

NSPIRE
for Public Housing
PowerPoints
Day 3

September 2023

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NSPIRE for Public Housing Day 3



Experience — Leadership — Collaboration



**NSPIRE Standards
Continued**



Lighting – Auxiliary

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

Lighting – Auxiliary

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

Deficiency Criteria:

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

H&S Determination:

Inside & Outside: Severe

Correction Timeframe:

Inside & Outside: 24 hours



Lighting – Auxiliary

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

More Information:

- | | |
|-------------------|---|
| Inside & Outside: | <ul style="list-style-type: none">• A combination auxiliary light and exit sign device should be evaluated under both the Lighting – Auxiliary and Exit Sign standards. |
|-------------------|---|

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Lighting – Exterior

Definition:	Fixed artificial lighting (e.g., walkway lighting, pole lighting, wall packs, and canopy lights) that is used to illuminate exterior areas (e.g., entryways, parking lots, and exterior stairwells).
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Common Components:	Fixture casing; Ballast; Wires; Starter socket; Tube socket; Tube receptacle; Ballast attachment screw; Light posts; Globes
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Lighting – Exterior

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

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

Deficiency Criteria:

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

Lighting – Exterior

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

H&S Determination:

Outside: Moderate

Correction Timeframe:

Outside: 30 days

More Information:

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



Lighting – Interior

Definition: Permanently installed light fixture.

Common Components: Fixture casing; Ballast; Wires; Starter socket; Tube socket, Tube receptacle; Ballast attachment screw; Light posts; Control switch

Lighting – Interior

More Information:

- A switch that is inoperable but does not have visible damage and corresponds to a permanently installed lighting fixture should be evaluated under this standard.

Lighting – Interior

Deficiency 1: A permanently installed light fixture is inoperable.

Deficiency Criteria:

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

H&S Determination:

Unit & Inside: Moderate

Correction Timeframe:

Unit & Inside: 30 days

More Information:

Unit & Inside: • If a lightbulb does not illuminate, then the POA may attempt to change the lightbulb.

Lighting – Interior

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

Deficiency Criteria:

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

H&S Determination:

Unit & Inside: Moderate

Correction Timeframe:

Unit & Inside: 30 days

More Information:

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

Lighting – Interior

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

Deficiency Criteria:

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

H&S Determination:

Unit & Moderate
 Inside:

Correction Timeframe:

Unit & 30 days
 Inside:

More Information:

Unit & • None
 Inside:

*AHR: UNIT & INSIDE

Litter

Definition: Waste discarded or disposed of in a location that is not designated for waste.

Common Components: Paper; Metal; Plastics; Organic; Wood; Foam; Cardboard; Rubber; Large furniture; Appliances

More Information: • None

Litter

Deficiency 1: Litter is accumulated in an undesignated area.

Deficiency Criteria:

Inside & Outside: 10 or more small items of litter (e.g., food wrappers, pieces of food, newspapers) are present within a 10-foot by 10-foot area not designated for garbage.
 OR
 Any number of large items (e.g., furniture or appliances) have been clearly discarded in an area not designated for garbage.

H&S Determination:

Inside: Moderate
 Outside: Low

Correction Timeframe:

Inside: 30 days
 Outside: 60 days

Litter

Deficiency 1: Litter is accumulated in an undesignated area.

More Information:

Inside & Outside: • None









Minimum Electrical and Lighting

Definition:

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

Common Components:

None

Minimum Electrical and Lighting

More Information:

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

Minimum Electrical and Lighting

Deficiency 1: At least two (2) working outlets are not present within each habitable room.
OR
At least one (1) working outlet and one (1) permanently installed light fixture is not present within each habitable room.

Deficiency Criteria:

Unit*: At least two (2) working outlets are not present within each habitable room.
OR
At least one (1) working outlet and one (1) permanently installed light fixture is not present within each habitable room.

*AHR: UNIT

Minimum Electrical and Lighting

Deficiency 1: At least two (2) working outlets are not present within each habitable room.
 OR
 At least one (1) working outlet and one (1) permanently installed light fixture is not present within each habitable room.

H&S Determination:

Unit: Moderate

Correction Timeframe:

Unit: 30 days

More Information:

Unit: • For the purpose of this inspection, a working outlet is one that allows the user to safely access power to energize electrical devices.

*AHR: UNIT

Mold-Like Substance

Definition:

- A “Mold-like substance” can include regular or irregular patches or spots on surfaces that can be colored differently than the surface (coloration can be white, green, yellow, gray, brown, or black), and can be raised from the surface, and are generally composed of minute filaments. A “Mold-like substance” can appear “fuzzy” or “cottony” and a musty or earthy odor can be associated with it.

Mold-Like Substance

Definition:

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

Mold-Like Substance

Common Components:

None

More Information:

- None

Mold-Like Substance

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

Deficiency Criteria:

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

H&S Determination:

Unit: Moderate
 Inside: Low

Correction Timeframe:

Unit: 30 days
 Inside: 60 days

More Information:

Unit & Inside: • None

Mold-Like Substance

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

Deficiency Criteria:

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

H&S Determination:

Unit: Severe
 Inside: Moderate

Correction Timeframe:

Unit: 24 hours
 Inside: 30 days

More Information:

Unit & Inside: • None

Mold-Like Substance

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

Deficiency Criteria:

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

H&S Determination:

Unit: Life-Threatening

Inside: Severe

Correction Timeframe:

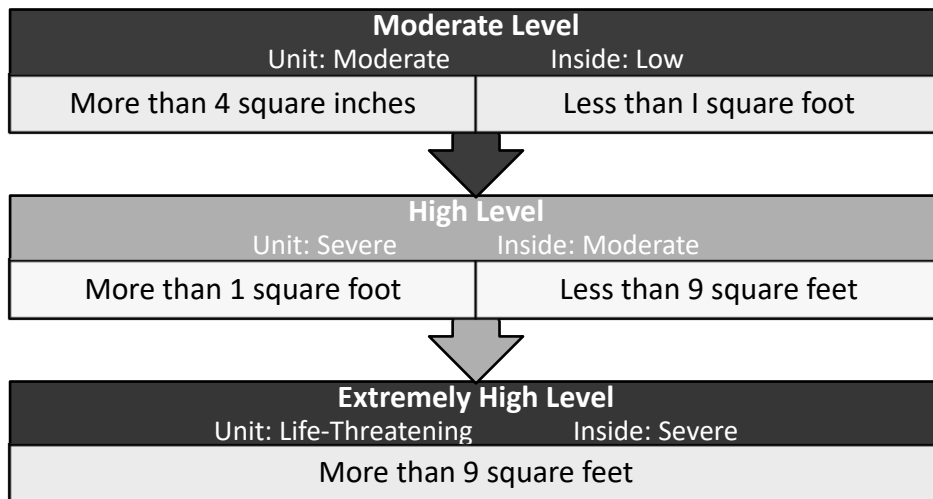
Unit: 24 hours

Inside: 24 hours

More Information:

Unit & Inside: • None

Summary



Correction

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



Mold-Like Substance

Deficiency 4: Elevated moisture level.

Deficiency Criteria:

Unit &	Elevated moisture level.
Inside:	

H&S Determination:

Unit:	Moderate
Inside:	Low

Correction Timeframe:

Unit:	30 days
Inside:	60 days

Mold-Like Substance

Deficiency 4: Elevated moisture level.

More Information:

Unit &
Inside:

- Infrared cameras are optional and will not be used on their own to evaluate this a deficiency. If a thermal anomaly is observed using an infrared camera, the moisture meter must be used to confirm whether there is elevated moisture present.
- If evidence of an active leak is present, evaluate the condition under the Leak – Water standard or the Leak – Sewage System standard, respectively.
- If mold-like substance is present, then evaluate the condition under Deficiency 1, Deficiency 2, Deficiency 3, or Deficiency 4 of this standard.







Parking Lot

Definition:	A designated outdoor area for parking motorized vehicles.
Common Components:	Pavement; Pavers; Wheel stops; Striping; Gravel
More Information:	<ul style="list-style-type: none">• For the purpose of this inspection, this item does not include parking garages.

Parking Lot

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


Deficiency Criteria:

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

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

More Information:

Outside: • None



Parking Lot

Deficiency 2: Parking lot has ponding.


