

NSPIRE
for Public Housing
PowerPoints
Day 2

September 2023

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NSPIRE for Public Housing Day 2



Experience — Leadership — Collaboration



NSPIRE Standards Continued



Door – Entry

Definition: A door that provides a means of access to the Unit from the Inside or Outside.
OR
A door that provides a means of access to the Inside from the Outside.

Common Components: Door frame; Door slab; Door hardware; Door lock; Door security devices

Door – Entry

More Information: Look at the edges of the entry door and the jamb or frame for a fire label. If the label is present, then the door should be evaluated under the Door – Fire Labeled standard.

Door – Entry

Deficiency 1: Entry door will not open.

Deficiency Criteria:

Unit & Entry door will not open.
 Inside:

H&S Determination:

Unit & Moderate
 Inside:

Correction Timeframe:

Unit & 30 days
 Inside:

More Information:

Unit & • Look at the edges of the entry door and the jamb or
 Inside: frame for a fire label. If the label is present, then the door should be evaluated under the Door – Fire Labeled standard.

Door – Entry

Deficiency 2: Entry door will not close.

Deficiency Criteria:

Unit & Entry door does not close (i.e., door seats in frame).
 Inside:

H&S Determination:

Unit: Severe
 Inside: Moderate

Correction Timeframe:

Unit: 24 hours
 Inside: 30 days

More Information:

Unit & • Look at the edges of the entry door and the jamb or
 Inside: frame for a fire label. If the label is present, then the door should be evaluated under the Door – Fire Labeled standard.

Door – Entry

Deficiency 3: Entry door self-closing mechanism is damaged, inoperable, or missing.

Deficiency Criteria:

Unit & Inside:	The self-closing mechanism is damaged (i.e., visibly defective; impacts functionality). OR The self-closing mechanism does not pull the door closed and engage the latch. OR The self-closing mechanism is missing (i.e., evidence of prior installation, but now not present or is incomplete).
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Door – Entry

Deficiency 3: Entry door self-closing mechanism is damaged, inoperable, or missing.

H&S Determination:

Unit & Inside:	Moderate
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Correction Timeframe:

Unit & Inside:	30 days
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More Information:

- | | |
|-------------------|---|
| Unit &
Inside: | <ul style="list-style-type: none"> • If the entry door does not have a self-closing device, evaluate latch under the applicable deficiency within this standard. • Look at the edges of the entry door and the jamb or frame for a fire label. If the label is present, then the door should be evaluated under the Door – Fire Labeled standard. |
|-------------------|---|

Door – Entry

Deficiency 4: Entry door cannot be secured.

Deficiency Criteria:

Unit & Inside:	Entry door cannot be secured (i.e., access controlled) by at least 1 installed lock.
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H&S Determination:

Unit:	Severe
Inside:	Moderate

Correction Timeframe:

Unit:	24 hours
Inside:	30 days

More Information:

Unit & Inside:	<ul style="list-style-type: none"> Acceptable forms of installed locks include ones that can be engaged from both sides and the exterior side can be engaged with a key, keypad, keycard, code, etc.
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Door – Entry

Deficiency 4: Entry door cannot be secured.

More Information:

Unit & Inside:	<ul style="list-style-type: none"> Look at the edges of the entry door and the jamb or frame for a fire label. If the label is present, then the door should be evaluated under the Door – Fire Labeled standard.
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Door – Entry

Deficiency 5: Hole, split, or crack that penetrates completely through entry door.

Deficiency Criteria:

Unit & Inside: A hole ¼ inch or greater in diameter that penetrates all the way through the door.
 OR
 A split or crack ¼ inch or greater in width that penetrates all the way through the door.
 OR
 A hole or a crack with separation is present, or the glass is missing within the door, side lites, or transom.

H&S Determination:

Unit & Inside: Moderate

Correction Timeframe:

Unit & Inside: 30 days

Door – Entry

Deficiency 5: Hole, split, or crack that penetrates completely through entry door.

More Information:

- Unit:
- Look at the edges of the entry door and the jamb or frame for a fire label. If the label is present, then the door should be evaluated under the Door – Fire Labeled standard.
 - If there is broken glass with sharp edges evaluate it under the Sharp Edges standard.
 - If a hole is the result of a missing lock, record under the applicable defect within this standard.
 - Any prior hole, split, or crack to the entry door must be repaired using equivalent materials.

Door – Entry

Deficiency 5: Hole, split, or crack that penetrates completely through entry door.

More Information:

- | | |
|---------|--|
| Inside: | <ul style="list-style-type: none"> • If there is broken glass with sharp edges evaluate it under the Sharp Edges standard. • If a hole is the result of a missing lock, record under the applicable defect within this standard. • Any prior hole, split, or crack to the entry door must be repaired using equivalent materials. • Look at the edges of the entry door and the jamb or frame for a fire label. If the label is present, then the door should be evaluated under the Door – Fire Labeled standard. |
|---------|--|

Door – Entry

Deficiency 6: Entry door is missing.

Deficiency Criteria:

Unit & Inside:	The entry door 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
Inside:	Severe

Correction Timeframe:

Unit:	24 hours
Inside:	24 hours

More Information:

- | | |
|-------------------|--|
| Unit &
Inside: | <ul style="list-style-type: none"> • Look at the edges of the entry door and the jamb or frame for a tag indicating that the door is a fire door. • If it has a tag, evaluate the door under the Door – Fire Labeled standard. |
|-------------------|--|

Door – Entry

Deficiency 7: Entry door surface is delaminated or separated.

Deficiency Criteria:

Unit & Inside:	There is delamination or separation of the door surface 2 inches wide or greater. OR There is delamination or separation that affects the integrity of the door (i.e., surface protection or the strength of the door).
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H&S Determination:

Unit & Inside:	Moderate
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Correction Timeframe:

Unit & Inside:	30 days
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Door – Entry

Deficiency 7: Entry door surface is delaminated or separated.

More Information:

Unit & Inside:	<ul style="list-style-type: none"> • Look at the edges of the entry door and the jamb or frame for a tag indicating that the door is a fire door. • If it has a tag, evaluate the door under the Door – Fire Labeled standard.
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Door – Entry

Deficiency 8: Entry door frame, threshold, or trim is damaged or missing.

Deficiency Criteria:

Unit & Inside:	The entry door frame, threshold, or trim is damaged (i.e., visibly defective; impacts functionality). OR The entry door frame, threshold, or trim is missing (i.e., evidence of prior installation, but now not present or is incomplete).
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H&S Determination:

Unit & Inside:	Moderate
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Correction Timeframe:

Unit & Inside:	30 days
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Door – Entry

Deficiency 8: Entry door frame, threshold, or trim is damaged or missing.

More Information:

- | | |
|-------------------|--|
| Unit &
Inside: | <ul style="list-style-type: none"> • Look at the edges of the entry door and the jamb or frame for a tag indicating that the door is a fire door. • If it has a tag, evaluate the door under the Door – Fire Labeled standard. |
|-------------------|--|

Door – Entry

Deficiency 9: Entry door seal, gasket, or stripping is damaged, inoperable, or missing.

Deficiency Criteria:

Unit & Inside: The entry door seal, gasket, or stripping is damaged, inoperable, or missing.

AND ONE OF THE FOLLOWING CONDITIONS:

Condition 1:

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

Door – Entry

Deficiency 9: Entry door seal, gasket, or stripping is damaged, inoperable, or missing.

Deficiency Criteria:

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

Condition 2:

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

Door – Entry

Deficiency 9: Entry door seal, gasket, or stripping is damaged, inoperable, or missing.

H&S Determination:

Unit & Moderate
Inside:

Correction Timeframe:

Unit & 30 days
Inside:

More Information:

- Unit & Inside:
- This deficiency includes both manufacturer-installed and aftermarket seal, gasket, or stripping.
 - Entry doors designed without a seal, gasket, or stripping are not considered a deficiency.

Door – Entry

Deficiency 9: Entry door seal, gasket, or stripping is damaged, inoperable, or missing.

More Information:

- Unit & Inside:
- To determine this, use a mirror to look at the top, sides, and bottom of the door and the top and sides of the jamb for evidence that a seal, gasket, or stripping was ever present (e.g., adhesive residue, open staple, nail or screw holes, empty kerf, etc.).
 - For example, there is a gap less than ¼ inch permitting light under an entry door, but no evidence of water penetration (e.g., water damage or dry rot). Using touch or a mirror, it is determined that the door was designed without a seal or a threshold. In this case, there is not a deficiency. However, if there is evidence of water penetration, then it would be considered a deficiency.

Door – Entry

Deficiency 9: Entry door seal, gasket, or stripping is damaged, inoperable, or missing.

More Information:

- | | |
|----------------|--|
| Unit & Inside: | <ul style="list-style-type: none"> • Look at the edges of the entry door and the jamb or frame for a tag indicating that the door is a fire door. • If it has a tag, evaluate the door under the Door – Fire Labeled standard. |
|----------------|--|

Door – Entry

Deficiency 10: Entry door component is damaged, inoperable, or missing and it does not limit the door’s ability to provide privacy or protection from weather or infestation.

Deficiency Criteria:

- | | |
|----------------|--|
| Unit & Inside: | <p>Entry door component is damaged (i.e., visibly defective) and it does not limit the door's ability to provide privacy or protection from weather or infestation.</p> <p>OR</p> <p>Entry door component is inoperable (i.e., component not meeting function or purpose; with or without visible damage) and it does not limit the door's ability to provide privacy or protection from weather or infestation.</p> |
|----------------|--|

Door – Entry

Deficiency 10: Entry door component is damaged, inoperable, or missing and it does not limit the door’s ability to provide privacy or protection from weather or infestation.

Deficiency Criteria:

Unit & Inside:	OR Entry door component is missing (i.e., evidence of prior installation, but it is now not present or is incomplete) and it does not limit the door's ability to provide privacy or protection from weather or infestation.
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H&S Determination:

Unit & Inside:	Low
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Correction Timeframe:

Unit & Inside:	60 days
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Door – Entry

Deficiency 10: Entry door component is damaged, inoperable, or missing and it does not limit the door’s ability to provide privacy or protection from weather or infestation.

More Information:

Unit & Inside:	<ul style="list-style-type: none"> • Look at the edges of the entry door and the jamb or frame for a fire label. If the label is present, then the door should be evaluated under the Door – Fire Labeled standard. • Examples of damaged, inoperable, or missing components that may not limit the door’s ability to provide privacy or protection from weather or infestation may include, but are not limited to:
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Door – Entry

Deficiency 10: Entry door component is damaged, inoperable, or missing and it does not limit the door’s ability to provide privacy or protection from weather or infestation.

More Information:

- | | |
|----------------|--|
| Unit & Inside: | <ul style="list-style-type: none"> • Insulated glass with a compromised seal; • Auxiliary (i.e., additional) installed lock; • Installed security device; • Strike plate or latch assembly; • Weather stripping on an entry door that provides access to the Unit from the Inside (e.g., hallway); or • Casing or decorative trim. |
|----------------|--|

















nma



Door – Fire Labeled

Definition: A door with a fire-resistant rating (i.e., the time within which materials or assemblies have withstood fire exposure).

Common Components: Door; Frame; Fire or smoke seals; Gaskets; Weather stripping; Hinges; Handles; Latching mechanism; Automatic closing devices; Vision panels

Door – Fire Labeled

- More Information:**
- If a trash chute has a fire labeled door, then it should be evaluated under the Trash Chute standard.
 - If a non-sampled unit's entry door that is fire labeled is observed to have one of the deficiencies listed, then evaluate the deficiency as part of the Inside area.

Fire Labeled Doors Requirements

- **The Fire Door Standard only applies for Fire Doors that are already present**
- **Under NSPIRE Fire Doors are not an affirmative requirement**

The logo for Nan McKay & Associates, Inc. (mma) is located in the bottom right corner of the slide. It consists of the lowercase letters 'mma' in a bold, sans-serif font.

More Information

- **The fire label or plug may be located on the edge of the door slab between the middle and top hinge or on the top and hinge side of the jamb or frame**

The logo for Nan McKay & Associates, Inc. (mma) is located in the bottom right corner of the slide. It consists of the lowercase letters 'mma' in a bold, sans-serif font.



Door – Fire Labeled

Deficiency 1: Fire labeled door does not open.

Deficiency Criteria:

Unit & Inside:	Fire labeled door does not open such that it may limit access between spaces.
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H&S Determination:

Unit & Inside:	Severe
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Correction Timeframe:

Unit & Inside:	24 hours
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Door – Fire Labeled

Deficiency 1: Fire labeled door does not open.

More Information:

- Unit:
- Fire label or plug may be located on the edge of the door slab between the middle and top hinge or on the top and hinge side of the jamb or frame.
 - If a Unit entry door or stairwell door will not open, and at least one (1) other Unit entry door or stairwell door along the same egress path has a fire label, then the inspector should treat the unopenable door as a fire labeled door.

Door – Fire Labeled

Deficiency 1: Fire labeled door does not open.

More Information:

- Inside:
- Fire label or plug may be located on the edge of the door slab between the middle and top hinge or on the top and hinge side of the jamb or frame.
 - If an entry door or stairwell door will not open, and at least one (1) other entry door or stairwell door along the same egress path has a fire label, then the inspector should treat the unopenable door as a fire labeled door.

Door – Fire Labeled

Deficiency 2: Fire labeled door does not close and latch or the self-closing hardware is damaged or missing such that the door does not self-close and latch.

Deficiency Criteria:

Unit & Inside:	Fire labeled door does not close (i.e., door seats in frame) and latch. OR Fire labeled door self-closing hardware is damaged (i.e., visibly defective; impacts functionality) or missing (i.e., evidence of prior installation, but is now not present or is incomplete) such that the door does not self-close (i.e., door seats in frame) and latch.
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Door – Fire Labeled

Deficiency 2: Fire labeled door does not close and latch or the self-closing hardware is damaged or missing such that the door does not self-close and latch.

H&S Determination:

Unit & Inside:	Severe
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Correction Timeframe:

Unit & Inside:	24 hours
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More Information:

- | | |
|-------|--|
| Unit: | <ul style="list-style-type: none"> • Fire label or plug may be located on the edge of the door slab between the middle and top hinge or on the top and hinge side of the jamb or frame. • If unable to determine if a label is present, and at least one (1) other Unit door along the same egress path has a fire label, then the inspector should treat the door as a fire labeled door. |
|-------|--|

Door – Fire Labeled

Deficiency 2: Fire labeled door does not close and latch or the self-closing hardware is damaged or missing such that the door does not self-close and latch.

More Information:

- Inside:**
- Fire label or plug may be located on the edge of the door slab between the middle and top hinge or on the top and hinge side of the jamb or frame.
 - If unable to determine if a label is present, and at least one (1) other entry door or stairwell door along the same egress path has a fire label, then the inspector should treat the door as a fire labeled door.

Door – Fire Labeled

Deficiency 3: Fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised.

Deficiency Criteria:

- Unit:** A fire labeled door assembly has a hole of any size.
OR
A fire labeled door assembly is damaged (i.e., visibly defective; impacts functionality) such that its integrity may be compromised.
-
- Inside:** A fire labeled door assembly has a hole of any size.
OR
A fire labeled door assembly is damaged (i.e., visibly defective; impacts functionality) such that its integrity may be compromised.
OR

Door – Fire Labeled

Deficiency 3: Fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised.

Deficiency Criteria:

Inside: 25% of the door surface has rust that affects the integrity of the door.
OR
There is broken or missing glass.

H&S Determination:

Unit & Severe
Inside:

Correction Timeframe:

Unit & 24 hours
Inside:

Door – Fire Labeled

Deficiency 3: Fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised.

More Information:

- Unit:
- Door assembly components may include, but are not limited to:
 - Frame
 - Hardware
 - Glazing
 - Door slab
 - Examples of damage that may compromise the integrity of a fire labeled door assembly may include, but are not limited to:

Door – Fire Labeled

Deficiency 3: Fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised.

