate / Fail
 Inside:

Correction Timeframe:

Unit & 30 days
 Inside:

Deficiency 7: Toilet component is damaged, inoperable, or missing and it does not limit the resident’s ability to discharge human waste.

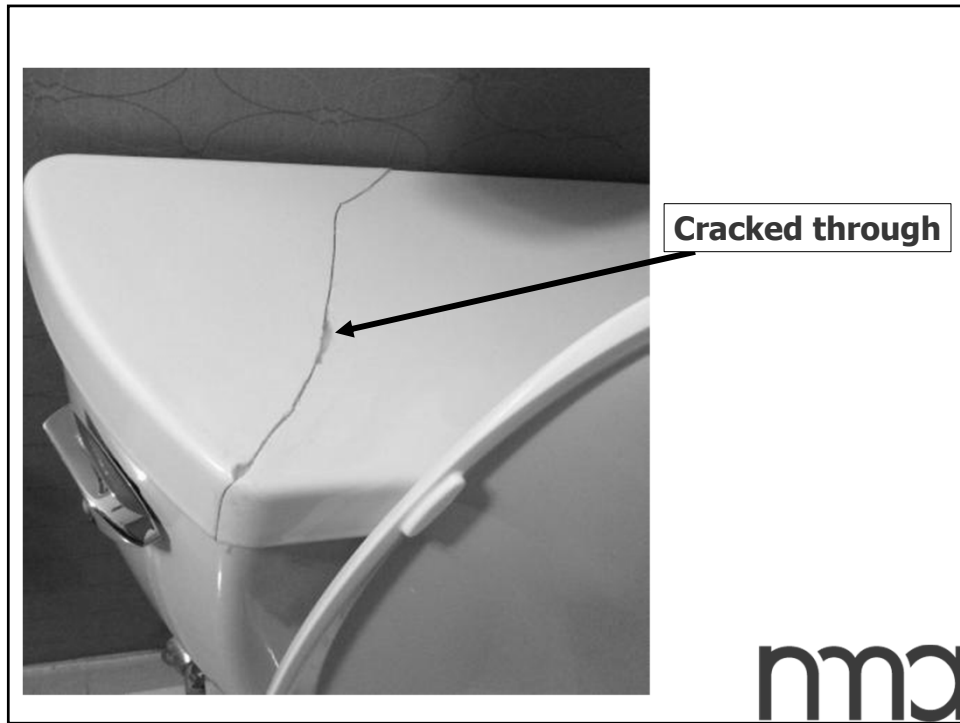
Deficiency Criteria:

Unit & Toilet component is damaged (i.e., visibly defective;
 Inside: impacts functionality) and it does not limit the resident’s ability to safely discharge human waste.
 OR
 Toilet component is inoperable (i.e., component is not meeting function or purpose; with or without visible damage) and it does not limit the resident’s ability to safely discharge human waste.
 OR
 Toilet component is missing (i.e., evidence of prior installation, but now not present or is incomplete) and it does not limit the resident’s ability to safely discharge human waste.

Deficiency 7: Toilet component is damaged, inoperable, or missing and it does not limit the resident's ability to discharge human waste.	
H&S Determination:	Correction Timeframe:
Unit & Inside: Low / Pass	Unit & Inside: N/A
More Information:	
Unit & Inside:	<ul style="list-style-type: none"> Damaged, inoperable, or missing components that do not limit the resident's ability to safely discharge human waste may include, but are not limited to: <ul style="list-style-type: none"> Tank lid Handle, lever, or button used for flushing that is loose, but is still operable

<h2>Toilet</h2>	
Deficiency 8: Toilet cannot be used in private.	
Deficiency Criteria:	
Unit* & Inside:	Toilet cannot be used in private.
H&S Determination:	Correction Timeframe:
Unit & Inside: Moderate / Fail	Unit & Inside: 30 days
More Information:	
Unit & Inside:	<ul style="list-style-type: none"> For the purpose of this standard, the resident should be able to use the toilet without being observed from an adjacent area or exterior space.
*AHR: UNIT	





Trash Chute

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

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

More Information: None

Trash Chute

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


Deficiency Criteria:

Inside: Chute door does not open.
OR
Chute door does not self-close and latch.

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

More Information:

Inside: • None



Trash Chute

Deficiency 2: Chute is clogged.


Deficiency Criteria:

Inside: Trash is overflowing or backed up inside the chute.

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

More Information:

Inside: • None



The trash chute will not close and secure.