Deficiency Criteria:

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

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

More Information:

Outside: • None



Action

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

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Potential Lead-Based Paint Hazards – Visual Assessment

Definition:

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

Potential Lead-Based Paint Hazards – Visual Assessment

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

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

Potential Lead-Based Paint Hazards – Visual Assessment

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

“Target Property”

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

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

Exemption

- **If an exemption applies, the PHA must upload evidence of the exemption to the NSPIRE system**

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

Potential Lead-Based Paint – Visual Assessment

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

Deficiency Criteria:

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

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

Potential Lead-Based Paint – Visual Assessment

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

H&S Determination:

Unit & **Moderate**
 Inside:

Correction Timeframe:

Unit & **30 days**
 Inside:

More Information:

Unit & **• None**
 Inside:

Potential Lead-Based Paint – Visual Assessment

Deficiency 2: Paint in a Unit or Inside the target property is deteriorated – above the level required for lead-safe work practices by a lead-certified firm and passing clearance.

Deficiency Criteria:

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

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

Potential Lead-Based Paint – Visual Assessment

Deficiency 2: Paint in a Unit or Inside the target property is deteriorated – above the level required for lead-safe work practices by a lead-certified firm and passing clearance.

H&S Determination:

Unit & Severe
Inside:

Correction Timeframe:

Unit & 24 hours
Inside:

More Information:

Unit & Inside: • This deficiency is a Severe Health and Safety Determination; paint stabilization within 30 days will follow the Lead Safe Housing Rule (LSHR).

Potential Lead-Based Paint – Visual Assessment

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

Deficiency Criteria:

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

H&S Determination:

Outside: Moderate

Correction Timeframe:

Outside: 30 days

More Information:

Outside: • None

Potential Lead-Based Paint – Visual Assessment

Deficiency 4: Paint Outside on a target property is deteriorated – above the level required for lead-safe work practices by a lead-certified firm and passing clearance.

Deficiency Criteria:

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

H&S Determination:

Outside: Severe

Correction Timeframe:

Outside: 24 hours

More Information:

Outside: • This deficiency is a Severe Health and Safety Determination; paint stabilization within 30 days will follow the Lead Safe Housing Rule (LSHR).

Private Roads and Driveways

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

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

Private Roads and Driveways

More Information:

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

Private Roads and Driveways

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

Deficiency Criteria:

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

H&S Determination:

Outside: Severe

Correction Timeframe:

Outside: 24 hours



Private Roads and Driveways

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

More Information:

- Outside:
- For the purpose of this inspection, do not record this deficiency for designed permanent fixtures installed to control access (e.g., electronic gates or locked fences). If the property has these, the POA must show that they function and allow access to the road or driveway.
 - Temporary obstructions for a specific function (e.g., road maintenance) should not be recorded as a deficiency.



Private Roads and Driveways

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

Deficiency Criteria:

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

H&S Determination:

Outside: Moderate

Correction Timeframe:

Outside: 30 days

More Information:

Outside: • None

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Refrigerator

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

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

Refrigerator

More Information:

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

Refrigerator

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

Deficiency Criteria:

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

H&S Determination:

Unit & Moderate
 Inside:

Correction Timeframe:

Unit & 30 days
 Inside:

More Information:

Unit & • None
 Inside:

Refrigerator

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

Deficiency Criteria:

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

H&S Determination:

Unit & Moderate
 Inside:

Correction Timeframe:

Unit & 30 days
 Inside:




Refrigerator

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

More Information:

Unit & Inside:	<ul style="list-style-type: none"> • Examples of damaged components that may impact functionality include, but are not limited to: <ul style="list-style-type: none"> • Seal that is hanging, sagging, separating, torn with exposed magnet, or detached from the door • Handle • Interior lining
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Refrigerator

Deficiency 3: Refrigerator is missing.

Deficiency Criteria:


Unit*:	Refrigerator is missing (i.e., evidence of prior installation, but is now not present).
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H&S Determination:	Correction Timeframe:
Unit: Moderate	Unit: 30 days

More Information:

Unit:	• None
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*AHR: UNIT







Retaining Wall

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

Common Components: Post; Railing; Block

More Information:

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

Retaining Wall

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

Deficiency Criteria:

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

H&S Determination:

Outside: Moderate

Correction Timeframe:

Outside: 30 days

More Information:

Outside:

- If the retaining wall is leaning (sloped) toward the fill side, do not cite a deficiency.
- If present, inspect the guardrail under the Guardrail standard.



Retaining Wall

Deficiency 2: Retaining wall is partially or completely collapsed.

Deficiency Criteria:

Outside: Retaining wall is partially or completely collapsed.

H&S Determination:

Outside: Moderate

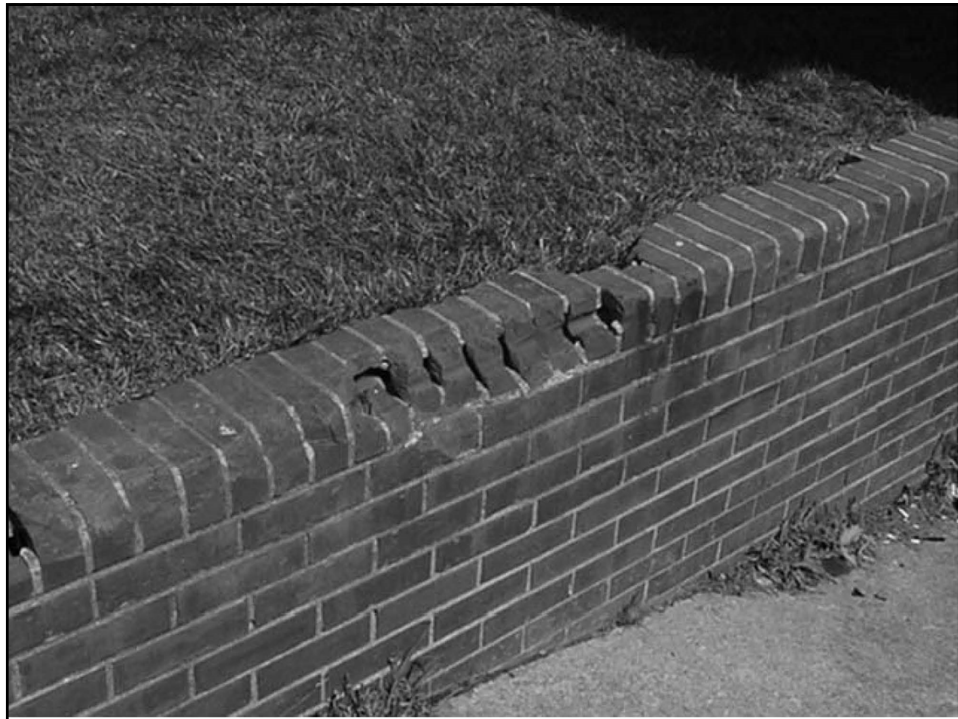
Correction Timeframe:

Outside: 30 days

More Information:

Outside: • None

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Roof Assembly

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

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

More Information: • None

Roof Assembly

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

Deficiency Criteria:

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

H&S Determination:

Outside: Moderate

Correction Timeframe:

Outside: 30 days

More Information:

Outside: • It may not be possible to gain access to the roof in single family units.

Roof Assembly

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

Deficiency Criteria:

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

H&S Determination:

Outside: Moderate

Correction Timeframe:

Outside: 30 days

Roof Assembly

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

More Information:

- | | |
|-----------------|--|
| Outside: | <ul style="list-style-type: none"> Gutters may not be present on all properties. Gutter accessories (e.g., splash block, leaf guard) should not be evaluated under this deficiency. If such an accessory is otherwise presenting a hazard, then it should be evaluated under the applicable standard (e.g., Trip Hazard, Sharp Edges). |
|-----------------|--|



Roof Assembly

Deficiency 3: Roof surface has standing water.

Deficiency Criteria:

Outside:	Water ponding in an area approximately 25 square feet or greater on a flat roof surface not near a drain or scupper.
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H&S Determination:

Outside:	Moderate
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Correction Timeframe:

Outside:	30 days
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More Information:

Outside:	• None
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Roof Assembly

Deficiency 4: Substrate is exposed.


Deficiency Criteria:

Outside: Any amount of substrate is exposed.

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

More Information:

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



Roof Assembly

Deficiency 5: Roof assembly has a hole.


Deficiency Criteria:

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

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

More Information:

Outside: • None




Roof Assembly

Deficiency 6: Roof assembly is damaged.

Deficiency Criteria:

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

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




Roof Assembly

Deficiency 6: Roof assembly is damaged.