More Information:

- | | |
|-------|--|
| Unit: | <ul style="list-style-type: none"> • Glass that is cracked or not secure • Missing or removed hardware resulting in a hole • Repaired doors are acceptable with manufacturer documentation. • If unable to determine if a label is present, and at least one (1) other Unit door along the same egress path has a fire label, then the inspector should treat the door as a fire labeled door. |
|-------|--|

Door – Fire Labeled

Deficiency 3: Fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised.

More Information:

- | | | | | | | | |
|-------------|---|-----------|------------|-----------|-------------|--|--|
| Inside: | <ul style="list-style-type: none"> • Door assembly components may include, but are not limited to: <table border="0" style="margin-left: 20px;"> <tr> <td>• Frame</td> <td>• Hardware</td> <td>• Glazing</td> </tr> <tr> <td>• Door slab</td> <td></td> <td></td> </tr> </table> • Examples of damage that may compromise the integrity of a fire labeled door assembly may include, but are not limited to: | • Frame | • Hardware | • Glazing | • Door slab | | |
| • Frame | • Hardware | • Glazing | | | | | |
| • Door slab | | | | | | | |

Door – Fire Labeled

Deficiency 3: Fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised.

More Information:

- | | |
|---------|---|
| Inside: | <ul style="list-style-type: none"> • Glass that is cracked or not secure • Missing or removed hardware resulting in a hole • Repaired doors are acceptable with manufacturer documentation. • If unable to determine if a label is present, and at least one (1) other entry door or stairwell door along the same egress path has a fire label, then the inspector should treat the door as a fire labeled door. |
|---------|---|

Door – Fire Labeled

Deficiency 4: Fire labeled door seal or gasket is damaged or missing.

Deficiency Criteria:

Unit & Inside:	<p>A fire labeled door seal or gasket is damaged (i.e., visibly defective; impacts functionality).</p> <p>OR</p> <p>A fire labeled door seal or gasket is missing (i.e., evidence of prior installation, but now not present or is incomplete).</p>
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H&S Determination:

Unit & Inside:	Severe
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Correction Timeframe:

Unit & Inside:	24 hours
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Door – Fire Labeled

Deficiency 4: Fire labeled door seal or gasket is damaged or missing.

More Information:

- Unit:**
- Fire label or plug may be located on the edge of the door slab between the middle and top hinge or on the top and hinge side of the jamb or frame.
 - If unable to determine if a label is present, and at least one (1) other Unit door along the same egress path has a fire label, then the inspector should treat the door as a fire labeled door.

Door – Fire Labeled

Deficiency 4: Fire labeled door seal or gasket is damaged or missing.

More Information:

- Inside:**
- Fire label or plug may be located on the edge of the door slab between the middle and top hinge or on the top and hinge side of the jamb or frame.
 - If unable to determine if a label is present, and at least one (1) other entry door or stairwell door along the same egress path has a fire label, then the inspector should treat the door as a fire labeled door.

Door – Fire Labeled

Deficiency 5: An object is present that may prevent the fire labeled door from closing and latching or self-closing and latching.

Deficiency Criteria:

Unit & Inside:	An object is present that may prevent the fire labeled door from closing (i.e., door seats in frame) and latching. OR An object is present that may prevent the fire labeled door from self-closing (i.e., door seats in frame) and latching.
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H&S Determination:

Unit & Inside:	Severe
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Correction Timeframe:

Unit & Inside:	24 hours
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Door – Fire Labeled

Deficiency 5: An object is present that may prevent the fire labeled door from closing and latching or self-closing and latching.

More Information:

- | | | | | | | | |
|-----------------------|---|--------------|-------------|-----------------------|--------|-------------|---------------|
| Unit: | <ul style="list-style-type: none"> • Objects that may prevent a fire labeled door from closing and latching or self-closing and latching may include, but are not limited to: <table border="0" style="margin-left: 20px;"> <tr> <td>• Wood wedge</td> <td>• Furniture</td> </tr> <tr> <td>• Kick-down door stop</td> <td>• Tape</td> </tr> <tr> <td>• Trash can</td> <td>• Rubber band</td> </tr> </table> • Doors shall not be held open by devices other than those that release when the door is pushed or pulled. "Push or pull" release devices to hold a door open can be either electromagnetic or of the friction-fit type integral to the door closer. | • Wood wedge | • Furniture | • Kick-down door stop | • Tape | • Trash can | • Rubber band |
| • Wood wedge | • Furniture | | | | | | |
| • Kick-down door stop | • Tape | | | | | | |
| • Trash can | • Rubber band | | | | | | |

Door – Fire Labeled

Deficiency 5: An object is present that may prevent the fire labeled door from closing and latching or self-closing and latching.

More Information:

- Unit:**
- Fire label or plug may be located on the edge of the door slab between the middle and top hinge or on the top and hinge side of the jamb or frame.
 - If unable to determine if a label is present, and at least one (1) other Unit door along the same egress path has a fire label, then the inspector should treat the door as a fire labeled door.

Door – Fire Labeled

Deficiency 5: An object is present that may prevent the fire labeled door from closing and latching or self-closing and latching.

More Information:

- Inside:**
- Objects that may prevent a fire labeled door from closing and latching or self-closing and latching may include, but are not limited to:
 - Wood wedge
 - Kick-down door stop
 - Trash can
 - Furniture
 - Tape
 - Rubber band
 - Doors shall not be held open by devices other than those that release when the door is pushed or pulled. "Push or pull" release devices to hold a door open can be either electromagnetic or of the friction-fit type integral to the door closer.

Door – Fire Labeled

Deficiency 5: An object is present that may prevent the fire labeled door from closing and latching or self-closing and latching.

More Information:

- | | |
|---------|---|
| Inside: | <ul style="list-style-type: none"> • Fire label or plug may be located on the edge of the door slab between the middle and top hinge or on the top and hinge side of the jamb or frame. • If unable to determine if a label is present, and at least one (1) other entry door or stairwell door along the same egress path has a fire label, then the inspector should treat the door as a fire labeled door. |
|---------|---|

Door – Fire Labeled

Deficiency 6: Fire labeled door cannot be secured.

Deficiency Criteria:

Unit & Inside:	Fire labeled door cannot be secured (i.e., access controlled) by at least 1 installed lock.
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H&S Determination:

Unit:	Severe
Inside:	Moderate

Correction Timeframe:

Unit:	24 hours
Inside:	30 days

Door – Fire Labeled

Deficiency 6: Fire labeled door cannot be secured.

More Information:

- Unit:**
- Acceptable forms of installed locks include ones that can be engaged from both sides and the exterior side can be engaged with a key, keypad, keycard, code, etc.
 - Fire label or plug may be located on the edge of the door slab between the middle and top hinge or on the top and hinge side of the jamb or frame.
 - If unable to determine if a label is present, and at least one (1) other Unit door along the same egress path has a fire label, then the inspector should treat the door as a fire labeled door.

Door – Fire Labeled

Deficiency 6: Fire labeled door cannot be secured.

More Information:

- Inside:**
- Acceptable forms of installed locks include ones that can be engaged from both sides and the exterior side can be engaged with a key, keypad, keycard, code, etc.
 - Fire label or plug may be located on the edge of the door slab between the middle and top hinge or on the top and hinge side of the jamb or frame.
 - If unable to determine if a label is present, and at least one (1) other entry door or stairwell door along the same egress path has a fire label, then the inspector should treat the door as a fire labeled door.

Door – Fire Labeled

Deficiency 7: Fire labeled door is missing.

Deficiency Criteria:

Unit & Inside:	Fire labeled door is missing (i.e., evidence of prior installation, but is now not present or is incomplete).
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H&S Determination:

Unit & Inside:	Life-Threatening
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Correction Timeframe:

Unit & Inside:	24 hours
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Door – Fire Labeled

Deficiency 7: Fire labeled door is missing.

More Information:

- | | |
|---------|---|
| Unit: | <ul style="list-style-type: none"> If a door is missing, and at least one (1) other Unit door along the same egress path has a fire label, then the inspector should treat the missing door as a fire labeled door. |
| Inside: | <ul style="list-style-type: none"> If a stairwell door is missing, and at least one (1) other stairwell door along the same egress path has a fire label, then the inspector should treat the missing door as a fire labeled door. |



Door – General

Definition:	Panel that provides an opening in a building or room and provides separation (i.e., closes an opening).
Common Components:	Frame; Sill; Jamb; Handle; Door sweep; Lock set; Threshold; Hinge; Casing
More Information:	Privacy within a bathroom should be evaluated under the Toilet standard and Bathtub and Shower standard, respectively.

Door – General

Deficiency 1: A passage door does not open.	
Deficiency Criteria:	
Unit & Inside:	A passage door does not open such that it may limit the resident’s ability to move freely between rooms.
H&S Determination:	
Unit & Inside:	Moderate
Correction Timeframe:	
Unit & Inside:	30 days



Door – General

Deficiency 1: A passage door does not open.

More Information:

- Unit:**
- A passage door is a door between rooms, door into a walk-in closet, or door into a utility room, storage room, or room that contains washers and dryers.
 - A passage door that is not intended to permit access between rooms (e.g., pantry door, closet door) should be evaluated under Deficiency 3.
 - Look at the edges of the door and the jamb or frame for a fire label. If the label is present, then the door should be evaluated under the Door – Fire Labeled standard.
 - If the door provides a means of access to the Unit from the Inside or Outside, then it should be evaluated under the Door – Entry standard.

Door – General

Deficiency 1: A passage door does not open.

More Information:

- Inside:**
- A passage door is a door between rooms, door into a walk-in closet, or door into a utility room, storage room, or room that contains washers and dryers.
 - A passage door that is not intended to permit access between rooms (e.g., pantry door, closet door) should be evaluated under Deficiency 3.
 - Look at the edges of the door and the jamb or frame for a fire label. If the label is present, then the door should be evaluated under the Door – Fire Labeled standard.
 - If the door provides a means of access to the Inside from the Outside, then it should be evaluated under the Door – Entry standard.

Door – General

Deficiency 2: A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.

Deficiency Criteria:

Unit & Inside:	A passage door component is damaged (i.e., visibly defective; impacts functionality) and the door is not functionally adequate. OR A passage door component is inoperable (i.e., component is not meeting function or purpose; with or without visible damage) and the door is not functionally adequate. OR A passage door component is missing (i.e., evidence of prior installation, but is now not present or is incomplete) and the door is not functionally adequate.
-------------------	---

Door – General

Deficiency 2: A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.

H&S Determination:

Unit & Inside:	Low
-------------------	-----

Correction Timeframe:

Unit & Inside:	60 days
-------------------	---------

More Information:

Unit & Inside:	<ul style="list-style-type: none"> • A passage door is not functionally adequate if it is unable to provide privacy, separation between rooms, or manage the atmosphere within a room.
-------------------	---



Door – General

Deficiency 2: A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.

More Information:

- | | |
|----------------|--|
| Unit & Inside: | <ul style="list-style-type: none"> • A passage door is a door between rooms, door into a walk-in closet, or door into a utility room, storage room, or room that contains washers and dryers. • A passage door that is not intended to permit access between rooms (e.g., pantry door, closet door) should be evaluated under Deficiency 3. • Look at the edges of the door and the jamb or frame for a fire label. If the label is present, then the door should be evaluated under the Door – Fire Labeled standard. • If the door provides a means of access to the Unit from the Inside or Outside, then it should be evaluated under the Door – Entry standard. |
|----------------|--|

Door – General

Deficiency 3: A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.

Deficiency Criteria:

Unit:	<p>A door that is not intended to permit access between rooms has a damaged (i.e., visibly defective; impacts functionality) component.</p> <p>OR</p> <p>A door that is not intended to permit access between rooms has an inoperable (i.e., component is not meeting function or purpose, with or without visible damage) component.</p>
-------	---



Door – General

Deficiency 3: A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.

Deficiency Criteria:

Unit: OR

A door that is not intended to permit access between rooms has a missing (i.e., evidence of prior installation, but is now not present or is incomplete) component.

H&S Determination:

Unit: Low

Correction Timeframe:

Unit: 60 days



Door – General

Deficiency 3: A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.

More Information:

- Unit:
- A door that is not intended to permit access between rooms may include, but is not limited to:
 - pantry door; and
 - closet door.
 - A passage door that is intended to permit access between rooms (e.g., bedroom door, laundry room door) should be evaluated under Deficiency 2.
 - Look at the edges of the door and the jamb or frame for a fire label. If the label is present, then the door should be evaluated under the Door – Fire Labeled standard.

Door – General

Deficiency 4: An exterior door component is damaged, inoperable, or missing.

Deficiency Criteria:

Outside: An exterior door component is damaged (i.e., visibly defective; impacts functionality), inoperable (i.e., component is not meeting function or purpose, with or without visible damage), or missing (i.e., evidence of prior installation, but is now not present or is incomplete).

H&S Determination:

Outside: Moderate

Correction Timeframe:

Outside: 30 days

Door – General

Deficiency 4: An exterior door component is damaged, inoperable, or missing.

More Information:

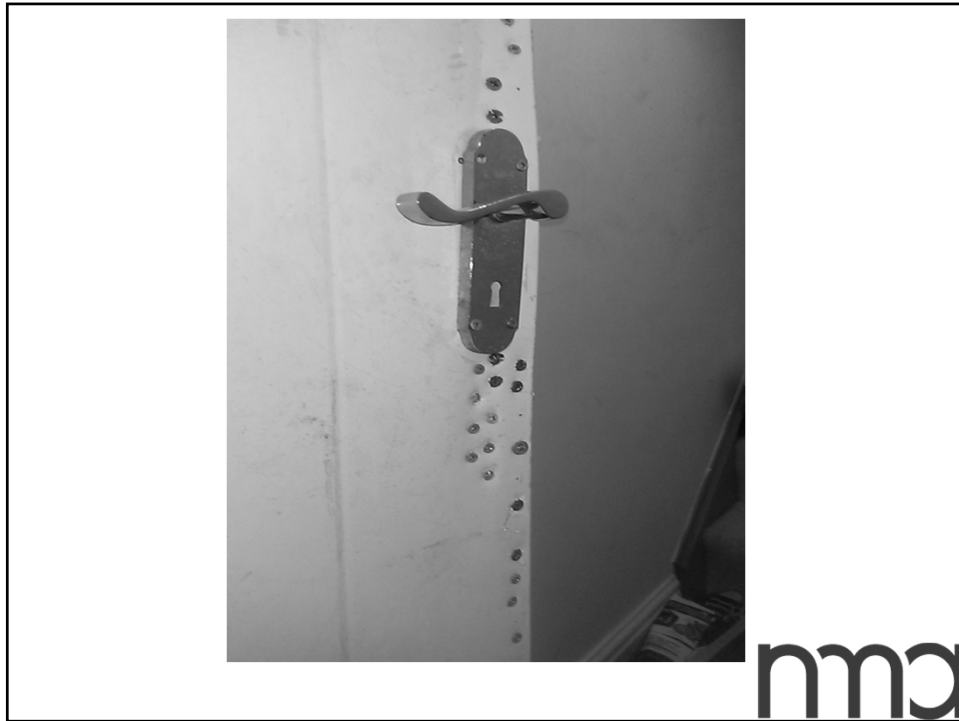
- Outside:**
- Look at the edges of the door and the jamb or frame for a fire label. If the label is present, then the door should be evaluated under the Door – Fire Labeled standard.
 - If the door provides a means of access to the Unit from the Inside or Outside, then it should be evaluated under the Door – Entry standard.
 - If the door provides a means of access to the Inside from the Outside, then it should be evaluated under the Door – Entry standard.











Drain

Definition:	An opening in the floor that drains water into the plumbing system.
Common Components:	Strainer; Grate or cover; Trap; Trap seal
More Information:	Only floor drains and condensate drains should be evaluated under this Standard.

Drain

Deficiency 1: Drain is fully blocked.

Deficiency Criteria:

Unit, Inside, & Outside: Standing water is present over the floor drain, or the floor drain is blocked such that the inspector believes water would be unable to drain.