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Trip Hazard

Definition:	Hazard caused by an abrupt change in vertical elevation or horizontal separation on any walking surface.
Common Components:	None
More Information:	None

Trip Hazard

Deficiency 1: Trip hazard on walking surface.

Deficiency Criteria:

Unit, Inside, & Outside:	There is an abrupt change in vertical elevation or horizontal separation on any walking surface along the normal path of travel, consisting of the following criteria: <ul style="list-style-type: none"> • An unintended ¾-inch or greater vertical difference. <li style="text-align: center;">OR • An unintended 2-inch or greater horizontal separation that is perpendicular to the path of travel.
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H&S Determination:

Unit, Inside, & Outside:	Moderate / Fail
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Correction Timeframe:

Unit, Inside, & Outside:	30 days
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Deficiency 1: Trip hazard on walking surface.

More Information:

Unit, Inside, & Outside:	<ul style="list-style-type: none"> • Examples of conditions that should be evaluated under this deficiency include, but are not limited to: <ul style="list-style-type: none"> • A service access cover that is missing and it is located along a walking surface. • Any surface, object, or material that creates an unintended ¾-inch or greater vertical rise along the path of travel. • An unintended 2-inch or greater gap or space along the path of travel. • Examples of conditions that should not be evaluated under this deficiency include, but are not limited to: <ul style="list-style-type: none"> • An engineer-designed gap or vertical difference (e.g., a raised manhole or a plant grate designed in the middle of a path of travel). • An intentional transition from a walking surface to a doorway or entrance.
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Trip Hazard

Deficiency 1: Trip hazard on walking surface.

More Information:

Unit,
Inside, &
Outside:

- Examples of conditions that should not be evaluated under this deficiency include, but are not limited to:
 - An engineer-designed gap or vertical difference (e.g., a raised manhole or a plant grate designed in the middle of a path of travel).
 - An intentional transition from a walking surface to a doorway or entrance.

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Ventilation

**More
Information:**

For the purposes of this inspection, “Kitchen Exhaust” does not include any kitchen ceiling fans, ductless recirculating range hoods, or microwave-based fans that only circulate air and offer no ventilation.

Ventilation

Definition: Means of supplying air to or removing air from a space.

Common Components: Switch Unit; Fan; Motor; Screen; Duct; Light; Extractor hood or canopy; Air filtering system

Ventilation

Deficiency 1: Exhaust system does not respond to the control switch.

Deficiency Criteria:

Unit & Exhaust system does not respond to the control switch.
 Inside:

H&S Determination:

Unit & Moderate / Fail
 Inside:

Correction Timeframe:

Unit & 30 days
 Inside:

More Information:

Unit & • None
 Inside:

Ventilation

Deficiency 2: Exhaust system has restricted airflow.

Deficiency Criteria:

Unit & Inside:	Exhaust system is blocked such that airflow may be restricted.
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H&S Determination:

Unit & Inside:	Moderate / Fail
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Correction Timeframe:

Unit & Inside:	30 days
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More Information:

Unit & Inside:	<ul style="list-style-type: none"> • None
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Deficiency 3: Exhaust system component is damaged or missing.

Deficiency Criteria:

Unit & Inside:	Exhaust system component is damaged (i.e., visibly defective; impacts functionality). OR Exhaust system component is missing (i.e., evidence of prior installation, but now not present or is incomplete).
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H&S Determination:

Unit & Inside:	Moderate / Fail
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Correction Timeframe:

Unit & Inside:	30 days
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More Information:

Unit & Inside:	<ul style="list-style-type: none"> • Examples of damaged or missing components may include, but are not limited to: <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">• Fan</td> <td style="width: 50%;">• Screen</td> </tr> <tr> <td>• Filter</td> <td>• Duct</td> </tr> </table> 	• Fan	• Screen	• Filter	• Duct
• Fan	• Screen				
• Filter	• Duct				

Deficiency 4: Bathroom does not have proper ventilation or dehumidification.	
Deficiency Criteria:	
Unit & Inside:	Neither an exhaust fan, window, nor adequate means of ventilation or dehumidification is present and operable.
H&S Determination:	Correction Timeframe:
Unit & Inside: Moderate / Fail	Unit & Inside: 30 days
More Information:	
Unit & Inside:	<ul style="list-style-type: none">• A high-rise building may have a passive or motorized central ventilation system and if there is a vent in the bathroom, this may require an alternate means of detecting airflow if otherwise undetectable.• The POA is allowed to plug in an exhaust fan if it is present and unplugged.• Only one means of ventilation or dehumidification is required per bathroom.