More Information:

Outside:

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









Sharp Edges

Definition:	Physical hazards within the built environment (i.e., human-made structures, features, and facilities) that can lacerate or puncture skin.
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Common Components:	None
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More Information:	<ul style="list-style-type: none">• None
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Sharp Edges

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

Deficiency Criteria:

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

Unit, Inside, & Outside:	Severe
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Correction Timeframe:

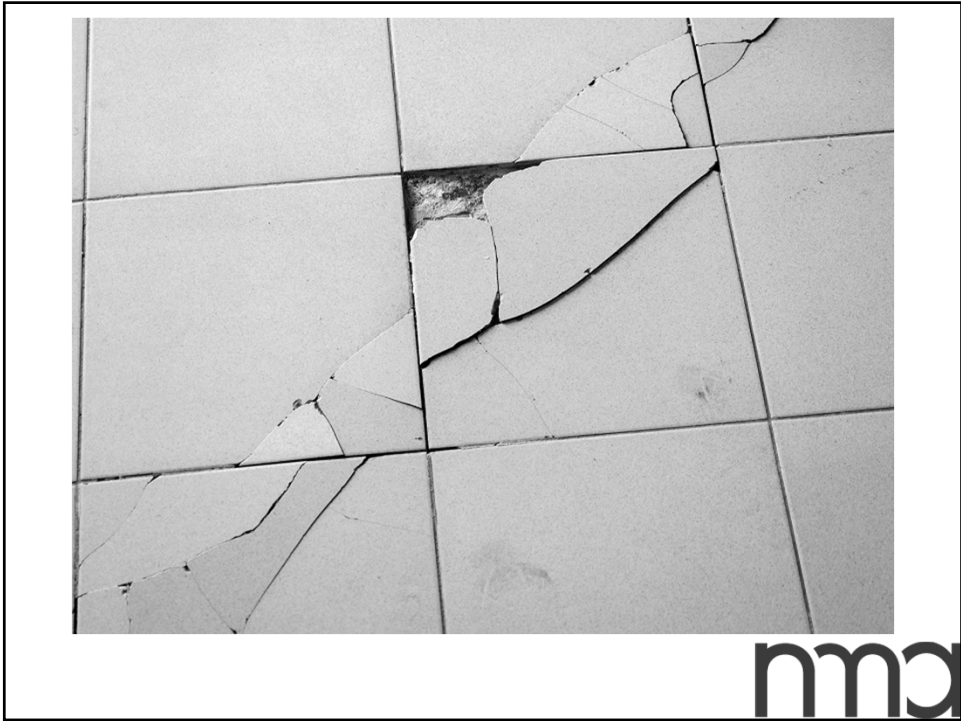
Unit, Inside, & Outside:	24 hours
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Sharp Edges

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

More Information:

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





Sidewalk, Walkway, and Ramp

Definition: A pathway for pedestrian travel.

Common Components: Approach; Landing; Flared sides

More Information:

- None

Sidewalk, Walkway, and Ramp

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

Deficiency Criteria:

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

H&S Determination:

Outside: Moderate

Correction Timeframe:

Outside: 30 days

More Information:

Outside:

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



Sidewalk, Walkway, and Ramp

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

Deficiency Criteria:

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

H&S Determination:

Outside: Moderate

Correction Timeframe:

Outside: 30 days



Sidewalk, Walkway, and Ramp

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

More Information:

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

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Sink

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

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

Sink

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

Sink

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

Deficiency Criteria:

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

Unit:	Moderate
Inside:	Low

Correction Timeframe:

Unit:	30 days
Inside:	60 days

Sink

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

More Information:

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

Sink

Deficiency 2: Water is directed outside of the basin.


Deficiency Criteria:

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

H&S Determination:	Correction Timeframe:
Unit & Inside:	Unit & Inside:
Low	60 days

More Information:

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



Sink

Deficiency 3: Sink is not draining.


Deficiency Criteria:

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

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

More Information:

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



Sink

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

Deficiency Criteria:

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

H&S Determination:

Unit & Moderate
 Inside:

Correction Timeframe:

Unit & 30 days
 Inside:

More Information:

Unit & • None
 Inside:

Sink

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

Deficiency Criteria:

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

H&S Determination:

Unit & Low
 Inside:

Correction Timeframe:

Unit & 60 days
 Inside:

More Information:

Unit & • A stopper that is missing or is not functionally adequate
 Inside: should be evaluated under this deficiency.

Sink

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

Deficiency Criteria:

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

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

More Information:

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

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*AHR: UNIT

Sink

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

Deficiency Criteria:

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

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

More Information:

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

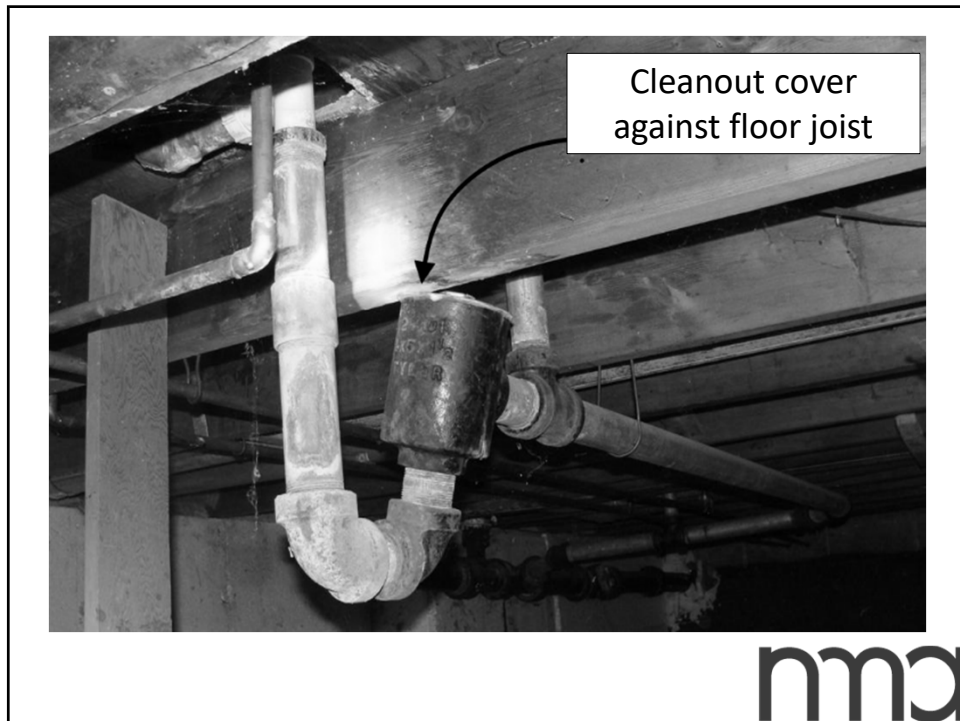
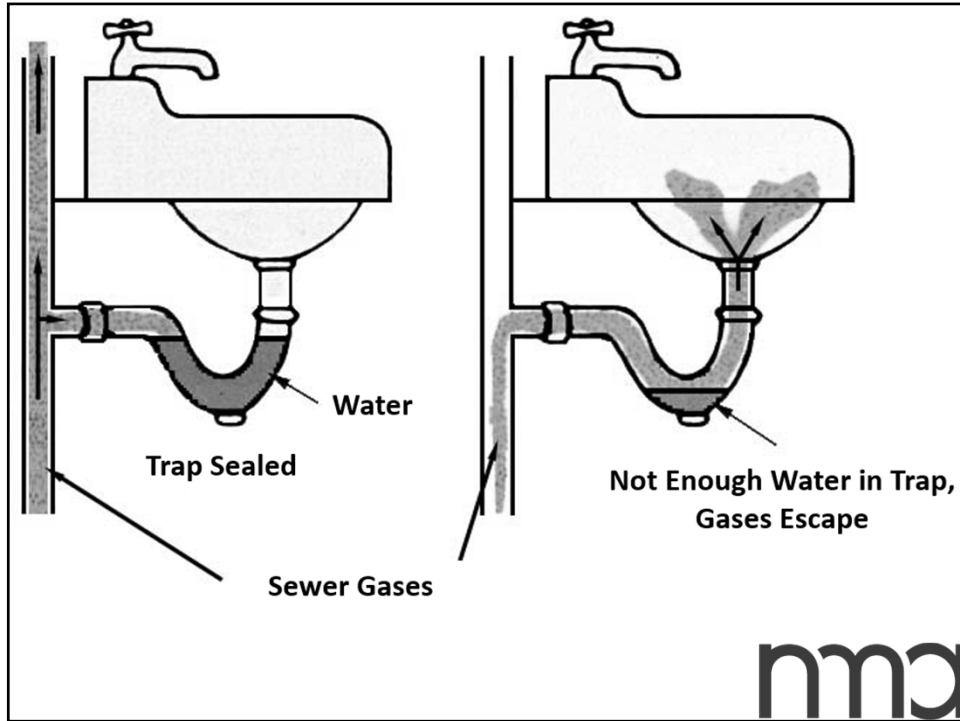
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*AHR: UNIT













Site Drainage

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

Site Drainage

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

Deficiency Criteria:

Outside: Standing water is present above the outflow pipe entrance.
OR
Drainage is blocked such that the inspector believes water is unable to drain in the event of precipitation.