H&S Determination:

Unit, Inside, & Outside: Moderate

Correction Timeframe:

Unit, Inside, & Outside: 30 days



Drain

Deficiency 1: Drain is fully blocked.

More Information:

Unit, Inside, & Outside: • This deficiency applies to floor drains attached to the sanitary drainage system.





Egress

Definition: A safe, continuous, and unobstructed path of travel from any point in the building, unit, or structure to the public way.

Common Components: Door; Window; Escape ladder; Fire escape; Stairwell

More Information: Related standards: Door – Entry; Door – General; Window; Stairs; Fire Escape; and Sidewalk, Walkway, and Ramp


Egress

Deficiency 1: Obstructed means of egress.

Deficiency Criteria:

Unit & Inside:	The exit access or exit is obstructed.
Outside:	The exit discharge is obstructed.

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




Egress

Deficiency 1: Obstructed means of egress.

More Information:

Unit:

- An exit access is a path from any interior location to an exit.
- An exit is a door to the outside or enclosed exit stairway.
- The following are examples of conditions on doors that may obstruct means of egress:
 - Double key cylinder deadbolt locks or any lock that requires a key, a tool, or special knowledge or effort to operate (from the egress side) are not allowed on any door that serves as an exit or any door along the exit access.



Egress

Deficiency 1: Obstructed means of egress.

More Information:

Unit:

- Double key cylinder lock on a bedroom door.
- When fixed security bars are present that cover a door that is the designated means of egress from the building.
- Any lock on movable security bars for doors requiring a key (special tool) to open, whether locked or unlocked at the time of inspection.
- Placement of an item or furniture that obstructs a means of egress.



Egress

Deficiency 1: Obstructed means of egress.

More Information:

Inside:

- An exit access is a path from any interior location to an exit.
- An exit is a door to the outside or enclosed exit stairway.
- The following are examples of conditions on doors that may obstruct means of egress:
 - Double key cylinder deadbolt locks or any lock that requires a key, a tool, or special knowledge or effort to operate (from the egress side) are not allowed on any door that serves as an exit or any door along the exit access.



Egress

Deficiency 1: Obstructed means of egress.

More Information:

Inside:

- When fixed security bars are present that cover a door that is the designated means of egress from the building.
- Any lock on movable security bars for doors requiring a key (special tool) to open, whether locked or unlocked at the time of inspection.
- Placement of an item or furniture that obstructs a means of egress.



Egress

Deficiency 1: Obstructed means of egress.

More Information:

Outside:

- An exit discharge is a path from an exit to a public way.
- A keyed exterior gate or fence is considered a condition that may obstruct the means of egress.
- If an item located on the outside is obstructing access to the fire escape, then evaluate under this deficiency.



Egress

Deficiency 2: Sleeping room is located on the 3rd floor or below and has an obstructed rescue opening.

Deficiency Criteria:

Unit: Sleeping room is located on the 3rd floor or below and has an obstructed rescue opening.

H&S Determination:

Unit: Life-Threatening

Correction Timeframe:

Unit: 24 hours



Egress

Deficiency 2: Sleeping room is located on the 3rd floor or below and has an obstructed rescue opening.

More Information:

- Unit:**
- If there is a fire escape adjacent to the rescue opening, then evaluate under Deficiency 3.
 - Resident-owned property should not be evaluated as an obstruction to the rescue opening.
 - The following are examples of conditions that may obstruct a rescue opening:
 - Window locks that require a key, a tool, or special knowledge or effort to operate (from the interior).
 - When fixed security bars are present that cover a window that is the designated rescue opening from the building.

Egress

Deficiency 2: Sleeping room is located on the 3rd floor or below and has an obstructed rescue opening.

More Information:

- | | |
|-------|--|
| Unit: | <ul style="list-style-type: none"> • Any lock on movable security bars for windows requiring a key (special tool) to open, whether locked or unlocked at the time of inspection. • Placement of an item or furniture that is not resident owned and obstructs a rescue opening. • A permanently installed window-mounted air conditioner. |
|-------|--|



Egress

Deficiency 3: Fire escape access is obstructed.

Deficiency Criteria:

Unit: Fire escape access is obstructed.

H&S Determination:

Unit: Life-Threatening

Correction Timeframe:

Unit: 24 hours

More Information:

- | | |
|-------|--|
| Unit: | <ul style="list-style-type: none"> • Resident-owned property should not be evaluated as an obstruction to the fire escape access. • The following are examples of conditions on windows that may obstruct fire escape access: <ul style="list-style-type: none"> • Window locks that require a key, a tool, or special knowledge or effort to operate (from the interior). |
|-------|--|

Egress

Deficiency 3: Fire escape access is obstructed.

More Information:

- Unit:
- When fixed security bars are present that cover a window that provides fire escape access.
 - Any lock on movable security bars for windows requiring a key (special tool) to open, whether locked or unlocked at the time of inspection.
 - Placement of an item or furniture that is not resident owned and obstructs fire escape access.
 - A permanently installed window-mounted air conditioner.

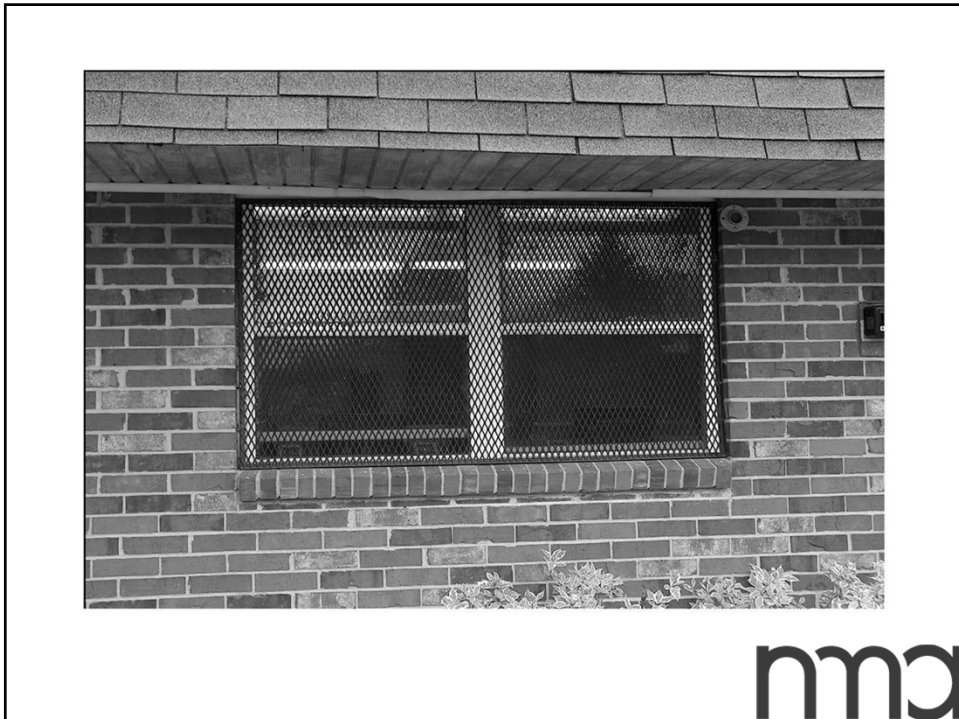






**Not cited if not a
bedroom**

mma



mma



Electrical – Conductor, Outlet, and Switch

Definition:

- Conductor: An object or type of material that carries electrical current.
- Outlet and Switch: Installations that connect to an electricity supply.

Common Components: Receptacle; Outlet; Faceplate; Wire; Electrical conductor; Busbar; Terminal; Wire connection; Cables; Junction box; Wire nut

Electrical – Conductor, Outlet, and Switch

More Information: Low voltage wiring (e.g., telephone, doorbell, thermostat) is excluded from this standard.

Electrical – Conductor, Outlet, and Switch

Deficiency 1: Outlet or switch is damaged.

Deficiency Criteria:

Unit, Inside, & Outside: Any portion of a visually accessible (i.e., can be reasonably accessed and observed) outlet or switch is damaged (i.e., visibly defective; impacts functionality) such that it may not safely carry or control electrical current at the outlet or switch.

H&S Determination:

Unit, Inside, & Outside: Life-Threatening

Correction Timeframe:

Unit, Inside, & Outside: 24 hours

Electrical – Conductor, Outlet, and Switch

Deficiency 1: Outlet or switch is damaged.

More Information:

Unit,
Inside, &
Outside:

- An electrical conductor that is not enclosed or properly insulated should be evaluated under Deficiency 4 of this standard.
- An outlet that is inoperable but does not have visible damage should be evaluated under Deficiency 3 of this standard.
- A switch that is inoperable but does not have visible damage and corresponds to a hard-wired fixture or appliance should be evaluated under the respective item’s standard. Examples include, but are not limited to:
 - Cooking Appliance
 - Garage Door
 - Lighting – Auxiliary
- Lighting – Exterior
- Lighting – Interior
- Sharp Edges
- Ventilation
- Water Heater

Electrical – Conductor, Outlet, and Switch

Deficiency 2: Testing indicates a three-pronged outlet is not properly wired or grounded.

Deficiency Criteria:

Unit,
Inside, &
Outside:

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

H&S Determination:

Unit,
Inside, &
Outside:

Severe

Correction Timeframe:

Unit,
Inside, &
Outside:

24 hours

Electrical – Conductor, Outlet, and Switch

Deficiency 2: Testing indicates a three-pronged outlet is not properly wired or grounded.

More Information:

- | | |
|--------------------------------|--|
| Unit,
Inside, &
Outside: | <ul style="list-style-type: none"> • A three-pronged, ungrounded outlet that is GFCI-protected is not considered a deficiency. • An outlet that is not energized and does not have visible damage should be evaluated under Deficiency 3 of this standard. |
|--------------------------------|--|



Electrical – Conductor, Outlet, and Switch

Deficiency 3: Outlet does not have visible damage and testing indicates it is not energized.

Deficiency Criteria:

- | | |
|--------------------------------|--|
| Unit,
Inside, &
Outside: | An outlet that is reasonably accessible (i.e., can be reached without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property) does not have visible damage and testing indicates that it is not energized. |
|--------------------------------|--|

H&S Determination:

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

Correction Timeframe:

Unit, Inside, & Outside:	24 hours
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Electrical – Conductor, Outlet, and Switch

Deficiency 3: Outlet does not have visible damage and testing indicates it is not energized.

More Information:

Unit, Inside, & Outside:	• None
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Electrical – Conductor, Outlet, and Switch

Deficiency 4: Exposed electrical conductor.

Deficiency Criteria:

Unit, Inside, & Outside:	<p>Electrical conductor is not enclosed or properly insulated (e.g., damaged or missing sheathing that exposes the insulated wiring or conductor, open port, missing knockout, missing outlet or switch cover, or missing breaker or fuse).</p> <p>OR</p> <p>An opening or gap is present and measures greater than ½-inch.</p>
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Electrical – Conductor, Outlet, and Switch

Deficiency 4: Exposed electrical conductor.

H&S Determination:

Unit, Life-Threatening
 Inside, &
 Outside:

Correction Timeframe:

Unit, 24 hours
 Inside, &
 Outside:

More Information:

- Unit, Inside, & Outside:
- If improper material is used to insulate the conductor or fill an unintentional gap, then it should be evaluated under this deficiency.
 - Example conductors to be evaluated under this deficiency include but are not limited to:



Electrical – Conductor, Outlet, and Switch

Deficiency 4: Exposed electrical conductor.

More Information:

- Unit, Inside, & Outside:
- Knockouts
 - Device cover plates that are missing (i.e., evidence of prior installation, but now are not present or are incomplete)
 - Device cover plates that are damaged (i.e., visibly defective; impacts functionality)
 - Lighting fixtures
 - Visible wire nuts on electrical conductors
 - Wiring that is insulated but not protected by sheathing or conduit
 - Hardwire smoke alarm with an exposed conductor
 - Wall-mounted light fixture with a damaged or missing cover

Electrical – Conductor, Outlet, and Switch

Deficiency 4: Exposed electrical conductor.

More Information:

Unit,
Inside, &
Outside:

- Example conductors that should not be evaluated under this deficiency include but are not limited to:
 - Low voltage wiring (e.g., telephone, doorbell, thermostat)
 - A device designed by the manufacturer to intentionally have a gap or space to support ventilation
 - Light fixture wiring that is exposed by design
 - Ceiling-mounted light fixture with a damaged or missing cover



Electrical – Conductor, Outlet, and Switch

Deficiency 4: Exposed electrical conductor.

More Information:

Unit,
Inside, &
Outside:

- Other than electrical service panels, inspector should not open any electrical enclosures to evaluate for this deficiency.
- If a lightbulb is missing from a fixture, then it should be evaluated under the Lighting – Interior and Lighting – Exterior standards, respectively.



Electrical – Conductor, Outlet, and Switch

Deficiency 5: Water is currently in contact with an electrical conductor.

Deficiency Criteria:

Unit & Inside: Water is currently in contact with an electrical conductor.

H&S Determination:

Unit & Inside: Life-Threatening

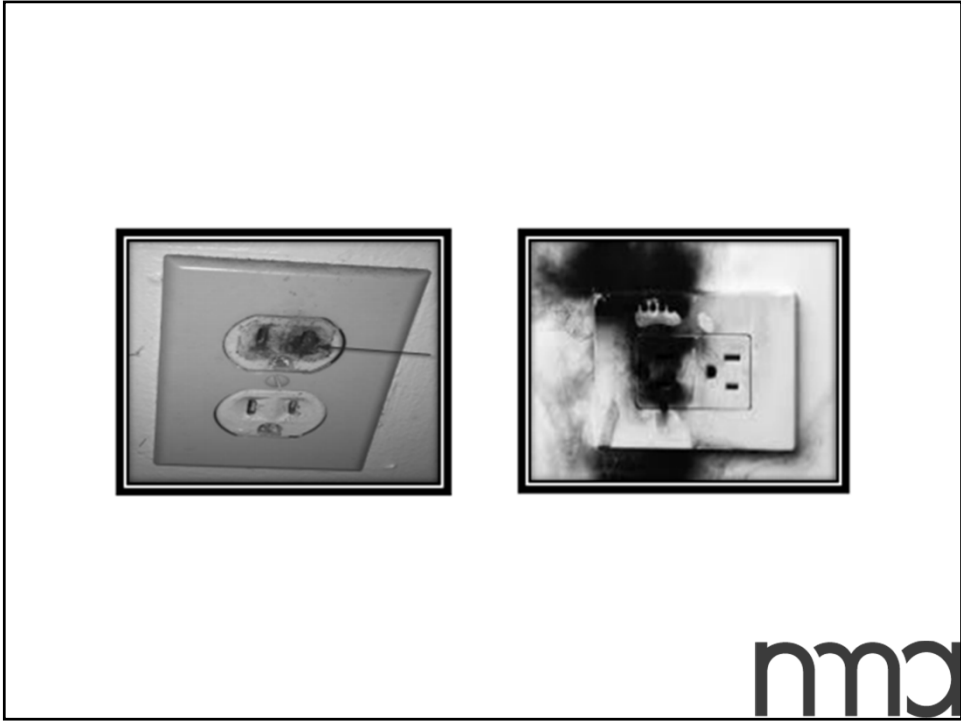
Correction Timeframe:

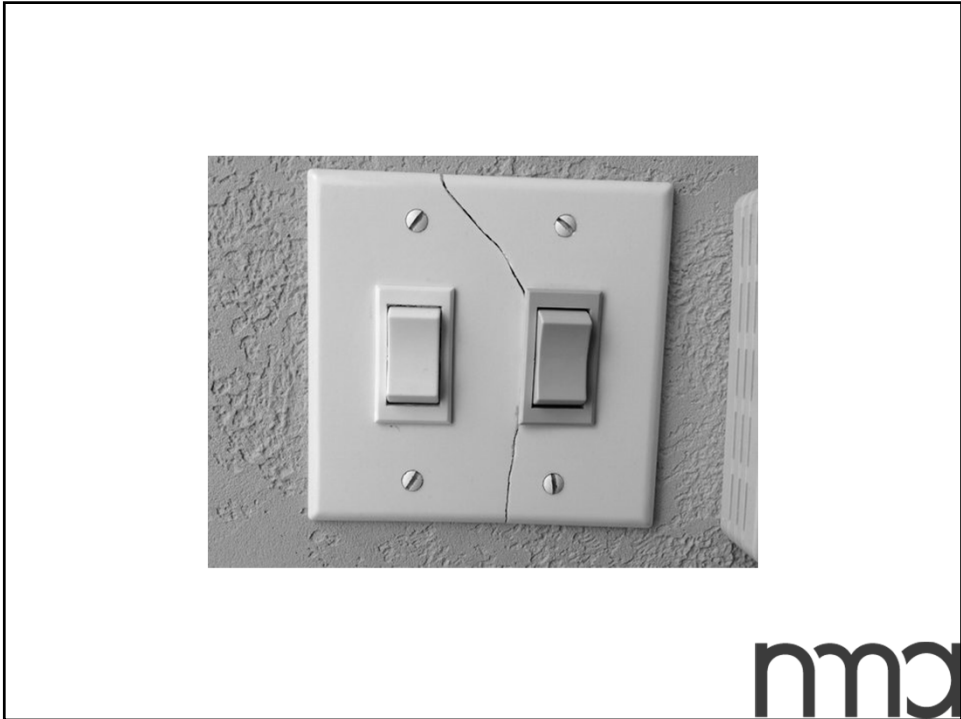
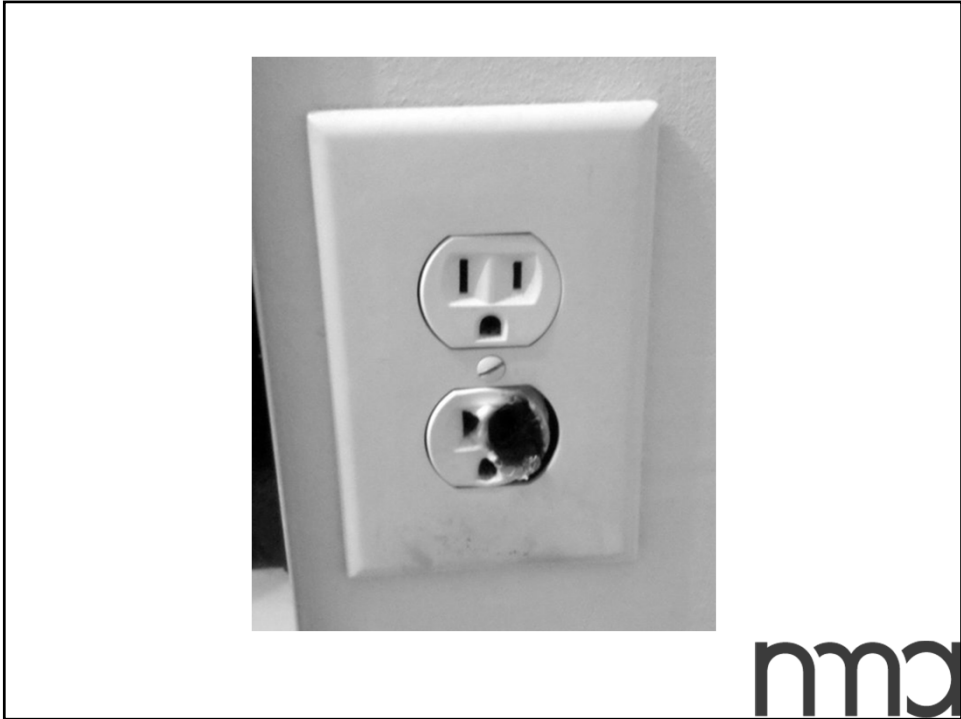
Unit & Inside: 24 hours

More Information:

Unit & Inside: • None

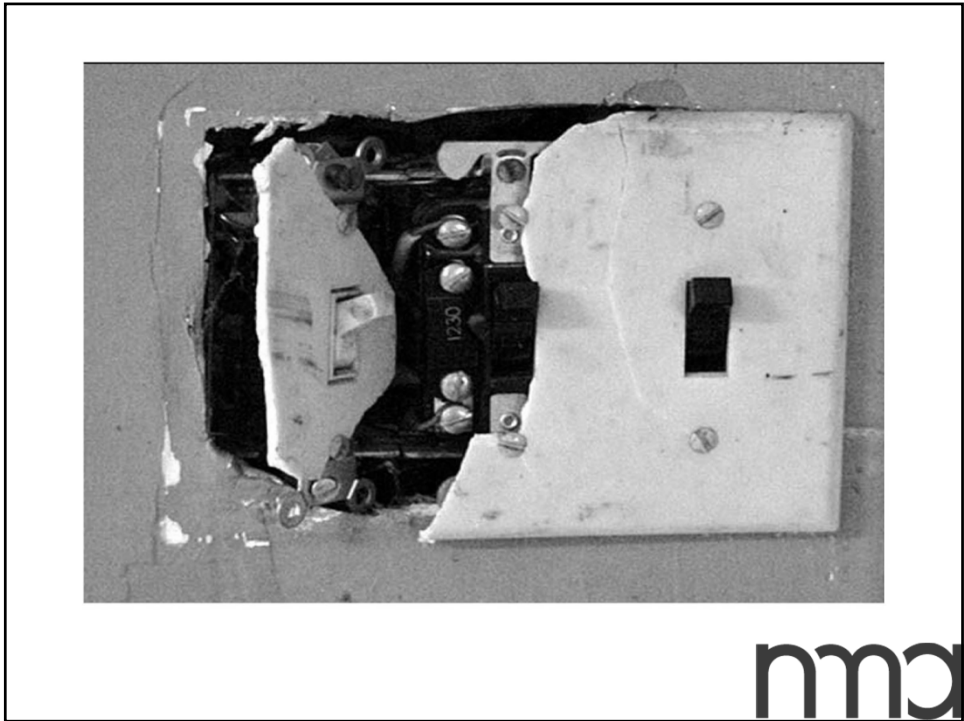








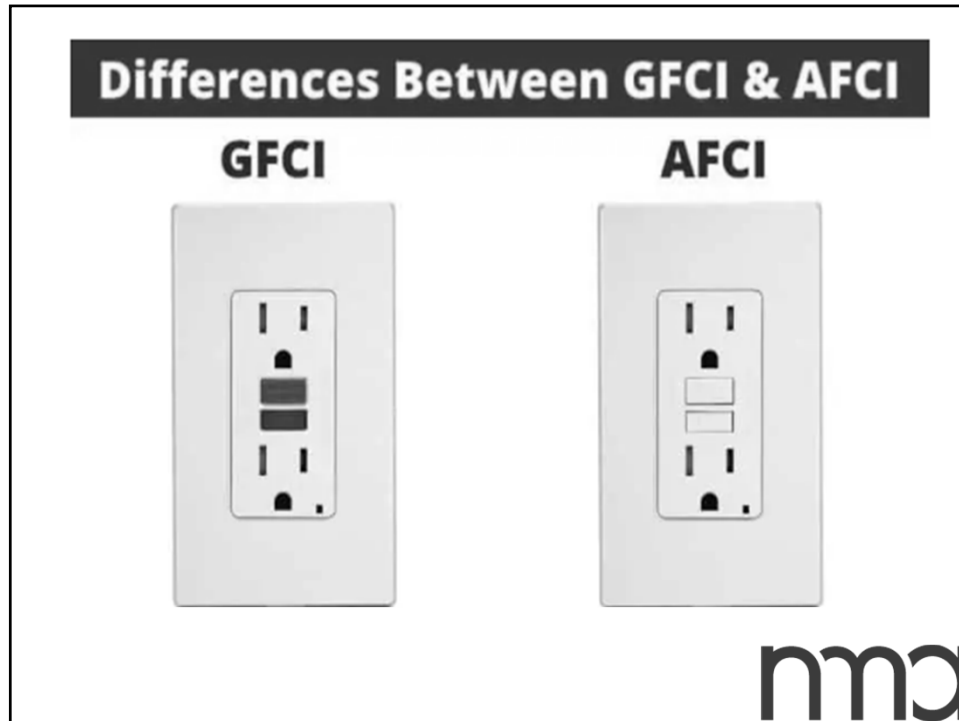




nmca

Electrical – GFCI or AFCI – Outlet or Breaker

Definition:	Electrical protection devices
Common Components:	Receptacle or outlet; Faceplate; Test and reset buttons; Circuit breaker
More Information:	None



More Information – GFCI / AFCI

- An Arc Fault Circuit Interrupter is a discharge of a very high power between two or more than two conductors. The arc is generated due to loose cable joints or damage in a flexible cable due to twisting or exposure to heat.
- Ground Fault Circuit Interrupter, it is a protection device that offers protection against ground fault or leakage current. It pops off & breaks the supply when it senses any leakage current flowing out from the circuit.

nma

More Information – GFCI

- HUD allows the use of either a receptacle tester with a GFCI test button or the integral device tester
- HUD does not plan to prescribe a specific tool that inspectors must use but will include a list of tools that meet industry standards



Electrical – GFCI or AFCI – Outlet or Breaker

Deficiency 1: GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.

Deficiency Criteria:

Unit, Inside, & Outside:	GFCI outlet or GFCI breaker does not have visible damage and the test or reset button is inoperable (i.e., overall system or component thereof is not meeting function or purpose).
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H&S Determination:

Unit, Inside, & Outside:	Severe
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Correction Timeframe:

Unit, Inside, & Outside:	24 hours
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Electrical – GFCI or AFCI – Outlet or Breaker

Deficiency 1: GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.

More Information:

- | | |
|--------------------------------|--|
| Unit,
Inside, &
Outside: | <ul style="list-style-type: none"> • Some outlets are wired in series and may have one GFCI that provides protection to the entire series. • A GFCI outlet or GFCI breaker test or reset button that is missing and results in an exposed conductor should be evaluated under the Electrical – Conductor, Outlet, and Switch standard. • An acceptable industry standard tester may be used in place of the test and reset buttons if it meets all requirements of Underwriters Lab Standard 1436 for Outlet Circuit Testers. |
|--------------------------------|--|

Electrical – GFCI or AFCI – Outlet or Breaker

Deficiency 2: AFCI outlet or AFCI breaker is not visibly damaged and the test or reset button is inoperable.

Deficiency Criteria:

Unit, Inside, & Outside:	AFCI outlet or AFCI breaker does not have visible damage and the test or reset button is inoperable (i.e., overall system or component thereof is not meeting function or purpose).
--------------------------------	---

H&S Determination:

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

Correction Timeframe:

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

Electrical – GFCI or AFCI – Outlet or Breaker

Deficiency 2: AFCI outlet or AFCI breaker is not visibly damaged and the test or reset button is inoperable.

More Information:

- | | |
|--------------------------------|--|
| Unit,
Inside, &
Outside: | <ul style="list-style-type: none"> An AFCI outlet or AFCI breaker test or reset button that is missing and results in an exposed conductor should be evaluated under the Electrical – Conductor, Outlet, and Switch standard. |
|--------------------------------|--|

Electrical – GFCI or AFCI – Outlet or Breaker

Deficiency 3: An unprotected outlet is present within six feet of a water source.

Deficiency Criteria:

- | | |
|-----------------------------------|---|
| Unit*,
Inside*, &
Outside*: | Outlet is present within six feet of a water source (i.e., sink, bathtub, shower, water faucet, toilet) that is located in the same room.
AND
Outlet is not GFCI protected. |
|-----------------------------------|---|

H&S Determination:

Unit, Inside, & Outside:	Severe
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Correction Timeframe:

Unit, Inside, & Outside:	24 hours
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*AHR: UNIT, INSIDE, & OUTSIDE

Electrical – GFCI or AFCI – Outlet or Breaker

Deficiency 3: An unprotected outlet is present within six feet of a water source.

More Information:

- | | |
|-------------------|--|
| Unit &
Inside: | <ul style="list-style-type: none"> • Outlet protection methods include GFCI outlet, GFCI breaker, or an outlet wired in series that is protected by another GFCI outlet. • An outlet dedicated to a major appliance (e.g., water heater, HVAC, refrigerator, washing machine, dishwasher, garbage disposal, appliance that is wall-mounted or installed within a cabinet, etc.) should not be evaluated under this standard, regardless of its distance from the water source. |
|-------------------|--|

*AHR: UNIT, INSIDE, & OUTSIDE

Electrical – GFCI or AFCI – Outlet or Breaker

Deficiency 3: An unprotected outlet is present within six feet of a water source.

More Information:

- | | |
|-------------------|---|
| Unit &
Inside: | <ul style="list-style-type: none"> • A dedicated outlet is a receptacle outlet that is only capable of serving that specific appliance. • An outlet located below a countertop and within an enclosed cabinet should not be evaluated under this standard, regardless of its distance from the water source. • An electrical conductor that is not enclosed or properly insulated should be evaluated under the Electrical – Conductor, Outlet, and Switch standard. |
|-------------------|---|

*AHR: UNIT, INSIDE, & OUTSIDE

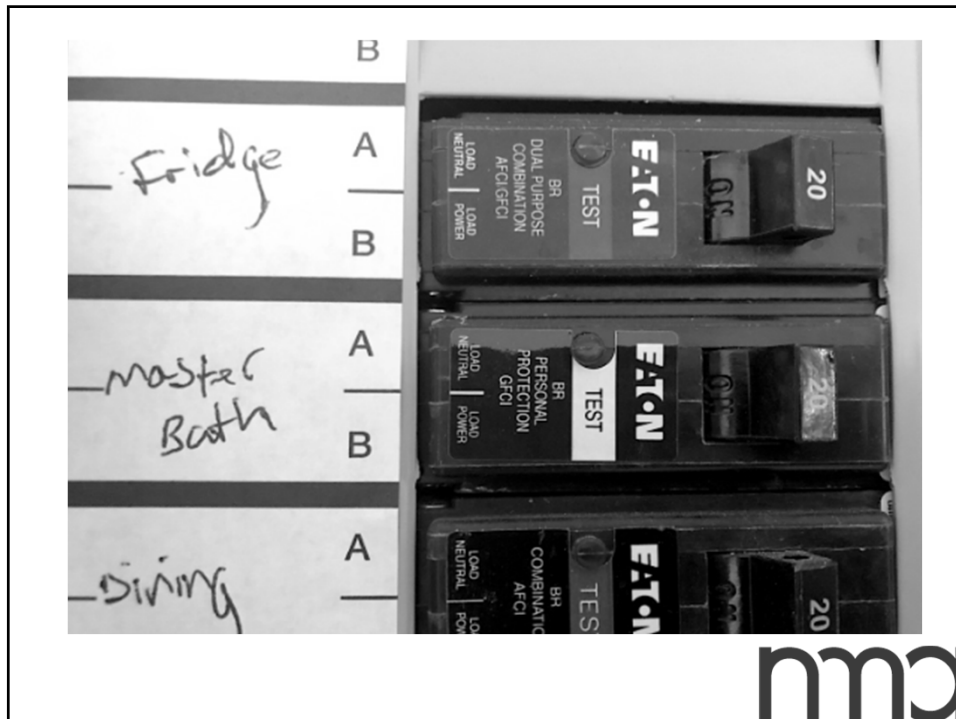
Electrical – GFCI or AFCI – Outlet or Breaker

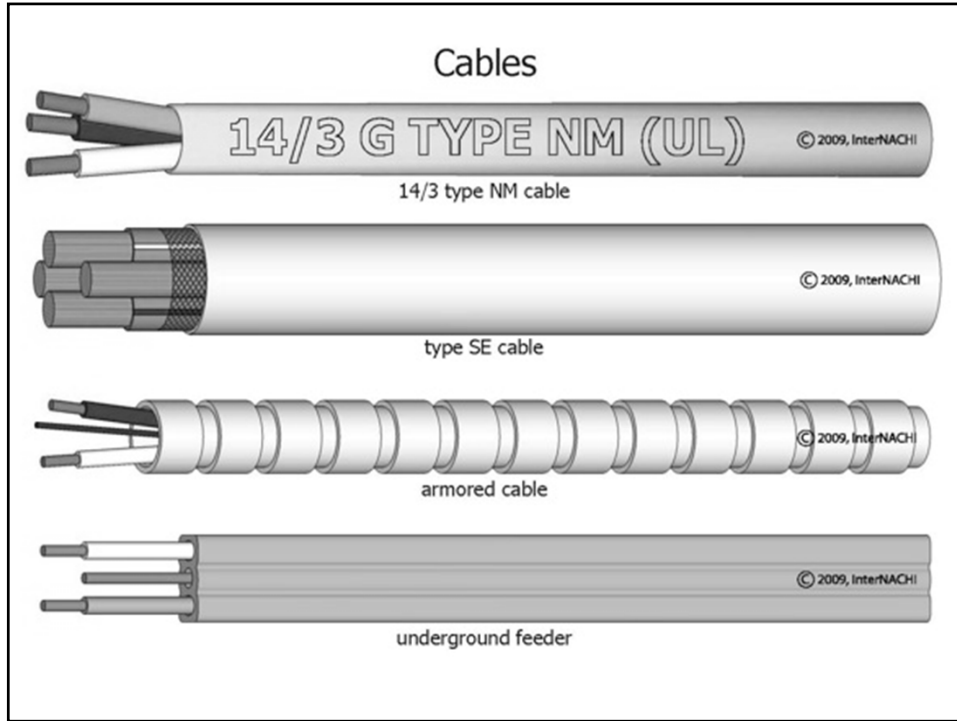
Deficiency 3: An unprotected outlet is present within six feet of a water source.