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Wall – Exterior

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.

Wall – Exterior

Definition:

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

Common Components:

Cladding; Air barrier; Sheathing; Framing; Vapor control layer; Insulation

More Information:

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

Wall – Exterior

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

Deficiency Criteria:

Outside: 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).

H&S Determination:

Outside: Moderate / Fail

Correction Timeframe:

Outside: 30 days

More Information:

Outside: • None



Wall – Exterior

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

Deficiency Criteria:

Outside: Cumulatively, there is 10 square feet or more of peeling paint on an exterior wall built after 1978.

H&S Determination:

Outside: Moderate / Fail

Correction Timeframe:

Outside: 30 days

More Information:

Outside: • If property profile indicates the property is a target property, then evaluate under the Potential Lead-Based Paint Hazards – Visual Assessment standard.


Wall – Exterior

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

Deficiency Criteria:

Outside: 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).

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




Wall – Exterior

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

More Information:

Outside:

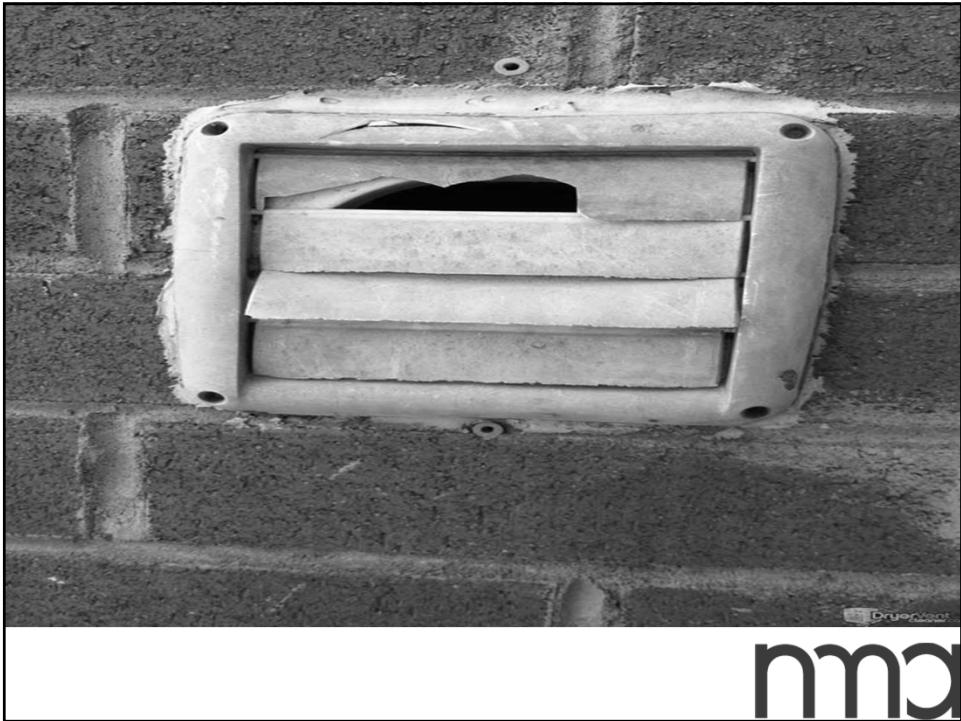
- Exterior wall covering or finishing should be evaluated under Deficiency 1 or Deficiency 2 of this standard.
- All attic or roof ventilation components should be evaluated under the Roof Assembly standard.
- If the overall exterior wall exhibits a sign of serious failure that may threaten the resident's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





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Wall – Interior

Definition:	A vertical surface that may define an area, and provide security, shelter, or sound proofing.
Common Components:	Covering; Finish; Molding; Baseboards
More Information:	If the wall is below grade and soil is on the exterior side, then evaluate under the Foundation standard.

Wall – Interior

Deficiency 1: Interior wall has a loose or detached surface covering.

Deficiency Criteria:

Unit & Interior wall has a loose or detached surface covering.
 Inside:

H&S Determination:

Unit & Moderate / Fail
 Inside:

Correction Timeframe:

Unit & 30 days
 Inside:

More Information:

Unit & • Cosmetic damage (e.g., loose wallpaper) should not be
 Inside: evaluated under this deficiency.

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

Deficiency Criteria:

Unit & Interior wall component(s) is not functionally adequate
 Inside: (i.e., impacts the integrity of the interior wall or does not allow interior wall to provide vertical separation between rooms or spaces).