H&S Determination:

Outside: Low

Correction Timeframe:

Outside: 60 days



Site Drainage

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

More Information:

Outside:

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




Site Drainage

Deficiency 2: Erosion is present.

Deficiency Criteria:

Outside: Erosion is present and the footer is exposed.
 OR
 Erosion is more than 2 feet away from the built environment and its depth is equal to or greater than its measured distance from the built environment, and the inspector believes it may undermine the supporting soil.

H&S Determination:	Correction Timeframe:
Outside: Low	Outside: 60 days




Site Drainage

Deficiency 2: Erosion is present.

More Information:

Outside: • Damage to the built environment caused by erosion should be evaluated under the respective item’s standard, which may include but is not limited to:

• Fence – Security	• Private Roads and Driveways	• Sidewalk, Walkway, and Ramp
• Foundation	• Retaining Wall	• Trip Hazard
• Parking Lot		



Site Drainage

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

Deficiency Criteria:

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

H&S Determination:

Outside: Moderate

Correction Timeframe:

Outside: 30 days

More Information:

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





Smoke Alarm

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

Smoke Alarm

More Information:

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

Smoke Alarm

More Information:

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

Smoke Alarm

More Information:

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

Smoke Alarm

More Information:

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

Sealed Batteries

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



Smoke Alarm

Deficiency 1: Smoke alarm is not installed where required.

Deficiency Criteria:

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

*AHR: UNIT & INSIDE




Smoke Alarm

Deficiency 1: Smoke alarm is not installed where required.

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

More Information:

Unit:	<ul style="list-style-type: none"> A smoke alarm installed within a hallway in the immediate vicinity of multiple bedrooms meets the requirement of "outside the bedroom(s)" under this standard. A smoke alarm installed outside a bedroom may meet the requirement of "on each level" under this standard.
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*AHR: UNIT & INSIDE

Smoke Alarm

Deficiency 1: Smoke alarm is not installed where required.

More Information:

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



*AHR: UNIT & INSIDE

Smoke Alarm

Deficiency 1: Smoke alarm is not installed where required.

More Information:

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

*AHR: UNIT & INSIDE



Smoke Alarm

Deficiency 2: Smoke alarm is obstructed.

Deficiency Criteria:

Unit & Inside:	Smoke alarm is obstructed.
-------------------	----------------------------

H&S Determination:

Unit & Inside:	Life-Threatening
-------------------	------------------

Correction Timeframe:

Unit & Inside:	24 hours
-------------------	----------

More Information:

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

Smoke Alarm

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

Deficiency Criteria:

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

H&S Determination:

Unit & Inside: Life-Threatening

Correction Timeframe:

Unit & Inside: 24 hours

More Information:

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

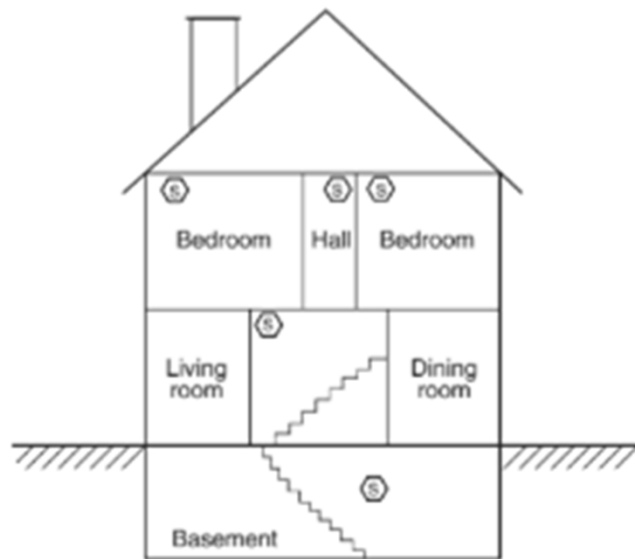
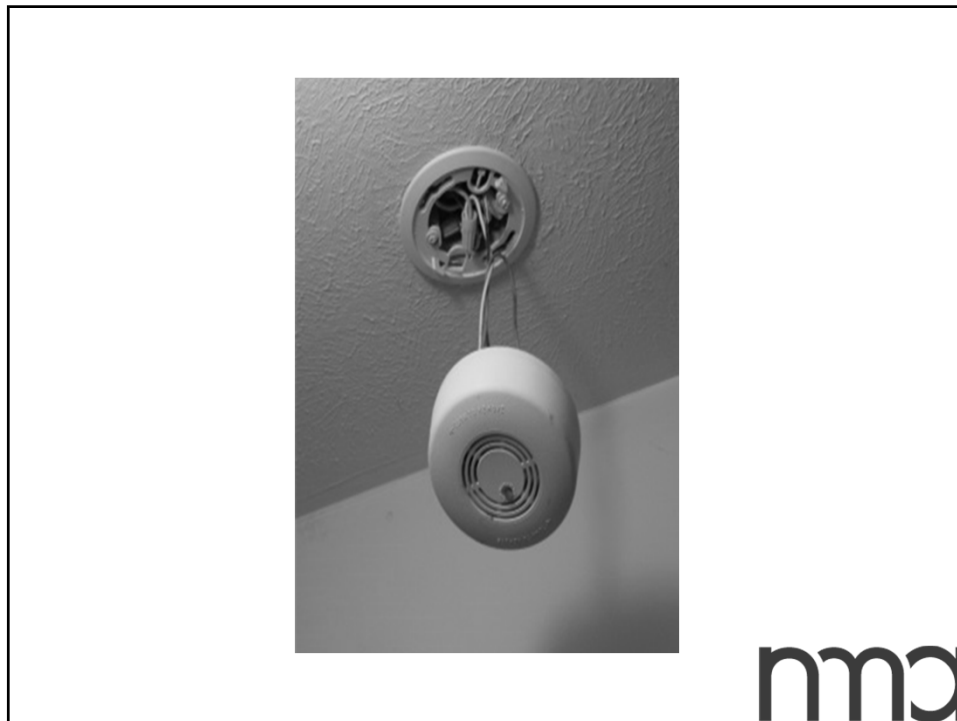
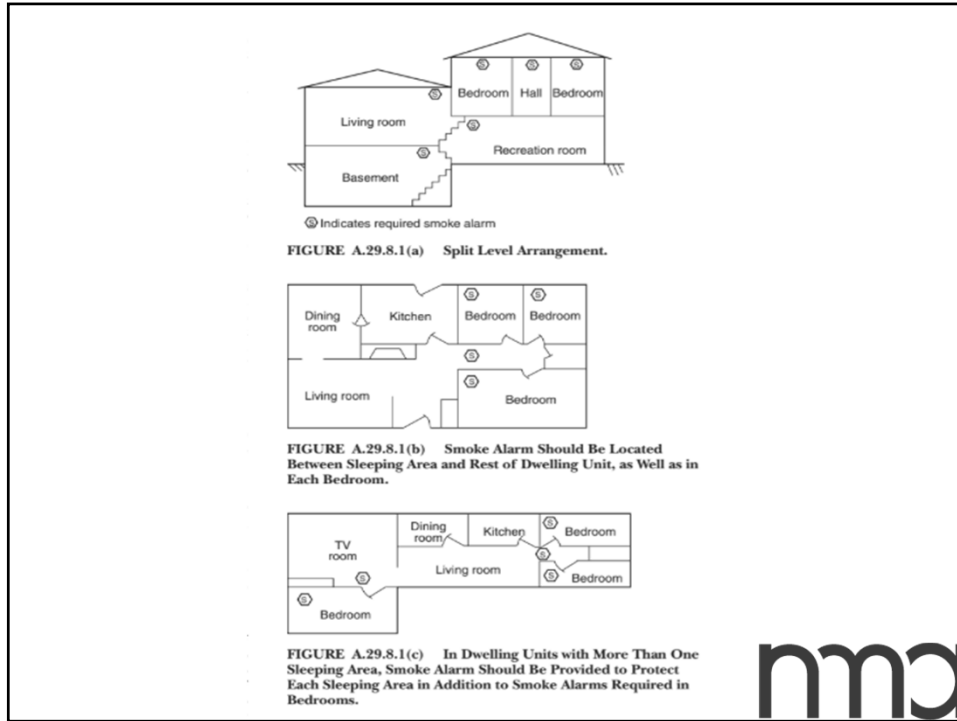


FIGURE A.29.8.1(d) Smoke Alarm Should Be Located on Each Level in Addition to Each Bedroom.