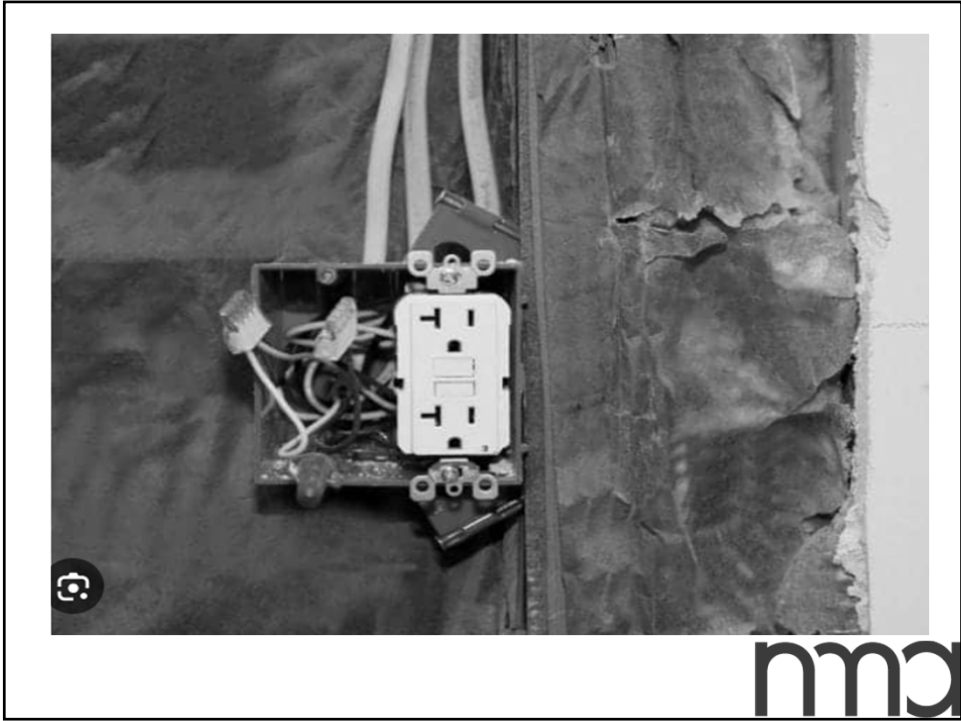
More Information:

- Outside:
- Outlet protection methods include GFCI outlet, GFCI breaker, or an outlet wired in series that is protected by another GFCI outlet.
 - An electrical conductor that is not enclosed or properly insulated should be evaluated under the Electrical – Conductor, Outlet, and Switch standard.

*AHR: UNIT, INSIDE, & OUTSIDE









*Not a major appliance
(coffee maker and
microwave not
permanently installed)
– Not cited as near
water source*

nmca

Kitchen GFCI



nmca



Electrical – Service Panel

Definition:	An enclosure, cabinet, box, or panelboard containing overcurrent protection devices for the control of light, heat, appliances and power circuits.
Common Components:	Enclosure box; Internal cover; External cover or door (if so designed); Dead front cover; Breaker; Fuse
More Information:	None

Electrical – Service Panel

Deficiency 1: Electrical service panel is not readily accessible.

Deficiency Criteria:

Unit, Inside, & Outside:	Electrical service panel is not reasonably accessible (i.e., cannot be reached and opened without moving obstructions, dismantling, destructive measures, or actions that may pose a risk to persons or property).
--------------------------	--

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

Electrical – Service Panel

Deficiency 1: Electrical service panel is not readily accessible.

More Information:

Unit:	<ul style="list-style-type: none"> • If the electrical service panel servicing the Unit is located behind a locked door, and the resident or POA cannot unlock the door at the time of the inspection, then it is not reasonably accessible as defined by this standard. • If the resident or POA cannot unlock the electrical service panel door at the time of the inspection, then it is not reasonably accessible as defined by this standard.
-------	--

Electrical – Service Panel

Deficiency 1: Electrical service panel is not readily accessible.

More Information:

Inside:	<ul style="list-style-type: none"> If the electrical service panel servicing the Inside area being evaluated is located behind a locked door, and the POA cannot unlock the door at the time of the inspection, then it is not reasonably accessible as defined by this standard. If the POA cannot unlock the electrical service panel door at the time of the inspection, then it is not reasonably accessible as defined by this standard.
Outside:	<ul style="list-style-type: none"> If the POA cannot unlock the electrical service panel door at the time of the inspection, then it is not reasonably accessible as defined by this standard.

Electrical – Service Panel

Deficiency 2: The overcurrent protection device is damaged.

Deficiency Criteria:

Unit, Inside, & Outside:	The overcurrent protection device (i.e., fuse or breaker) is damaged (i.e., visibly defective; impacts functionality) such that it may not interrupt the circuit during an overcurrent condition.
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H&S Determination:	Correction Timeframe:
Unit, Inside, & Outside:	Unit, Inside, & Outside:
Life-Threatening	24 hours

Electrical – Service Panel

Deficiency 2: The overcurrent protection device is damaged.

More Information:

Unit, Inside, & Outside:	<ul style="list-style-type: none"> Do not remove the panel cover (i.e., dead front cover). An electrical conductor that is not enclosed or properly insulated should be evaluated under the Electrical – Conductor, Outlet, and Switch standard.
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Electrical – Service Panel

Deficiency 3: The overcurrent protection device is contaminated.

Deficiency Criteria:

Unit, Inside, & Outside:	The overcurrent protection device (i.e., fuse or breaker) is contaminated (e.g., water, rust, corrosion).
--------------------------------	---

H&S Determination:	Correction Timeframe:
Unit, Inside, & Outside:	Unit, Inside, & Outside:
Severe	24 hours

Electrical – Service Panel

Deficiency 3: The overcurrent protection device is contaminated.

More Information:

- | | |
|--------------------------------|---|
| Unit,
Inside, &
Outside: | <ul style="list-style-type: none">• Do not remove the panel cover (i.e., dead front cover).• An electrical conductor that is not enclosed or properly insulated should be evaluated under the Electrical – Conductor, Outlet, and Switch standard. |
|--------------------------------|---|

Not Reasonably Accessible





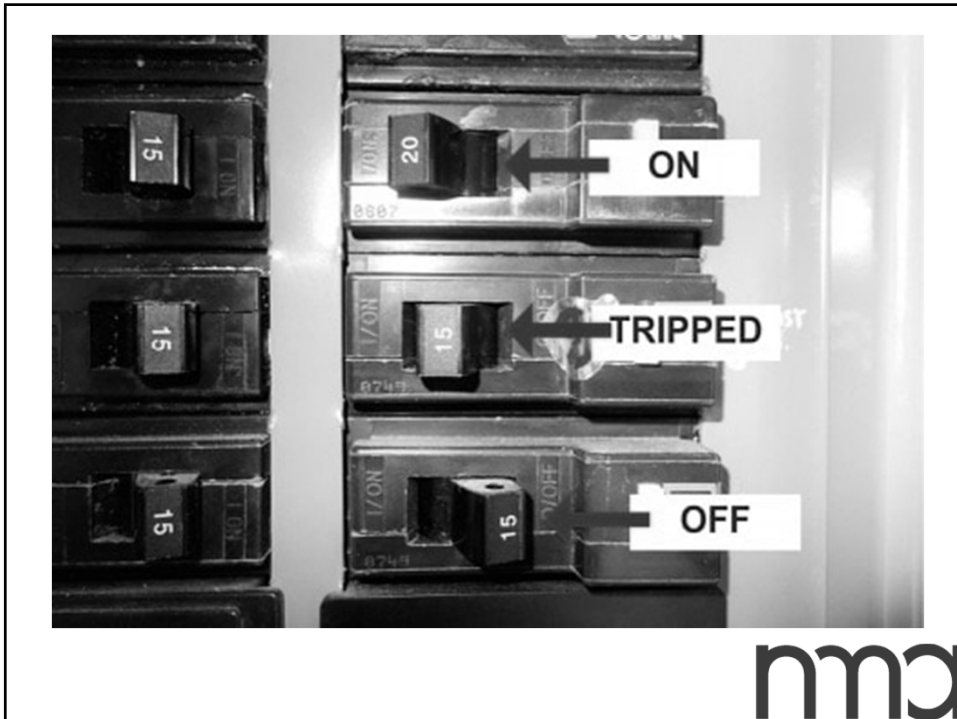
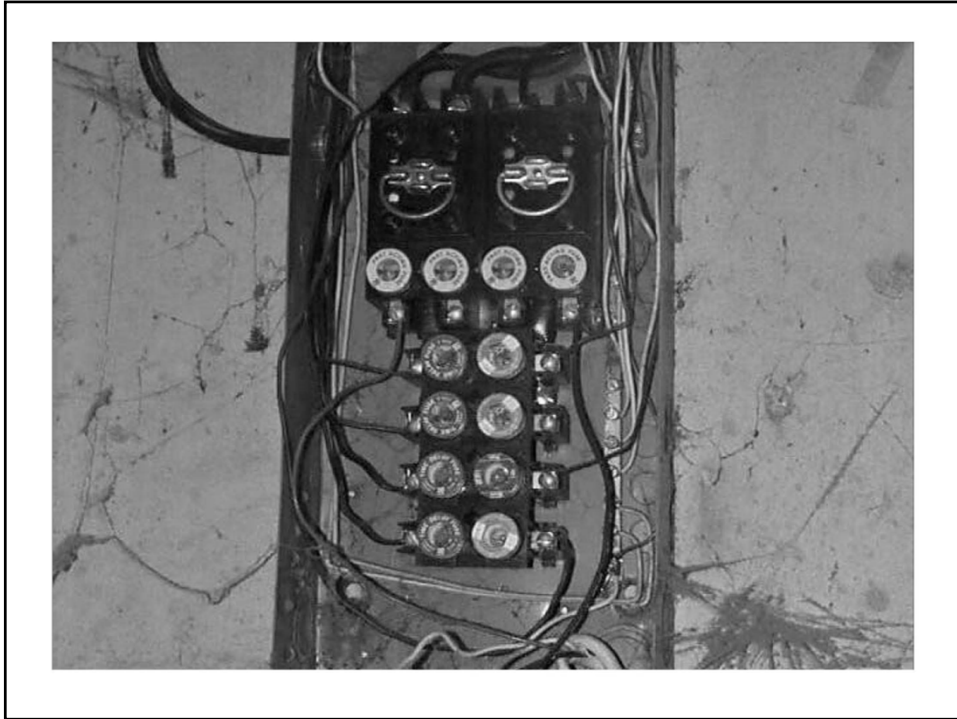


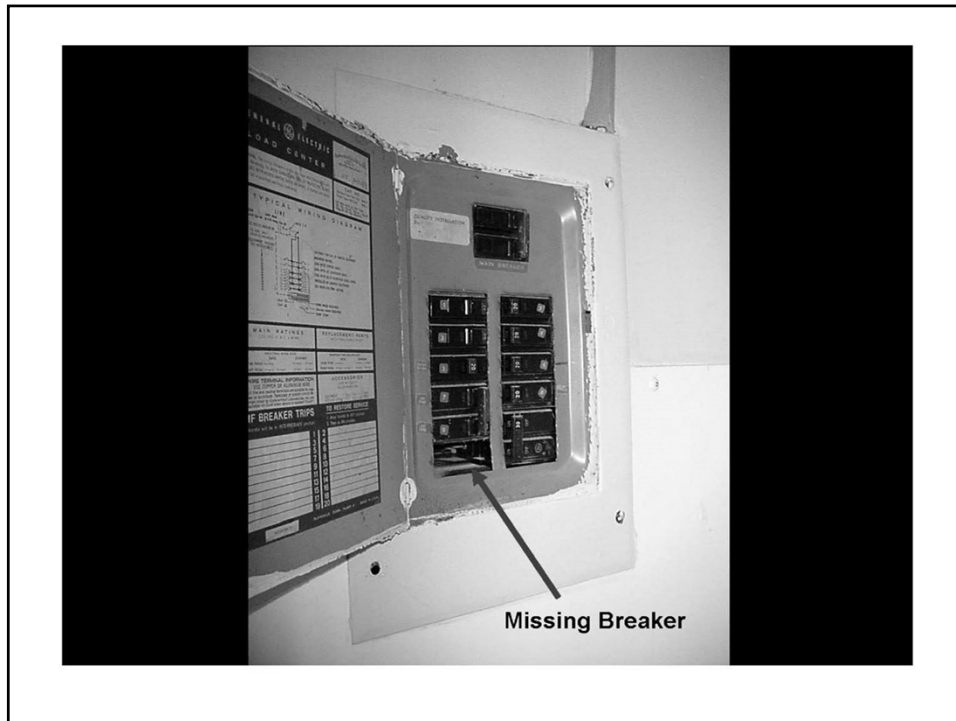
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Elevator

Definition: A vertical transport vehicle, generally powered by electric motors that either drive traction cables and counterweight systems or pump hydraulic fluid to raise a cylindrical piston.

Common Components: Cab; Door; Handrail; Buttons; Security phones; Lighting; Emergency aid button; Casing; Transition strip; Security gate

Elevator

More Information:	Service elevators that are obviously disabled or no longer in use should not be evaluated.
--------------------------	--

Elevator

Deficiency 1: Elevator is inoperable.	
Deficiency Criteria:	
Inside:	Elevator is inoperable (i.e., overall system or component thereof not meeting function or purpose; with or without visible damage).
H&S Determination:	Correction Timeframe:
Inside: Moderate	Inside: 30 days
More Information:	
Inside:	<ul style="list-style-type: none"> If the site has more than one elevator, then all elevators must be in working condition.

Elevator

Deficiency 2: Elevator door does not fully open and close.

Deficiency Criteria:

Inside: Elevator door does not fully open and close.

H&S Determination:

Inside: Moderate

Correction Timeframe:

Inside: 30 days

More Information:

Inside: • If the site has more than one elevator, then all must be in working condition.

Elevator

Deficiency 3: Elevator cab is not level with the floor.

Deficiency Criteria:

Inside: There is more than a ¼-inch difference in level between the elevator cab and the building’s floor.