H&S Determination:

Unit & Moderate / Fail
 Inside:

Correction Timeframe:

Unit & 30 days
 Inside:

More Information:

Unit & • If the overall interior wall exhibits a sign of serious
 Inside: failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.

Deficiency 3: Interior wall has a hole that is greater than 2 inches in diameter or there is an accumulation of holes that are cumulatively greater than 6 inches by 6 inches.

Deficiency Criteria:

Unit & Inside: A hole is greater than 2 inches in diameter.
OR
An accumulation of holes in any one wall that are cumulatively greater than 6 inches by 6 inches.

H&S Determination:

Unit & Inside: Moderate / Fail

Correction Timeframe:

Unit & Inside: 30 days

More Information:

Unit & Inside: • None







Water Heater

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

Common Components: Storage tank; Electric heating element; Water supply inlet and water discharge outlet plumbing connections; Pressure relief valve and line; Low-voltage electrical connection (auto-ignition);

Water Heater

Common Components:	Temperature control module; Flue gas chimney or stack; Gas fired burner; Gas shutoff valve; Thermocouple
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More Information:	None
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Deficiency 1: TPR valve has an active leak or is obstructed or relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material.

Deficiency Criteria:

Unit, Inside, & Outside:	TPR valve has an active leak. OR TPR valve is obstructed such that the TPR valve is unable to be fully actuated. OR Relief valve discharge piping is damaged (i.e., visibly defective; impacts functionality), capped, has an upward slope, or is constructed of unsuitable material.
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H&S Determination:

Unit, Inside, & Outside:	Severe / Fail
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Correction Timeframe:

Unit, Inside, & Outside:	30 Days
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More Information:	
Unit, Inside, & Outside:	<p>Acceptable relief valve discharge piping materials include:</p> <ul style="list-style-type: none"> • Chlorinated polyvinyl chloride (CPVC) plastic pipe/tubing • Copper pipe • Cross-linked polyethylene (PEX) plastic tubing • Ductile iron • Cross-linked polyethylene/aluminum/high-density • Polyethylene (PEX-AL-HDPE) pipe • Polyethylene (PEX-AL-PEX) pipe • Galvanized steel pipe • Polyethylene/aluminum/ polyethylene (PE-AL-PE) pipe • Polypropylene (PP) plastic pipe or tubing • Stainless steel pipe (type 304 or 316)

<h2>Water Heater</h2>	
Deficiency 2: No hot water.	
Deficiency Criteria:	
Unit & Inside:	Hot water does not dispense after the handle is engaged.
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H&S Determination:	Correction Timeframe:
Unit: Severe / Fail	Unit: 30 Days
Inside: Low / Pass	Inside: N/A
<hr/>	
More Information:	
Unit & Inside:	• None

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

Deficiency Criteria:

Unit, Inside, & Outside: The relief valve discharge piping is missing (i.e., evidence of prior installation, but is now not present or is incomplete). OR The relief valve discharge piping terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.

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

More Information:

Unit, Inside, & Outside: • If the relief valve discharge piping is plumbed through the wall and the inspector is unable to visually identify the termination point, then do not record as a deficiency.

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


Deficiency Criteria:

Unit, Inside, & Outside: Chimney or flue piping is blocked, misaligned, or missing (i.e., evidence of prior installation, but now not present or is incomplete).

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

More Information:

• Metal tape is not a substitute for substandard flue vent connections.



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

Deficiency Criteria:

Unit, Inside, & Outside:	Gas shutoff valve is damaged (i.e., visibly defective; impacts functionality). OR Gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete). OR Gas shutoff valve is not installed (i.e., never installed, but should have been).
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H&S Determination:

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

Unit, Inside, & Outside:	24 hours
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Window

Definition: Opening in a wall or roof of a building that is fitted with glass or other material.

Common Components: Screen; Weather stripping; Frame; Balance; Header; Sill; Pane; Jambs; Glass; Sash; Jamb liner; Rail

Window

More Information: A window that is part of a door assembly should be evaluated under the Door – General standard, Door – Entry standard, or Door – Fire Labeled standard, respectively.

Deficiency 1: Window will not open or stay open.	
Deficiency Criteria:	
Unit & Inside:	Window will not open. OR Once opened, window will not stay open without the use of a tool or item.
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"> If the window is not designed to open, then disregard this deficiency. If a permanently installed window-mounted air conditioner is present, then disregard this deficiency. If the window serves as a rescue opening, then it should be evaluated under the Egress standard.