Sprinkler Assembly

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

Sprinkler Assembly

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

Deficiency Criteria:

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

H&S Determination:

Unit, Inside, & Outside: Life-Threatening

Correction Timeframe:

Unit, Inside, & Outside: 24 hours

Sprinkler Assembly

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

More Information:

- | | |
|--------------------------------|---|
| Unit,
Inside, &
Outside: | <ul style="list-style-type: none"> • Some sprinkler heads may not have 18" clearance due to features within the built environment (e.g., closet, wall mounted kitchen cabinets, permanently installed light fixture, exit sign) and should not be considered a deficiency under this Standard. • A parked vehicle within 18" of the sprinkler assembly should not be considered a deficiency under this Standard. |
|--------------------------------|---|

Sprinkler Assembly

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

More Information:

- | | |
|--------------------------------|---|
| Unit,
Inside, &
Outside: | <ul style="list-style-type: none"> • Examples of encasements may include, but are not limited to: <ul style="list-style-type: none"> • Painter's tape • Plastic bag • Examples of obstructions may include, but are not limited to: <ul style="list-style-type: none"> • Furniture • Shelves • Stacked materials |
|--------------------------------|---|

Sprinkler Assembly

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

Deficiency Criteria:

Unit, Inside, & Outside:	Sprinkler assembly component is damaged, inoperable, or missing and it is detrimental to performance.
--------------------------	---

H&S Determination:

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

Correction Timeframe:

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

Sprinkler Assembly

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

More Information:

- | | |
|--------------------------|---|
| Unit, Inside, & Outside: | <ul style="list-style-type: none"> • For the purpose of this Standard, a condition is detrimental to performance if it impacts the sprinkler assembly's ability to properly or adequately discharge when activated. • Examples of conditions that may be detrimental to performance may include, but are not limited to: <ul style="list-style-type: none"> • Physical damage • Glass bulb has lost fluid • Concealed sprinkler cover plate is caulked or glued to ceiling • Missing sprinkler head escutcheon |
|--------------------------|---|

Sprinkler Assembly

Deficiency 3: Sprinkler assembly has evidence of corrosion.

Deficiency Criteria:

Unit, Inside, & Outside: Sprinkler assembly has evidence of corrosion.

H&S Determination:

Unit, Inside, & Outside: Life-Threatening

Correction Timeframe:

Unit, Inside, & Outside: 24 hours

More Information:

Unit, Inside, & Outside: • None

Sprinkler Assembly

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

Deficiency Criteria:

Unit, Inside, & Outside: Foreign material covers 75% or more of the sprinkler assembly.
OR
Foreign material covers 75% or more of the glass bulb.

H&S Determination:

Unit, Inside, & Outside: Life-Threatening

Correction Timeframe:

Unit, Inside, & Outside: 24 hours

Sprinkler Assembly

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

More Information:

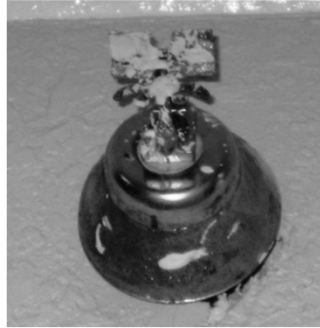
Unit,
Inside, &
Outside:

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



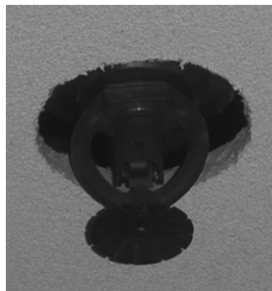


Sprinkler assembly has evidence of foreign material that is detrimental to performance



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

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Sprinkler assembly has evidence of corrosion



Sprinkler assembly has evidence of corrosion

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Steps and Stairs

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

Common Components: Tread; Stringer; Riser; Railing; Nosing

More Information: None

Steps and Stairs

Deficiency 1: Tread is missing or damaged.

Deficiency Criteria:

Unit, Inside, & Outside: Tread on a set of stairs is missing (i.e., evidence of prior installation, but now not present or is incomplete).
 OR
 Tread on a set of stairs is loose or unlevel.
 OR
 A portion of the tread nosing that is greater than 1 inch in depth or 4 inches wide is damaged or broken.

H&S Determination:

Unit, Inside, & Outside: Moderate

Correction Timeframe:

Unit, Inside, & Outside: 30 days

Steps and Stairs

Deficiency 1: Tread is missing or damaged.

More Information:

- | | |
|--------------------------------|--|
| Unit,
Inside, &
Outside: | <ul style="list-style-type: none"> If accessory treads are present, then verify if they are secure and level. |
|--------------------------------|--|



Steps and Stairs

Deficiency 2: Stringer is damaged.

Deficiency Criteria:

- | | |
|--------------------------------|---|
| Unit,
Inside, &
Outside: | <ul style="list-style-type: none"> Stringer is damaged (i.e., visibly defective; impacts functionality). |
|--------------------------------|---|

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"> Generally, stringers may only be visible on exterior stairs. If not visible, then the inspector is unable to evaluate this deficiency. |
|--------------------------------|---|

Steps and Stairs

Deficiency 3: Step or stair is not functionally adequate.

Deficiency Criteria:

Outside: Step or stair is not functionally adequate (i.e., may not allow for personal traffic from one level to the next).

H&S Determination:

Outside: Moderate

Correction Timeframe:

Outside: 30 days



Steps and Stairs

Deficiency 3: Step or stair is not functionally adequate.

More Information:

- Outside:
- Conditions that may impact the functional adequacy of a step or stairs may include, but are not limited to:
 - Damage or deterioration to the extent that it disrupts a person's ability to move from one level to the next
 - Unintentional dimensional changes that may interrupt a person's walking pattern or movement
 - Unstable material





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Structural System

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

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

Structural System

More Information:

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

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

Structural System

Deficiency 1: Structural system exhibits signs of serious failure.

Deficiency Criteria:

Unit, Inside, & Outside: Structural system exhibits signs of serious failure and may threaten the resident’s safety.

H&S Determination:

Unit, Inside, & Outside: Life-Threatening

Correction Timeframe:

Unit, Inside, & Outside: 24 hours



Structural System

Deficiency 1: Structural system exhibits signs of serious failure.

More Information:

Unit,
Inside, &
Outside:

- If signs of failure are present and cannot be attributed to a specific structural element, then evaluate under this standard.
- If failure is present at a structural element, then it should be evaluated under the respective standard.

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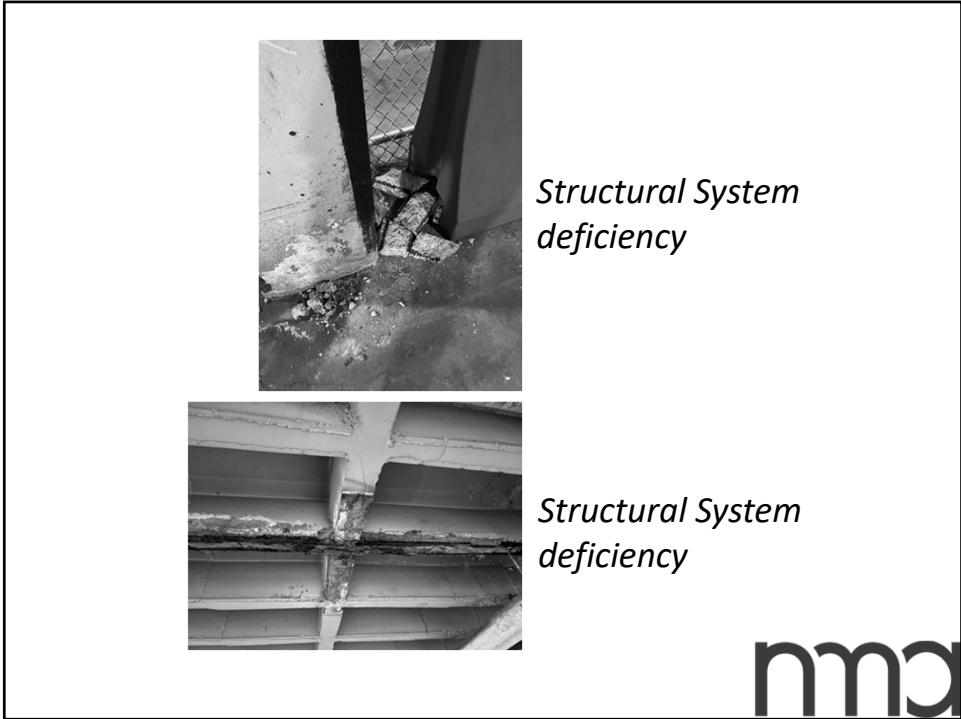


Not a Structural System deficiency



Rotted floor, almost fell through

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Toilet

Definition: A plumbing fixture used to receive human waste and to discharge it through a waste pipe, using water as a conveying method.