H&S Determination:

Inside: Moderate

Correction Timeframe:

Inside: 30 days

More Information:

Inside: • If the site has more than one elevator, then all must be in working condition.

Elevator

Deficiency 4: Safety edge device has malfunctioned or is inoperable.

Deficiency Criteria:

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

H&S Determination:

Inside: Moderate

Correction Timeframe:

Inside: 30 days

More Information:

- Not all elevators will have a safety device; if they are not present then disregard this deficiency.
- Emergency escape hatch at the top of the elevator should not be inspected.





Exit Sign

Definition: Device or placard that identifies the egress route in case of an emergency.

Common Components: Lighting; Batteries; Photoluminescent; Basic placards

More Information: None

Exit Sign

Deficiency 1: Exit sign is damaged, missing, obstructed, or not adequately illuminated.

Deficiency Criteria:

Inside & Outside:	Exit sign is damaged (i.e., visibly defective; impacts functionality). OR Exit sign is missing (i.e., evidence of prior installation, but is now not present or is incomplete). OR Exit sign is obstructed such that the word "EXIT" is not clearly visible. OR Exit sign is not adequately illuminated.
-------------------	--

Exit Sign

Deficiency 1: Exit sign is damaged, missing, obstructed, or not adequately illuminated.

H&S Determination:

Inside & Outside:	Life-Threatening
-------------------	------------------

Correction Timeframe:

Inside & Outside:	24 hours
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More Information:

- | | |
|-------------------|---|
| Inside & Outside: | <ul style="list-style-type: none"> • If multiple signs are present, note the specific area of the impacted sign. • Some AC-powered signs may have unutilized test buttons and some back-up batteries may be remotely located. |
|-------------------|---|

Exit Sign

Deficiency 1: Exit sign is damaged, missing, obstructed, or not adequately illuminated.

More Information:

- | | |
|-------------------|--|
| Inside & Outside: | <ul style="list-style-type: none">• If the back-up battery is remotely located, the POA may direct the inspector to the remote location and demonstrate its functionality.• Combination auxiliary light and exit sign devices must be recorded as two individual deficiencies, each within its respective inspectable item. |
|-------------------|--|



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

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

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

Correction Timeframe:

Outside: 30 days

More Information:

Outside: • None





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

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.





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




Fire Extinguisher

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

More Information:

Unit, Inside, & Outside:	• None
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Fire Extinguisher

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).
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Fire Extinguisher

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

H&S Determination:		Correction Timeframe:	
Unit, Inside, & Outside:	Life-Threatening	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.
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Fire Extinguisher

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).
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H&S Determination:

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

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



Fire Extinguisher

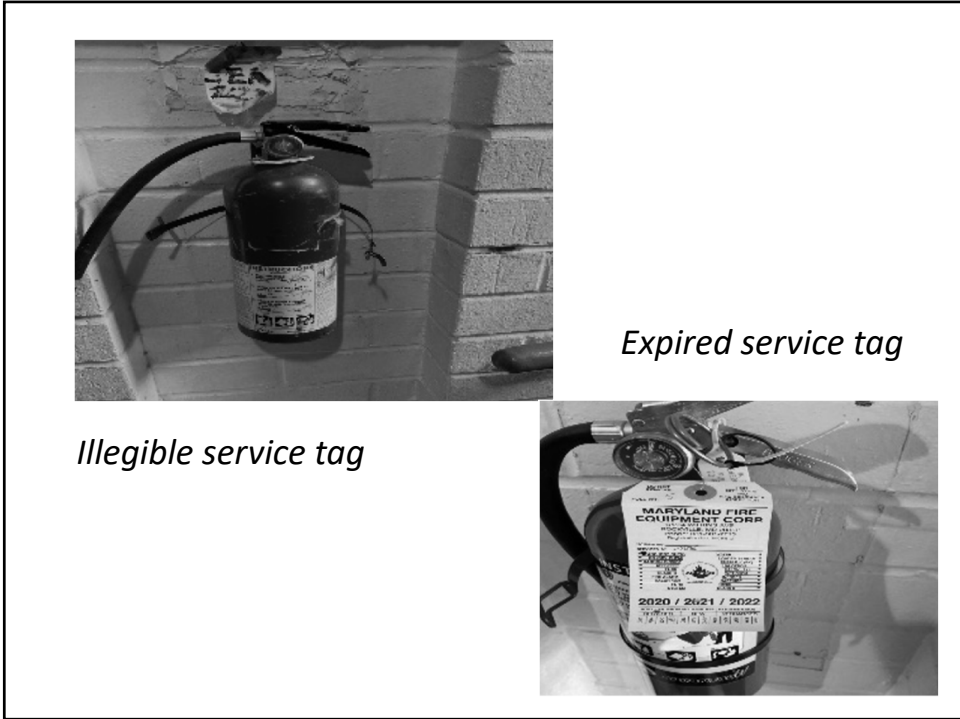
Deficiency 3: Fire extinguisher is damaged or missing.

More Information:

Unit, Inside, & Outside:	• None
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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

Flammable and Combustible Item

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.

Deficiency Criteria:

Unit, Inside, & Outside:	Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater. OR Improperly stored chemicals.
--------------------------	---



Flammable and Combustible Item

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.

H&S Determination:

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

Correction Timeframe:

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



Flammable and Combustible Item

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.

More Information:

- | | |
|--------------------------|---|
| Unit, Inside, & Outside: | <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. |
|--------------------------|---|





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
More Information:	<ul style="list-style-type: none"> • Within an unfinished basement, bare concrete floors are acceptable.

Floor

More Information:

- 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.
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H&S Determination:	Correction Timeframe:
Unit & Inside:	Moderate
Unit & Inside:	30 days

More Information:

Unit & Inside:	• None
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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).
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H&S Determination:

Unit & Inside:	Moderate
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Correction Timeframe:

Unit & Inside:	30 days
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More Information:

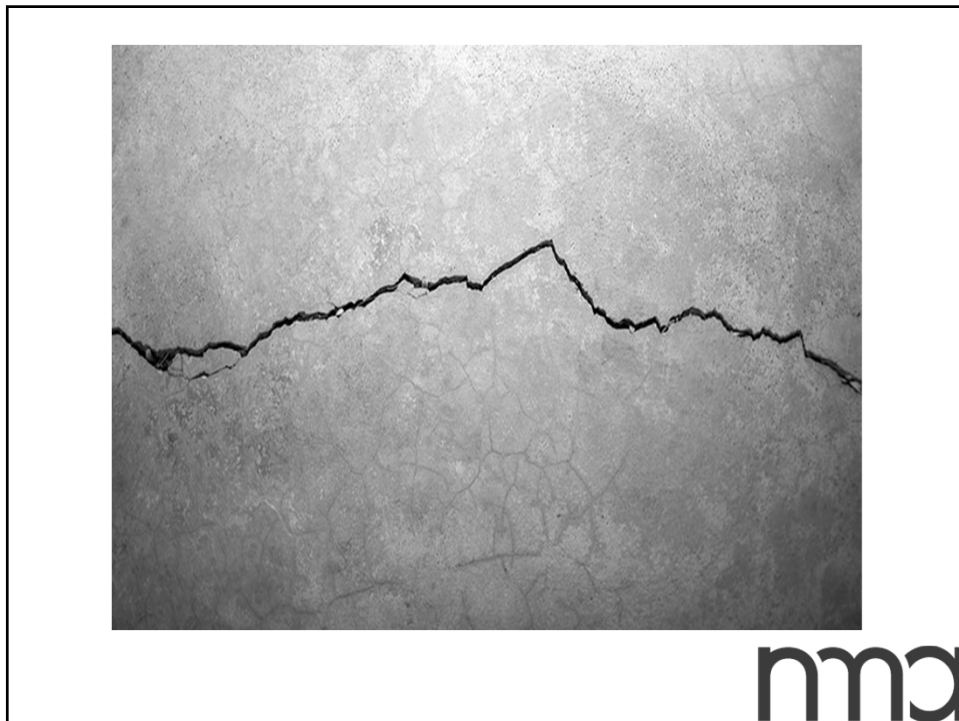
Unit & Inside:	<ul style="list-style-type: none"> If the overall floor exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.
----------------	--

Floor

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

More Information:

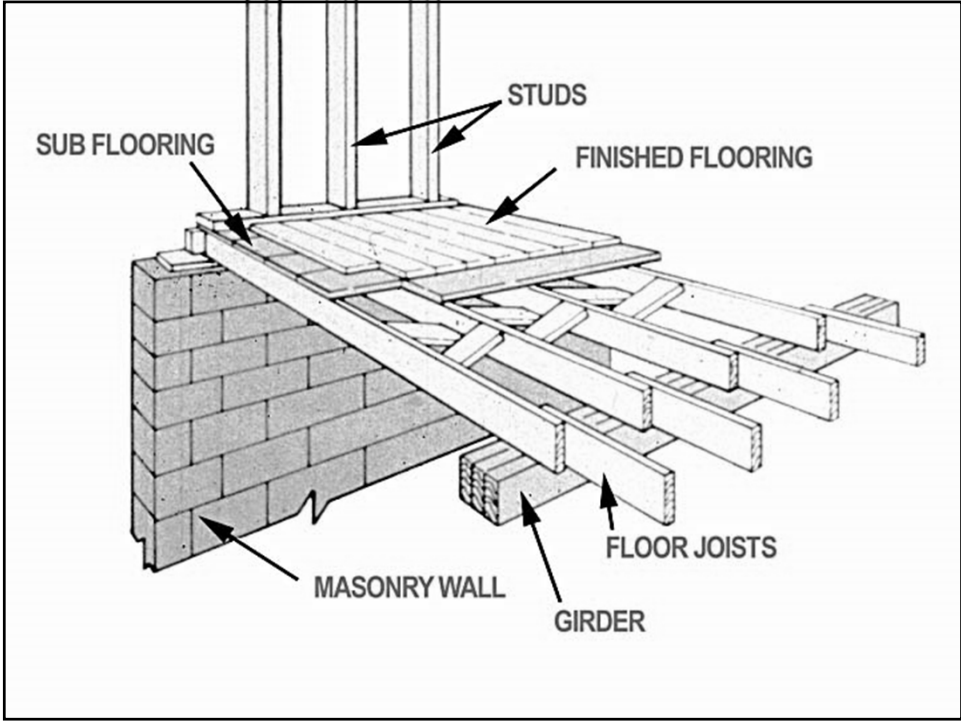
Unit & Inside:	<ul style="list-style-type: none"> Examples of conditions that may inhibit a floor component(s)'s functionality may include: <ul style="list-style-type: none"> Wood rot Sloping Deflection Some surface abnormalities may indicate the presence of this deficiency (e.g., lifting tiles, hardwood cupping, linoleum bubbling, etc.); however, the surface abnormalities alone do not constitute a deficiency under this standard.
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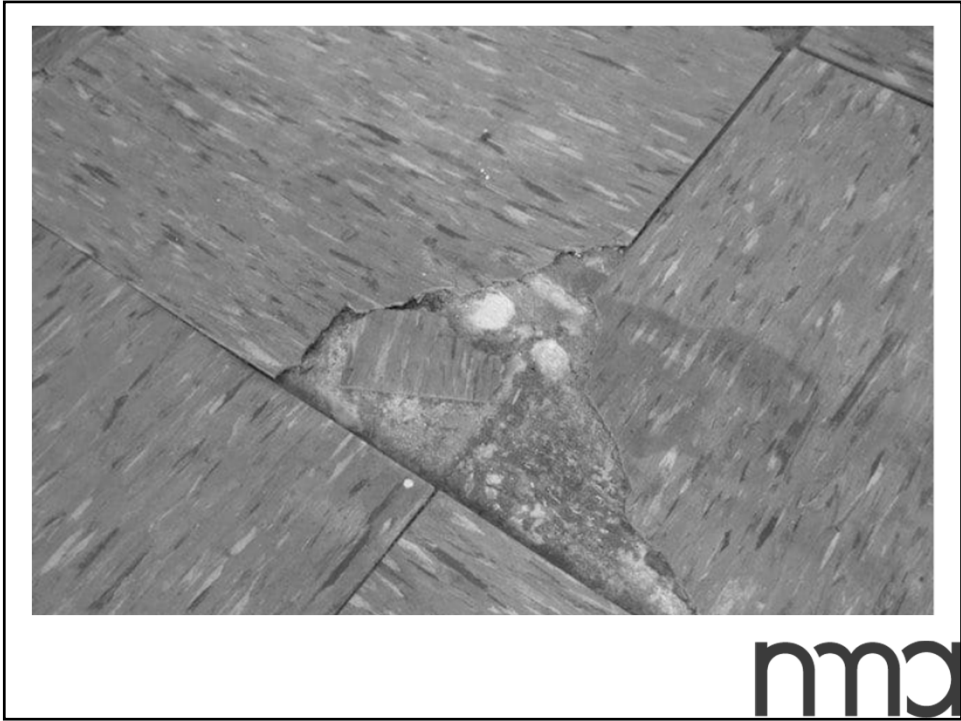












Food Preparation Area

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	Unit: 30 days

More Information:

Unit: • None




*AHR: UNIT

Food Preparation Area

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).
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Food Preparation Area

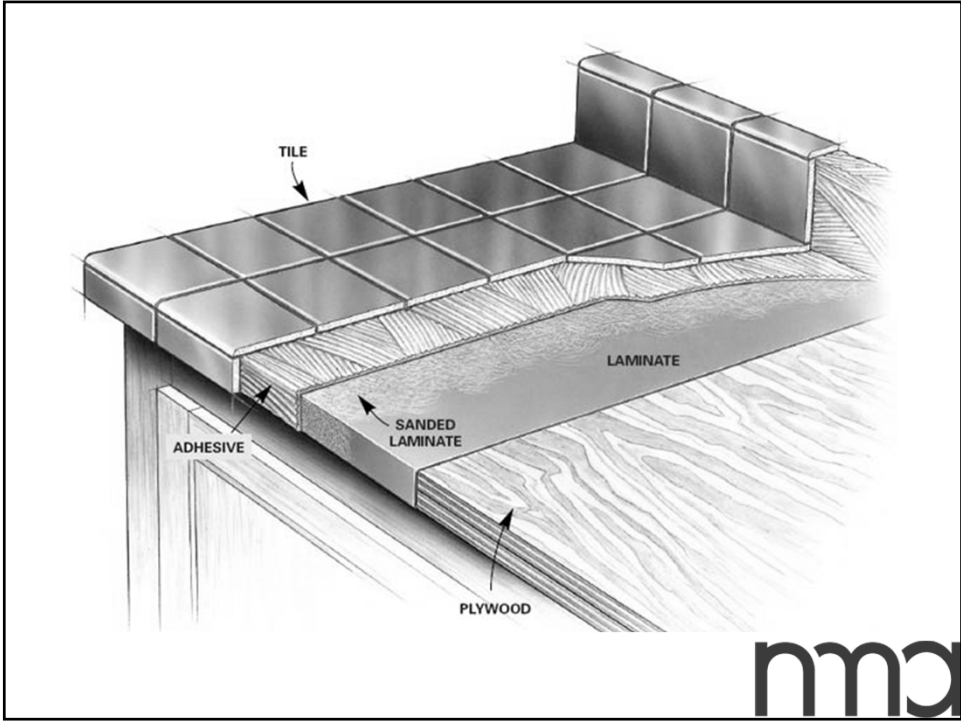
Deficiency 2: Food preparation area is damaged or is not functionally adequate.

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

More Information:

Unit & Inside:	<ul style="list-style-type: none"> 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.
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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 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, Inside, & Outside:	Crack is present with a width of ¼-inch or greater and a length of 12 inches or greater.
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H&S Determination:

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

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.
--------------------------------	---

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

Correction Timeframe:

Outside: 30 days

More Information:

Outside: • None



Foundation

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

Correction Timeframe:

Unit, Inside, & Outside: 30 days

Foundation

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

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. |
|--------------------------------|---|



Foundation

Deficiency 4: Foundation is infiltrated by water.