Deficiency 2: Window cannot be secured.	
Deficiency Criteria:	
Unit & Inside:	Window cannot be secured (i.e., access controlled) by at least 1 installed lock.
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"> Examples of window locks that are not acceptable include: <ul style="list-style-type: none"> Stick/wooden dowel Other devices that are not attached to the window assembly If the window is not designed to have a lock, then it should not be evaluated under this deficiency. If a permanently installed window-mounted air conditioner is present, then disregard this deficiency.

Window

Deficiency 3: Window will not close.

Deficiency Criteria:

Unit & The window will not close.
 Inside:

H&S Determination:

Unit: Severe / Fail
 Inside: Moderate / Fail

Correction Timeframe:

Unit: 30 Days
 Inside: 30 days

More Information:

Unit & • If a permanently installed window-mounted air
 Inside: conditioner is present, then disregard this deficiency.

Deficiency 4: Window component is damaged or missing and the window is not functionally adequate.

Deficiency Criteria:

Unit & Any portion of a visually accessible (i.e., can be reasonably
 Inside: accessed and observed) window component is damaged (i.e., visibly defective) and the window is not functionally adequate (i.e., cannot protect from the elements, bugs, or debris, permit illumination within the interior space, or permit visual access between spaces). OR
 Any portion of a visually accessible (i.e., can be reasonably accessed and observed) window component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and the window is not functionally adequate (i.e., cannot protect from the elements, bugs, or debris, permit illumination within the interior space, or permit visual access between spaces). OR
 A visually accessible (i.e., can be reasonably accessed and observed) window screen has a hole, tear, or cut that is 1 inch or greater.

Window

Deficiency 4: Window component is damaged or missing and the window is not functionally adequate.

H&S Determination:

Unit & Moderate / Fail
Inside:

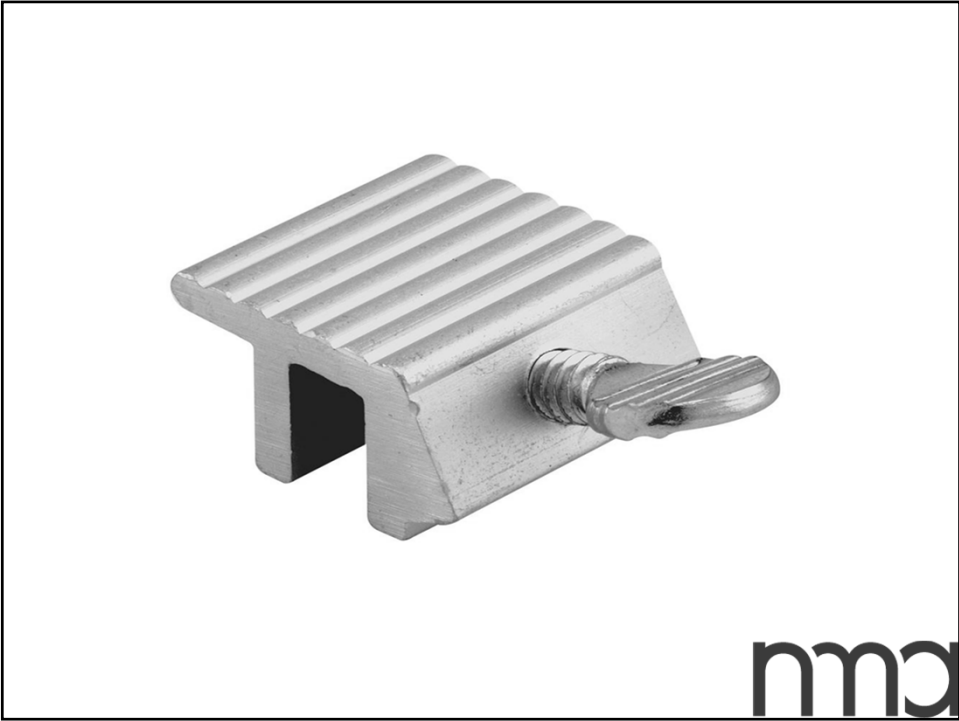
Correction Timeframe:

Unit & 30 days
Inside:

More Information:

- Unit & Inside:
- Examples of damaged or missing components that may impact the window's functional adequacy may include, but are not limited to:
 - Weather stripping or seal
 - Pane or sash
 - Sill
 - Framing or casing
 - Condensation that is present due to a failed window seal should not be evaluated.





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