Toilet

Common Components: Tank; Bowl; Lid; Seat; Flush handle; Drain; Drain lines; Supply valve; Supply line; Wax ring; Float ball; Float cup; Refill tube; Ballcock; Trip lever; Chain; Flapper; Overflow tube; Trap; Closet bend

More Information: None


Toilet

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

Deficiency Criteria:

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

H&S Determination:	Correction Timeframe:
Unit: Life-Threatening	Unit: 24 hours
Inside: Moderate	Inside: 30 days




Toilet

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

More Information:

Unit & Inside:	<ul style="list-style-type: none"> Toilets may be installed in unfinished spaces or common restrooms that have been converted for another use (e.g., a storage room). In these cases, the sewer line and supply valves must be properly capped to prevent exposure to sewer gas and leaks. In the event that a toilet was never installed by design (e.g., in an SRO property), then the shared facilities are considered part of the Unit location for inspection purposes.
----------------	--



Toilet

Deficiency 2: A toilet is missing and at least 1 toilet is installed elsewhere that is operational.

Deficiency Criteria:

Unit: A toilet is missing (i.e., evidence of prior installation, but now not present or is incomplete) and at least 1 toilet is installed elsewhere within the Unit that is operational.

Inside: A toilet is missing (i.e., evidence of prior installation, but now not present or is incomplete) and at least 1 toilet is installed elsewhere within the Inside area that is operational.

H&S Determination:

Unit & Moderate
Inside:

Correction Timeframe:

Unit & 30 days
Inside:

Toilet

Deficiency 2: A toilet is missing and at least 1 toilet is installed elsewhere that is operational.

More Information:

- Unit & Inside:**
- Toilets may be installed in unfinished spaces or common restrooms that have been converted for another use (e.g., a storage room). In these cases, the sewer line and supply valves must be properly capped to prevent exposure to sewer gas and leaks.
 - In the event that a toilet was never installed by design (e.g., in an SRO property), then the shared facilities are considered part of the Unit location for inspection purposes.
 - If multiple toilets are installed, but none are operational, then evaluate under Deficiency 1.

Toilet

Deficiency 3: Only 1 toilet was installed, and it is damaged or inoperable.

Deficiency Criteria:

Unit & Inside: Only 1 toilet was installed, and it is damaged (i.e., visibly defective; impacts functionality).
 OR
 Only 1 toilet was installed, and it is inoperable (i.e., overall system is not meeting function or purpose; with or without visible damage).

H&S Determination:

Unit: Severe
 Inside: Moderate

Correction Timeframe:

Unit: 24 hours
 Inside: 30 days

Toilet

Deficiency 3: Only 1 toilet was installed, and it is damaged or inoperable.

More Information:

Unit & Inside:

- If the toilet refills and continues running, then evaluate the condition under Deficiency 7 of this standard.
- In the event that a toilet was never installed by design (e.g., SRO property), then the shared facilities are considered part of the Unit location for inspection purposes.



Toilet

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

Deficiency Criteria:

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

Toilet

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

Deficiency Criteria:

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

H&S Determination:

Unit & Moderate
 Inside:

Correction Timeframe:

Unit & 30 days
 Inside:

Toilet

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

More Information:

- | | |
|----------------|---|
| Unit & Inside: | <ul style="list-style-type: none"> • In the event that a toilet was never installed by design (e.g., in an SRO property), then the shared facilities are considered part of the Unit location for inspection purposes. • If multiple toilets are installed, but none are operational, then evaluate under Deficiency 1. |
|----------------|---|



Toilet

Deficiency 5: Toilet component is damaged, inoperable, or missing such that it may limit the resident’s ability to safely discharge human waste.

Deficiency Criteria:

- | | |
|----------------|--|
| Unit & Inside: | <p>Toilet component is damaged (i.e., visibly defective; impacts functionality) such that it may limit the resident’s ability to safely discharge human waste.</p> <p>OR</p> <p>Toilet component is inoperable (i.e., component is not meeting function or purpose; with or without visible damage) such that it may limit the resident’s ability to safely discharge human waste.</p> |
|----------------|--|



Toilet

Deficiency 5: Toilet component is damaged, inoperable, or missing such that it may limit the resident’s ability to safely discharge human waste.

Deficiency Criteria:

Inside: OR
 Toilet component is missing (i.e., evidence of prior installation, but now not present or is incomplete) such that it may limit the resident’s ability to safely discharge human waste.

H&S Determination:

Unit & Inside: Moderate

Correction Timeframe:

Unit & Inside: 30 days

Toilet

Deficiency 5: Toilet component is damaged, inoperable, or missing such that it may limit the resident’s ability to safely discharge human waste.

More Information:

Unit & Inside:

- Damaged, inoperable, or missing components that may limit the resident’s ability to safely discharge human waste may include, but are not limited to:
 - Seat
 - Handle, lever, or button used for flushing
 - Tank
 - Bowl
- In the event that a toilet was never installed within the Unit by design (e.g., in an SRO property), then the shared facilities are considered part of the Unit location for inspection purposes as they are the resident’s primary toilet.

Toilet

Deficiency 6: Toilet is not secured at the base.

Deficiency Criteria:

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

H&S Determination:

Unit & Moderate
 Inside:

Correction Timeframe:

Unit & 30 days
 Inside:

More Information:

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

Toilet

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

Deficiency Criteria:

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



Toilet

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

Deficiency Criteria:

Unit & OR
 Inside: Toilet component is missing (i.e., evidence of prior installation, but now not present or is incomplete) and it does not limit the resident’s ability to safely discharge human waste.

H&S Determination:

Unit & Low
 Inside:

Correction Timeframe:

Unit & 60 days
 Inside:

Toilet

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

More Information:

Unit & • Damaged, inoperable, or missing components that do not
 Inside: limit the resident’s ability to safely discharge human waste may include, but are not limited to:

- Tank lid
- Handle, lever, or button used for flushing that is loose, but is still operable

• In the event that a toilet was never installed within the Unit by design (e.g., in an SRO property), then the shared facilities are considered part of the Unit location for inspection purposes as they are the resident’s primary toilet.

Toilet

Deficiency 8: Toilet cannot be used in private.