Deficiency Criteria:

Unit & Inside:	Evidence of water infiltration through the foundation.
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H&S Determination:

Unit & Inside:	Moderate
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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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Foundation

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).
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H&S Determination:

Unit, Inside, & Outside:	Moderate
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Correction Timeframe:

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



Foundation

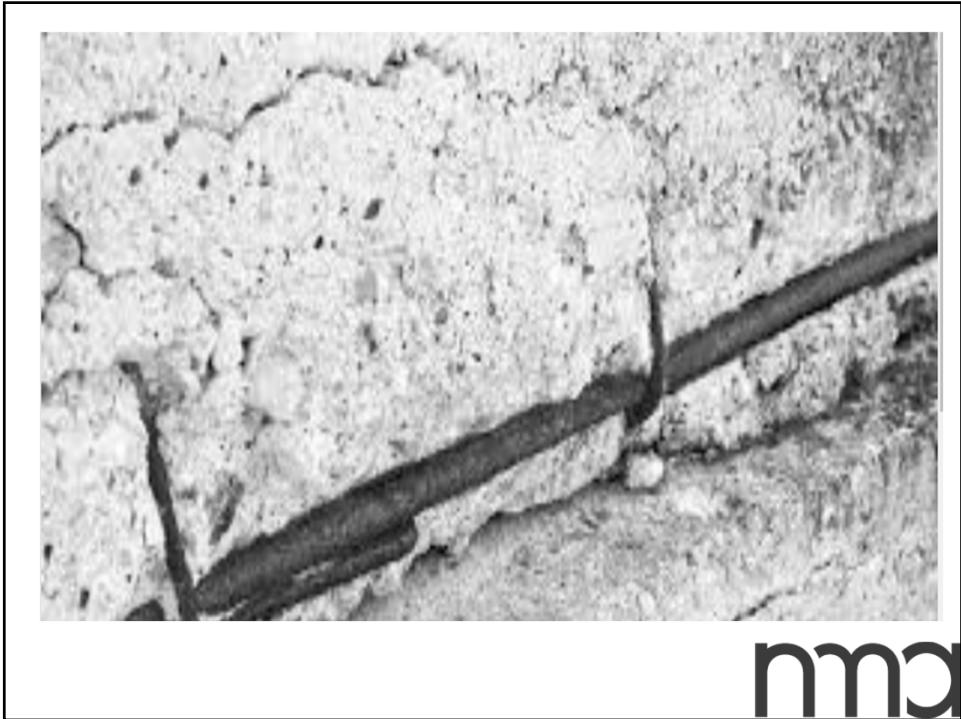
Deficiency 5: Foundation support post, column, beam, or girder is damaged.

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.
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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.
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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.
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H&S Determination:

Unit, Inside, & Outside:	Moderate
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Correction Timeframe:

Unit, Inside, & Outside:	30 days
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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.
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H&S Determination:

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

Correction Timeframe:

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



Garage Door

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

More Information:

Unit, Inside, & Outside: • None

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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:

Unit & Inside: Moderate

Correction Timeframe:

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.

Guardrail

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.
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H&S Determination:

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

Unit, Inside, & Outside:	24 hours
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*AHR: UNIT, INSIDE, & OUTSIDE



Guardrail

Deficiency 1: Guardrail is missing or not installed.

More Information:

Unit, Inside, & Outside:	<ul style="list-style-type: none"> This deficiency should only be evaluated in areas that are accessible to the resident.
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*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.
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Guardrail

Deficiency 2: Guardrail is not functionally adequate.

H&S Determination:

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

Unit, Inside, & Outside:	24 hours
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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.
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*Guardrail missing or not installed
(Parking Lot and Retaining Wall)*

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*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

Handrail

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

Correction Timeframe:

Unit, Inside, & Outside: 30 days



Handrail

Deficiency 1: Handrail is missing.

More Information:

- Unit, Inside, & Outside:
- 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.



Handrail

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

Correction Timeframe:

Unit, Inside, & Outside: 30 days



Handrail

Deficiency 2: Handrail is not secure.

More Information:

Unit, Inside, & Outside: • 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.
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Handrail

Deficiency 3: Handrail is not functionally adequate.

H&S Determination:

Unit, Inside, & Outside:	Moderate
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Correction Timeframe:

Unit, Inside, & Outside:	30 days
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More Information:

Unit, Inside, & Outside:	• None
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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.
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H&S Determination:

Unit:	N/A
	Low

Correction Timeframe:

Unit:	N/A
Inside & Outside:	60 days

Handrail

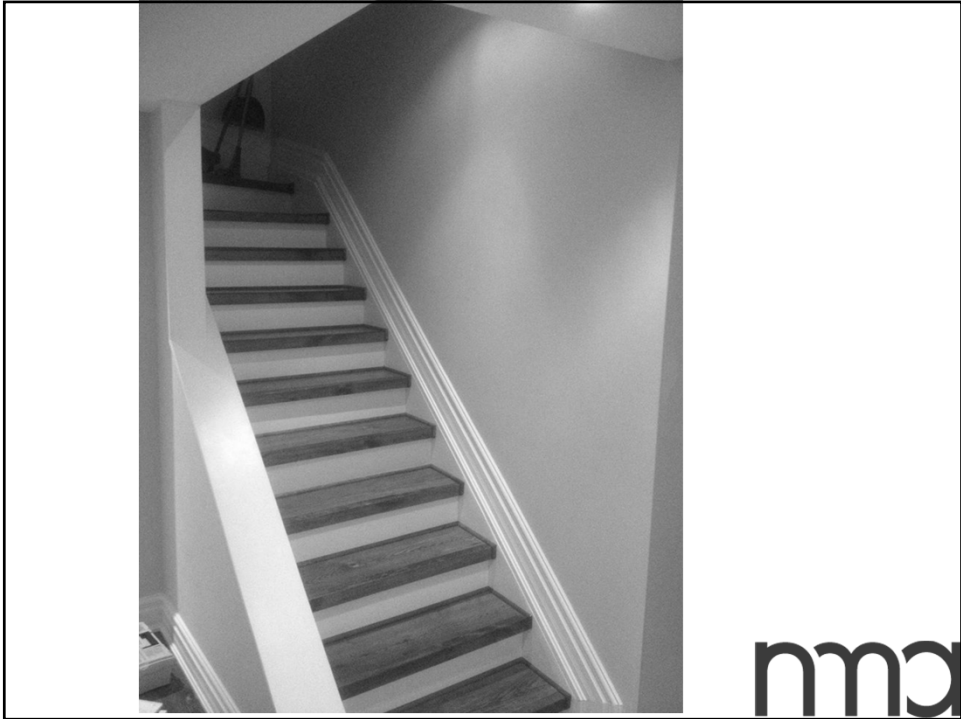
Deficiency 4: Handrail is not installed where required.

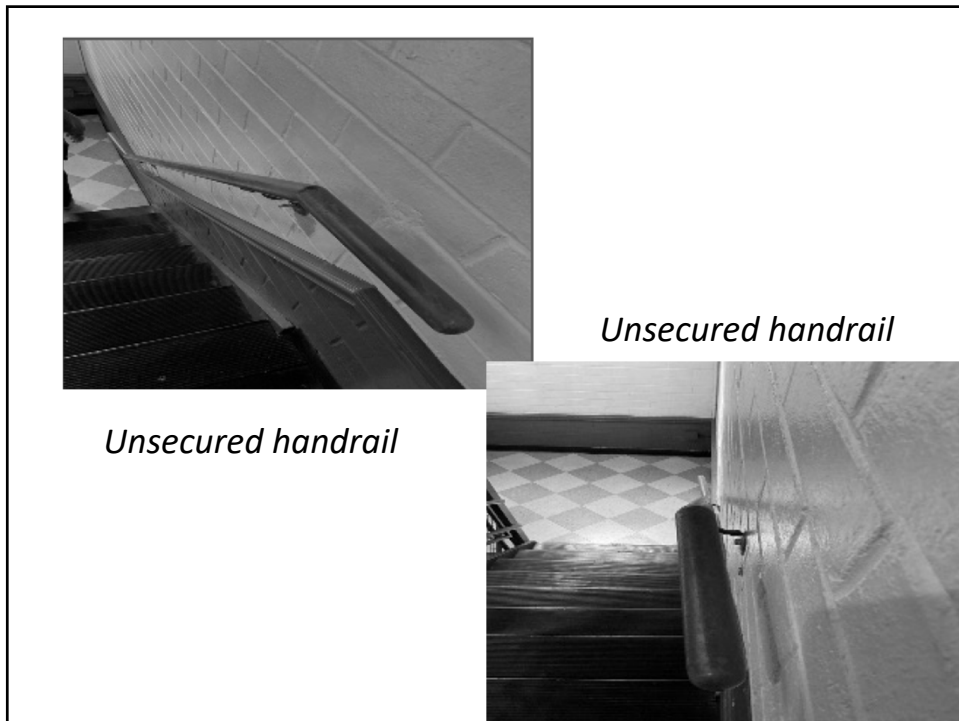
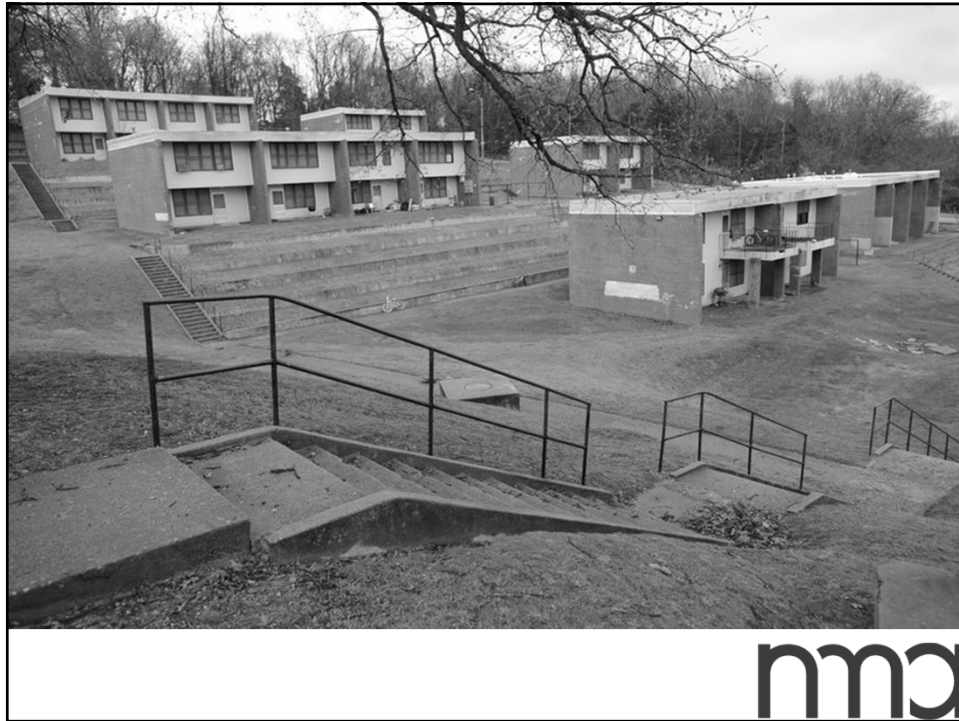
More Information:

Unit, Inside, & Outside:	• None
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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

HVAC

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.

*AHR: UNIT

HVAC

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.

H&S Determination:

Unit: Life-Threatening

Correction Timeframe:

Unit: 24 hours

More Information:

Unit:

- 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.

*AHR: UNIT

HVAC

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.

More Information:

- Unit:**
- 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.
 - A permanently installed heating source may not be:
 - cooking appliances.
 - portable space heaters.
 - fireplaces or wood stoves.

*AHR: UNIT

HVAC

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.

More Information:

- Unit:**
- This deficiency does not apply to:
 - mechanical rooms or closets.
 - Hawaii, Puerto Rico, Guam, American Samoa, US Virgin Islands, Commonwealth of Northern Mariana Islands.

*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

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.

More Information:

Unit: • 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.

*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.

More Information:

- Unit:
- 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.
 - A permanently installed heating source may not be:
 - cooking appliances.
 - portable space heaters.
 - fireplaces or wood stoves.

*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.

More Information:

- Unit:
- This deficiency does not apply to:
 - mechanical rooms or closets.
 - Hawaii, Puerto Rico, Guam, American Samoa, US Virgin Islands, Commonwealth of Northern Mariana Islands.

*AHR: UNIT


HVAC

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

Deficiency Criteria:

Unit & Inside:	System or device does not turn on. <u>OR</u> System or device only produces hot or room temperature air.
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H&S Determination:	Correction Timeframe:
Unit: Moderate	Unit: 30 days
Inside: Low	Inside: 60 days




HVAC

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

More Information:

Unit & Inside:	• None
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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.
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H&S Determination:

Unit & Inside:	Life-Threatening
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Correction Timeframe:

Unit & Inside:	24 hours
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More Information:

Unit & Inside:	• None
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*AHR: UNIT & INSIDE

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.
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H&S Determination:

Unit & Inside:	Life-Threatening
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Correction Timeframe:

Unit & Inside:	24 hours
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More Information:

Unit & Inside:	• None
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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).
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H&S Determination:	Correction Timeframe:
Unit & Inside: Severe	Unit & Inside: 24 hours

More Information:

Unit & Inside:	• None
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HVAC

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).
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*AHR: UNIT

HVAC

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* & OR
 Inside: 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

HVAC

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:

Unit & **Moderate**
 Inside:

Correction Timeframe:

Unit & **30 days**
 Inside:

More Information:

Unit & • A permanently installed heating source is:
 Inside: • 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.

*AHR: UNIT

HVAC

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.

More Information:

- | | |
|----------------|---|
| Unit & Inside: | <ul style="list-style-type: none"> • A permanently installed heating source may: <ul style="list-style-type: none"> • include forced air heating, radiant heat, baseboard units heated by electric, or installed wall units. • have an electric, gas, or oil energy source. • A permanently installed heating source may not be: <ul style="list-style-type: none"> • cooking appliances. • portable space heaters. • fireplaces or wood stoves. |
|----------------|---|

*AHR: UNIT

HVAC

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.

More Information:

- | | |
|----------------|---|
| Unit & Inside: | <ul style="list-style-type: none"> • This deficiency does not apply to: <ul style="list-style-type: none"> • mechanical rooms or closets. • Hawaii, Puerto Rico, Guam, American Samoa, US Virgin Islands, Commonwealth of Northern Mariana Islands. • If a heat pump system is operating in the air conditioning mode, then do not test the heat mode. |
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*AHR: UNIT

HVAC

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.

More Information:

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

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).
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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, &
 Outside:

Correction Timeframe:

Unit, 24 hours
 Inside, &
 Outside:

More Information:

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

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:

Inside: Moderate

Correction Timeframe:

Inside: 30 days

*AHR: INSIDE

HVAC

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

More Information:

- Inside:**
- 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.
 - 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.

*AHR: INSIDE

HVAC

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

More Information:

- Inside:**
- A permanently installed heating source may not be:
 - cooking appliances.
 - portable space heaters.
 - fireplaces or wood stoves.
 - This deficiency does not apply to:
 - mechanical rooms or closets.
 - Hawaii, Puerto Rico, Guam, American Samoa, US Virgin Islands, Commonwealth of Northern Mariana Islands.
 - If a heat pump system is operating in the air conditioning mode, then do not test the heat mode.

*AHR: INSIDE

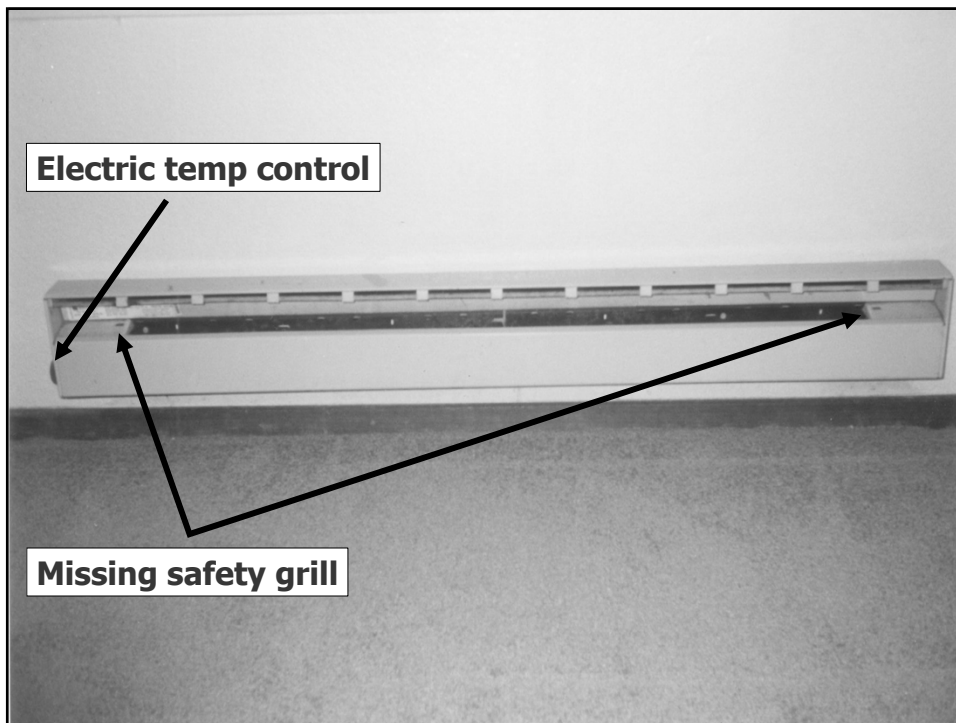
**This grill is hot
and there are
sharp edges.**

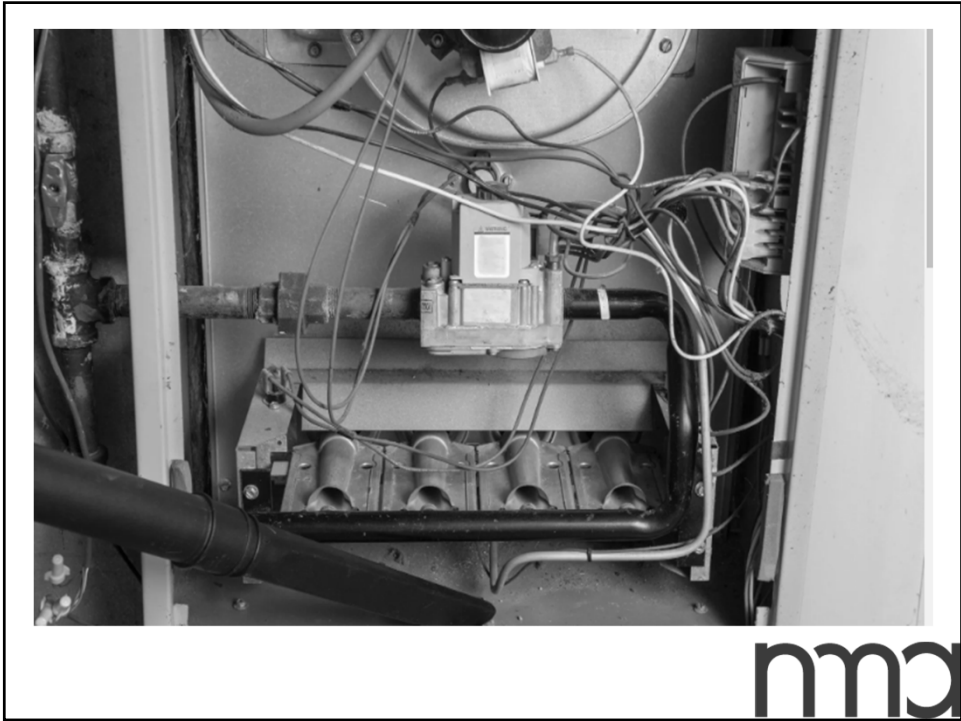


nma

Electric temp control

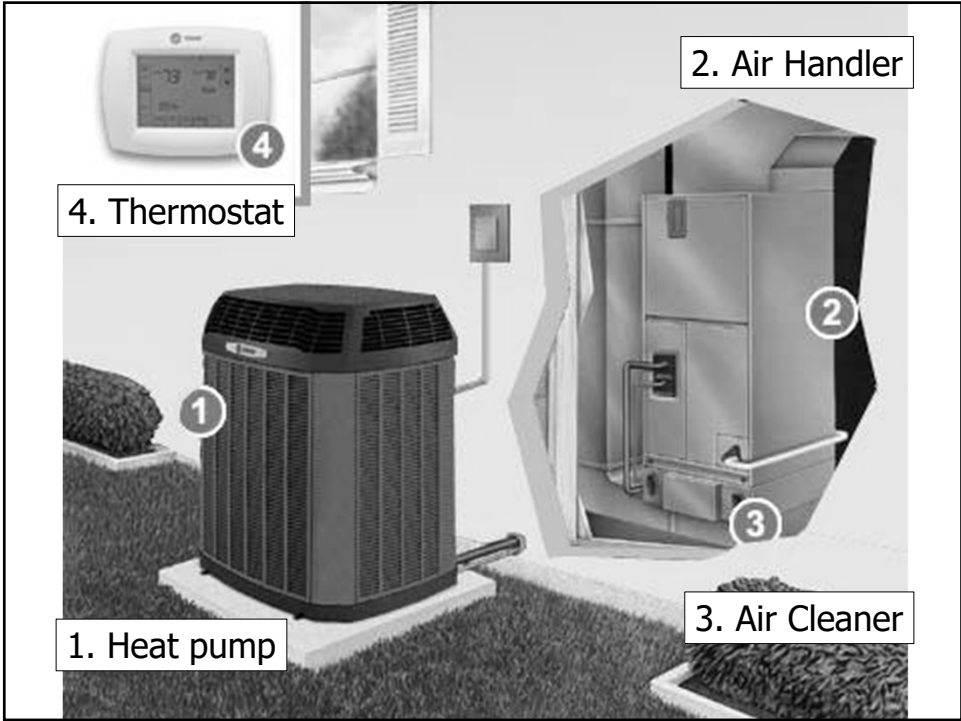
Missing safety grill



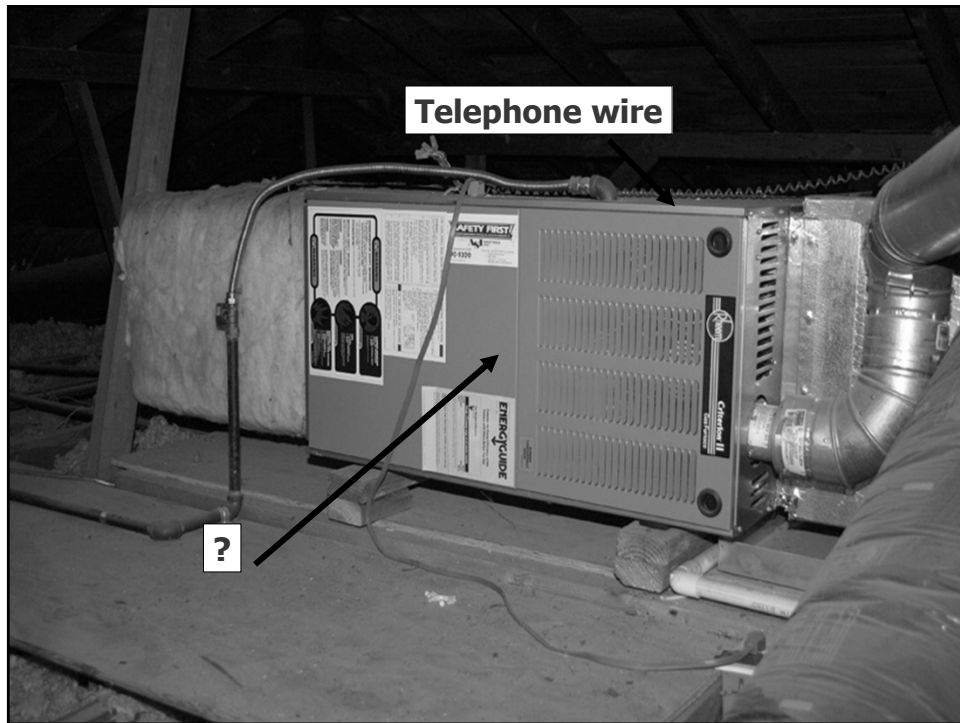
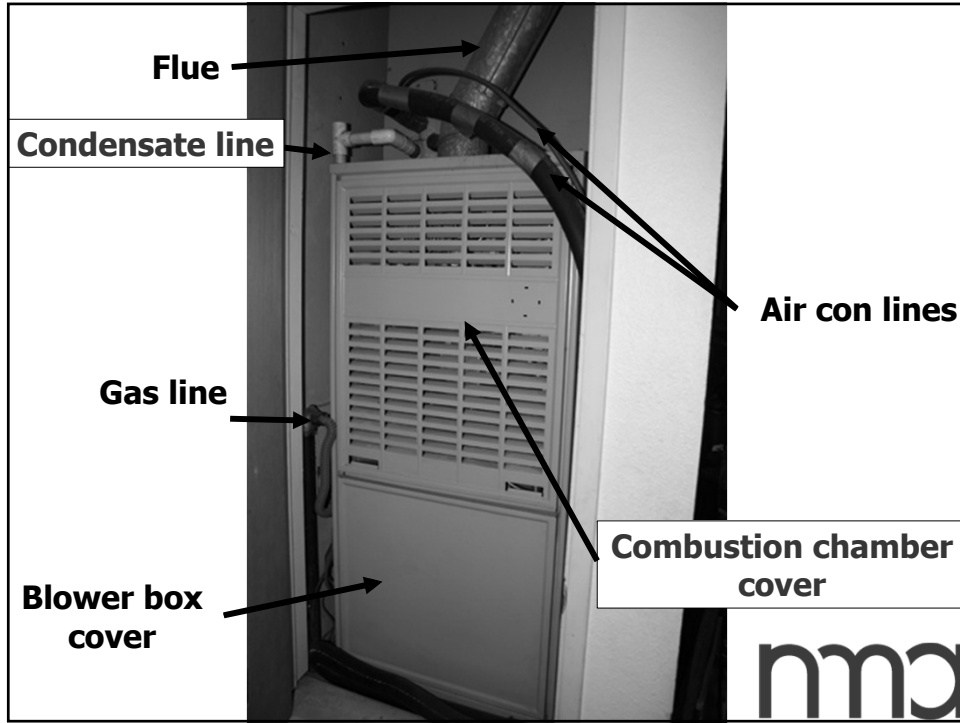














Infestation

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:	Correction Timeframe:
Unit & Inside:	Moderate
Unit & Inside:	Unit & Inside: 30 days
More Information:	
Unit & Inside:	<ul style="list-style-type: none"> • The first observation of this condition should be evaluated under Deficiency 1. Each additional observation should be evaluated under Deficiency 2.

Infestation

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.



Infestation

Deficiency 2: Extensive cockroach infestation.

H&S Determination:		Correction Timeframe:	
Unit:	Severe	Unit:	24 hours
Inside:	Moderate	Inside:	30 days

More Information:

Unit & Inside:	The first observation of this condition should be evaluated under Deficiency 1. Each additional observation should be evaluated under Deficiency 2.
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Infestation

Deficiency 3: Evidence of bedbugs.

Deficiency Criteria:

Unit &	Evidence of bedbugs is found (i.e., live or dead bedbugs,
Inside:	feces, eggs, or blood trails).

H&S Determination:

Unit &	Moderate
Inside:	

Correction Timeframe:

Unit &	30 days
Inside:	



Infestation

Deficiency 3: Evidence of bedbugs.

More Information:

Unit:	<ul style="list-style-type: none"> • 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.
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Inside:	<ul style="list-style-type: none"> • The first observation of this condition should be evaluated under Deficiency 3. Each additional observation should be evaluated under Deficiency 4.
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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

Inside: Moderate

Correction Timeframe:

Unit: 24 hours

Inside: 30 days

Infestation

Deficiency 4: Extensive bedbug infestation.

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

Unit & Inside:	Moderate
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Correction Timeframe:

Unit & Inside:	30 days
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Infestation

Deficiency 5: Evidence of mice.

More Information:

Unit & Inside:	<ul style="list-style-type: none"> • If there is a sticky pad or trap with a mouse on it, record a deficiency. • If there is a sticky pad or trap without a mouse on it, do not record a deficiency. • The first observation of this condition should be evaluated under Deficiency 5. Each additional observation should be evaluated under Deficiency 6.
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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
Inside:	Moderate

Correction Timeframe:

Unit:	24 hours
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.
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Infestation

Deficiency 7: Evidence of rats.

Deficiency Criteria:

Unit & Inside:	Evidence of rats is found (i.e., 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
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Correction Timeframe:

Unit, Inside, & Outside:	30 days
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Infestation

Deficiency 7: Evidence of rats.

More Information:

Unit:	<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.
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 Inside, evaluate under Deficiency 8.



Infestation

Deficiency 7: Evidence of rats.

More Information:

- | | |
|----------|---|
| 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:	
Unit &	Severe
Inside:	

Correction Timeframe:	
Unit &	24 hours
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:

Unit & Moderate
 Inside:

Correction Timeframe:

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**



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**

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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.

<h2>Leak – Gas or Oil</h2>	
Common Components:	Gas; Liquid; Pipe; Cap; Valve
More Information:	<ul style="list-style-type: none"> • None

<h2>Leak – Gas or Oil</h2>	
Deficiency 1: Natural gas, propane, or oil leak.	
Deficiency Criteria:	
Unit, Inside, & Outside:	There is evidence of a gas, propane, or oil leak. OR There is an uncapped gas or fuel supply line.
H&S Determination:	Correction Timeframe:
Unit, Inside, & Outside:	Life-Threatening 24 hours
More Information:	
Unit, Inside, & Outside:	<ul style="list-style-type: none"> • 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

Correction Timeframe:

Unit, Inside, & Outside: 24 hours

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.
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H&S Determination:

Unit, Inside, & Outside:	Severe
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Correction Timeframe:

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

Correction Timeframe:

Unit, 30 days
 Inside, &
 Outside:



Leak – Sewage System

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

More Information:

Unit, • None
 Inside, &
 Outside:



Leak – Sewage System

Deficiency 4: Cleanout cap or riser is damaged.

Deficiency Criteria:

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

Unit, Inside, & Outside:	Severe
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Correction Timeframe:

Unit, Inside, & Outside:	24 hours
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Leak – Sewage System

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.
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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
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More Information:	<ul style="list-style-type: none"> • None
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Leak – Water

Deficiency 1: Environmental water intrusion.

Deficiency Criteria:

Unit & Inside:	Water from the exterior environment is leaking into the interior.
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H&S Determination:

Unit & Inside:	Moderate
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Correction Timeframe:

Unit & Inside:	30 days
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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.
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H&S Determination:

Unit & Inside:	Moderate
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Outside: Low

Correction Timeframe:

Unit & Inside:	30 days
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Outside: 60 days

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. |
|-------------------|---|

Leak – Water

Deficiency 2: Plumbing leak.

More Information:

Unit & Inside:	<ul style="list-style-type: none"> Examples of plumbing components and fixtures to evaluate under this deficiency may include, but are not limited to: <ul style="list-style-type: none"> HVAC Water heater Boiler Dishwasher Garbage disposal Sink Valves 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: <ul style="list-style-type: none"> 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.
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H&S Determination:

Unit & Inside:	Moderate
Outside:	Low

Correction Timeframe:

Unit & Inside:	30 days
Outside:	60 days



Leak – Water

Deficiency 3: Fluid is leaking from the sprinkler assembly.

More Information:

Unit,
Inside, &
Outside:

- 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:

- Head
- Valve
- Deflector
- Escutcheon
- Sprinkler head cover
- Piping