Deficiency Criteria:

Unit* & Toilet cannot be used in private.
Inside:

H&S Determination:

Unit & Moderate
Inside:

Correction Timeframe:

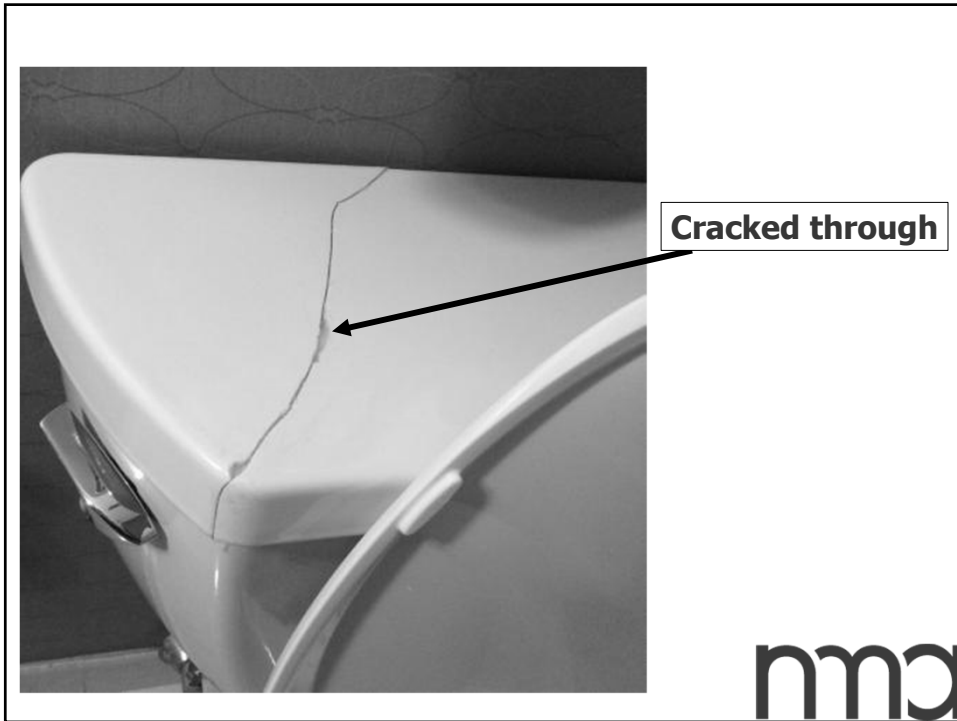
Unit & 30 days
Inside:

More Information:

Unit & • For the purpose of this standard, the resident should be
Inside: able to use the toilet without being observed from an adjacent area or exterior space.

*AHR: UNIT





Trash Chute

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

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

More Information: None

Trash Chute

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

Deficiency Criteria:

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

H&S Determination:

Inside: Moderate

Correction Timeframe:

Inside: 30 days

More Information:

Inside: • None



Trash Chute

Deficiency 2: Chute is clogged.

Deficiency Criteria:

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

H&S Determination:

Inside: Moderate

Correction Timeframe:

Inside: 30 days

More Information:

Inside: • None

nmca

The trash chute will not close and secure.



nmca

Trip Hazard

Definition: Hazard caused by an abrupt change in vertical elevation or horizontal separation on any walking surface.

Common Components: None

More Information: None

Trip Hazard

Deficiency 1: Trip hazard on walking surface.

Deficiency Criteria:

Unit, Inside, & Outside: There is an abrupt change in vertical elevation or horizontal separation on any walking surface along the normal path of travel, consisting of the following criteria:

- An unintended ¾-inch or greater vertical difference.

OR

- An unintended 2-inch or greater horizontal separation that is perpendicular to the path of travel.

H&S Determination:

Unit, Inside, & Outside: Moderate

Correction Timeframe:

Unit, Inside, & Outside: 30 days

Trip Hazard

Deficiency 1: Trip hazard on walking surface.

More Information:

Unit,
Inside, &
Outside:

- Examples of conditions that should be evaluated under this deficiency include, but are not limited to:
 - A service access cover that is missing and it is located along a walking surface.
 - Any surface, object, or material that creates an unintended 3/4-inch or greater vertical rise along the path of travel.
 - An unintended 2-inch or greater gap or space along the path of travel.



Trip Hazard

Deficiency 1: Trip hazard on walking surface.

More Information:

Unit,
Inside, &
Outside:

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





Ventilation

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

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

Ventilation

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

Ventilation

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

Deficiency Criteria:

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

H&S Determination:

Unit & Moderate
 Inside:

Correction Timeframe:

Unit & 30 days
 Inside:

More Information:

Unit & • None
 Inside:

Ventilation

Deficiency 2: Exhaust system has restricted airflow.

Deficiency Criteria:

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

H&S Determination:

Unit & Moderate
 Inside:

Correction Timeframe:

Unit & 30 days
 Inside:

More Information:

Unit & • None
 Inside:



Ventilation

Deficiency 3: Exhaust system component is damaged or missing.

Deficiency Criteria:

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

Unit & Inside:	Moderate
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Correction Timeframe:

Unit & Inside:	30 days
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Ventilation

Deficiency 3: Exhaust system component is damaged or missing.

More Information:

Unit & Inside:	<ul style="list-style-type: none"> • Examples of damaged or missing components may include, but are not limited to: <li style="margin-left: 20px;">• Fan <li style="margin-left: 20px;">• Filter <li style="margin-left: 20px;">• Screen <li style="margin-left: 20px;">• Duct
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Ventilation

Deficiency 4: Bathroom does not have proper ventilation or dehumidification.

Deficiency Criteria:

Unit & Neither an exhaust fan, window, nor adequate means of
 Inside: ventilation or dehumidification is present and operable.

H&S Determination:

Unit & Moderate
 Inside:

Correction Timeframe:

Unit & 30 days
 Inside:



Ventilation

Deficiency 4: Bathroom does not have proper ventilation or dehumidification.

More Information:

- Unit & • A high-rise building may have a passive or motorized
 Inside: central ventilation system and if there is a vent in the bathroom, this may require an alternate means of detecting airflow if otherwise undetectable.
- The POA is allowed to plug in an exhaust fan if it is present and unplugged.
- Only one means of ventilation or dehumidification is required per bathroom.











Wall – Exterior

Definition:

- Exterior wall: The finished or unfinished surface that provides a vertical separation between the interior and exterior of the building and may provide security and privacy, sound proofing, and weather resistance.
- Wall covering: Material such as siding or stucco used as a covering for exterior walls.

Wall – Exterior

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

Common Components: Cladding; Air barrier; Sheathing; Framing; Vapor control layer; Insulation

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

Wall – Exterior

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

Deficiency Criteria:

Outside: Cumulatively, 1 square foot or more of an exterior wall covering is missing (i.e., evidence of prior installation, but now not present or is incomplete).

H&S Determination:

Outside: Moderate

Correction Timeframe:

Outside: 30 days

More Information:

Outside: • None



Wall – Exterior

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

Deficiency Criteria:

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

H&S Determination:

Outside: Moderate

Correction Timeframe:

Outside: 30 days

More Information:

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

Wall – Exterior

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

Deficiency Criteria:

Outside: Exterior wall component(s) is not functionally adequate (i.e., impacts the integrity of the wall assembly or building envelope, or does not allow exterior wall to separate the accommodation inside from that outside).

H&S Determination:

Outside: Moderate

Correction Timeframe:

Outside: 30 days



Wall – Exterior

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

More Information:

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

mma









Wall – Interior

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

Wall – Interior

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

Deficiency Criteria:

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

H&S Determination:

Unit & Inside: Moderate

Correction Timeframe:

Unit & Inside: 30 days

More Information:

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

Wall – Interior

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

Deficiency Criteria:

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

Unit & Inside:	Moderate
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Correction Timeframe:

Unit & Inside:	30 days
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Wall – Interior

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

More Information:

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

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

Deficiency Criteria:

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



Wall – Interior

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

H&S Determination:

Unit & Inside: Moderate

Correction Timeframe:

Unit & Inside: 30 days

More Information:

Unit & Inside: • None







Water Heater

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

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

Water Heater

Common Components: Temperature control module; Flue gas chimney or stack; Gas fired burner; Gas shutoff valve; Thermocouple

More Information: None

Water Heater

Deficiency 1: Temperature pressure relief (TPR) valve has an active leak or is obstructed or relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material.

Deficiency Criteria:

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

Deficiency 1: Temperature pressure relief (TPR) valve has an active leak or is obstructed or relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material.

H&S Determination:

Unit, Inside, & Outside:	Severe
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Correction Timeframe:

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

Unit, Inside, & Outside:	Acceptable relief valve discharge piping materials include: <ul style="list-style-type: none"> • Chlorinated polyvinyl chloride (CPVC) plastic pipe/tubing • Copper pipe • Cross-linked polyethylene (PEX) plastic tubing
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Water Heater

Deficiency 1: Temperature pressure relief (TPR) valve has an active leak or is obstructed or relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material.

More Information:

- | | |
|--------------------------------|---|
| Unit,
Inside, &
Outside: | <ul style="list-style-type: none"> • Cross-linked polyethylene (PEX) plastic tubing • Ductile iron • Cross-linked polyethylene/aluminum/high-density Polyethylene (PEX-AL-HDPE) pipe • Polyethylene (PEX-AL-PE) pipe • Polyethylene (PEX-AL-PEX) pipe • Galvanized steel pipe • Polyethylene/aluminum/ polyethylene (PE-AL-PE) pipe • Polypropylene (PP) plastic pipe or tubing • Stainless steel pipe (type 304 or 316) |
|--------------------------------|---|

Water Heater

Deficiency 2: No hot water.

Deficiency Criteria:

Unit & Inside:	Hot water does not dispense after the handle is engaged.
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H&S Determination:

Unit:	Severe
Inside:	Low

Correction Timeframe:

Unit:	24 hours
Inside:	60 days

More Information:

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

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

Deficiency Criteria:

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

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

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"> If the relief valve discharge piping is plumbed through the wall and the inspector is unable to visually identify the termination point, then do not record as a deficiency.
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Water Heater

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

Deficiency Criteria:

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

H&S Determination:

Unit, Life-Threatening
Inside, &
Outside:

Correction Timeframe:

Unit, 24 hours
Inside, &
Outside:



Water Heater

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

More Information:

Unit, • Metal tape is not a substitute for substandard flue vent
Inside, & connections.
Outside:



Water Heater

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

Deficiency Criteria:

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

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

H&S Determination:

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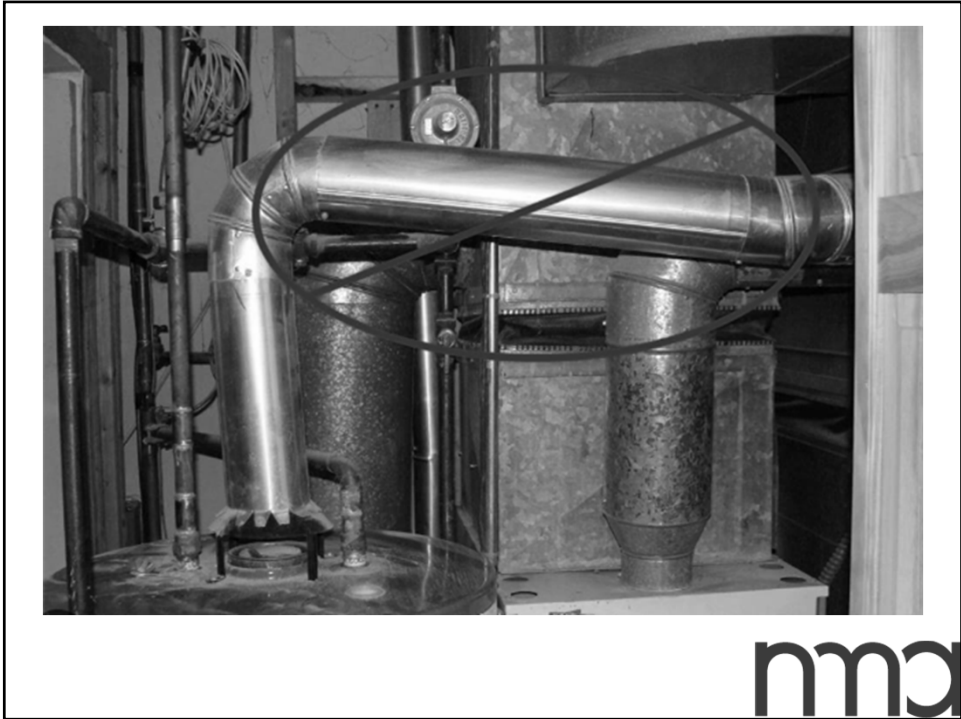
Correction Timeframe:

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

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













Window


Definition:	Opening in a wall or roof of a building that is fitted with glass or other material.
Common Components:	Screen; Weather stripping; Frame; Balance; Header; Sill; Pane; Jambs; Glass; Sash; Jamb liner; Rail

Window

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

Deficiency 1: Window will not open or stay open.	
Deficiency Criteria:	
Unit & Inside:	Window will not open. OR Once opened, window will not stay open without the use of a tool or item.
H&S Determination:	Correction Timeframe:
Unit: Moderate	Unit: 30 days
Inside: Low	Inside: 60 days



Window

Deficiency 1: Window will not open or stay open.

More Information:

- | | |
|----------------|---|
| Unit & Inside: | <ul style="list-style-type: none"> • If the window is not designed to open, then disregard this deficiency. • If a permanently installed window-mounted air conditioner is present, then disregard this deficiency. • If the window serves as a rescue opening, then it should be evaluated under the Egress standard. |
|----------------|---|



Window

Deficiency 2: Window cannot be secured.

Deficiency Criteria:

Unit & Inside:	Window cannot be secured (i.e., access controlled) by at least 1 installed lock.
----------------	--

H&S Determination:

Unit: Moderate	
	Inside: Low

Correction Timeframe:

Unit: 30 days	
	Inside: 60 days



Window

Deficiency 2: Window cannot be secured.

More Information:

- | | |
|----------------|--|
| Unit & Inside: | <ul style="list-style-type: none"> • Examples of window locks that are not acceptable include: <ul style="list-style-type: none"> • Stick/wooden dowel • Other devices that are not attached to the window assembly • If the window is not designed to have a lock, then it should not be evaluated under this deficiency. • If a permanently installed window-mounted air conditioner is present, then disregard this deficiency. |
|----------------|--|



Window

Deficiency 3: Window will not close.

Deficiency Criteria:

Unit & Inside:	The window will not close.
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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"> • If a permanently installed window-mounted air conditioner is present, then disregard this deficiency. |
|----------------|---|

Window

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

Deficiency Criteria:

Unit & Inside: Any portion of a visually accessible (i.e., can be reasonably accessed and observed) window component is damaged (i.e., visibly defective) and the window is not functionally adequate (i.e., cannot protect from the elements, bugs, or debris, permit illumination within the interior space, or permit visual access between spaces).



Window

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

Deficiency Criteria:

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

Window

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

H&S Determination:

Unit & Moderate
Inside:

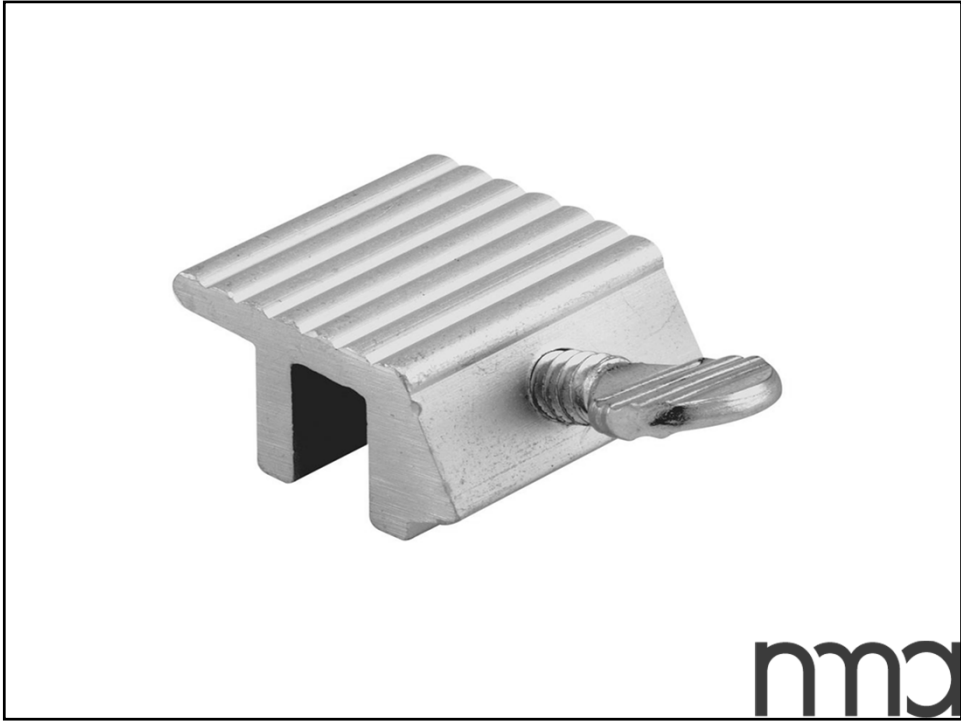
Correction Timeframe:

Unit & 30 days
Inside:

More Information:

- | | |
|----------------|--|
| Unit & Inside: | <ul style="list-style-type: none"> • Examples of damaged or missing components that may impact the window's functional adequacy may include, but are not limited to: <ul style="list-style-type: none"> <li style="width: 50%;">• Weather stripping or seal <li style="width: 50%;">• Pane or sash <li style="width: 50%;">• Sill <li style="width: 50%;">• Framing or casing • Condensation that is present due to a failed window seal should not be evaluated. |
|----------------|--|





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