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Part III

Department of Housing and Urban Development

Public Housing Assessment System (PHAS); Physical Condition Inspection Proposed Changes to the Dictionary of Deficiency Definitions; Notice

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR 4896–N–01]

Public Housing Assessment System (PHAS); Physical Condition Inspection Proposed Changes to the Dictionary of Deficiency Definitions

AGENCY: Office of the Assistant Secretary for Public and Indian Housing, HUD.

ACTION: Notice.

SUMMARY: This notice provides information to public housing agencies (PHAs), multifamily owners and agents, and members of the public regarding proposed changes to the 47 definitions in the physical condition Dictionary of Deficiency Definitions that is an appendix to the PHAS notice on the physical condition scoring process. The 47 definitions proposed to be changed are those that have been identified as causing the greatest inconsistency among contract inspections. These proposed changes would affect the physical condition inspection process for both multifamily and public housing properties.

DATES: Comment Due Date: April 15, 2004.

ADDRESSES: Interested persons are invited to submit comments regarding this notice to the Regulations Division, Office of General Counsel, Room 10276, Department of Housing and Urban Development, 451 Seventh Street, SW., Washington, DC 20410–0500. Communications should refer to the above docket number and title. Facsimile (FAX) comments are not acceptable. A copy of each communication submitted will be available for public inspection and copying between 8 a.m. and 5 p.m. eastern time weekdays at the above address.

FOR FURTHER INFORMATION CONTACT: The Office of Public and Indian Housing, Real Estate Assessment Center (PIH–REAC), Attention: Wanda Funk, Department of Housing and Urban Development, 1280 Maryland Avenue, SW., Suite 800, Washington, DC 20024–2135; telephone the PIH–REAC Technical Assistance Center at (888) 245–4860 (this is a toll free number). Persons with hearing or speech impairments may access this number through TTY by calling the toll-free Federal Information Relay Service at (800) 877–8339. Additional information is available from the PIH–REAC Internet site at *http://www.hud.gov/reac/.*

SUPPLEMENTARY INFORMATION:

1. Background

This notice proposes changes to 47 definitions in the Dictionary of Deficiency Definitions that is an appendix to the PHAS Notice on the Physical Condition Scoring Process, as provided in HUD's regulations that govern the PHAS. (See 24 CFR part 902, and especially § 902.24). The 47 definitions proposed to be changed are those that have been identified as causing the greatest inconsistency among contract inspections. These proposed changes would effect the physical condition inspection process for both multifamily and public housing properties

The Conference Report 106–988 (Conference Report) accompanying HUD's Fiscal Year 2001 Appropriations Act (Pub. L. 106–377, approved October 27, 2000), directed the Department to, among other things, continue to assess the accuracy and effectiveness of the PHAS system, in particular the physical condition inspection protocol. HUD was also to perform a statistically valid test of PHAS, conduct a thorough analysis of the results, and have the methodology and results reviewed by an independent expert before taking any adverse action against a PHA based solely on its PHAS score. The Department retained the Louis Berger Group (the contractor) to conduct the review of the methodology and results of the statistically valid test.

The findings of the contractor's study concluded that the physical condition inspection protocol is repeatable and reliable. A report, entitled the ''Review and Assessment of the REAC Study of the Physical Assessment Sub-System (PASS) Process'', which addressed the issues raised in the Conference Report was provided to HUD's Committee on Appropriations on March 1, 2001. The contractor issued a final report in June 2000. The contractor also identified 47 definitions in the Dictionary of Deficiency Definitions as causing the greatest inconsistency among inspections. As noted earlier, the Dictionary of Deficiency Definitions is included as an appendix to the PHAS Notice on the Physical Condition Scoring Process. The last version of this notice, which included the Dictionary of Deficiency Definitions, was published in the **Federal Register** on June 28, 2000 (65 FR 39988). The report recommended modifications and minor changes to the 47 definitions.

2. Informal Consultations Regarding the 47 Definitions

HUD held informal meetings with multifamily and public housing industry representatives, housing advocacy representatives and governmental representatives to seek their input regarding ways to revise and improve the 47 definitions identified by the contractor. After the contractor issued its final and supplemental report in June 2001, and a HUD review team evaluated the proposed definition changes during July and August 2001, HUD issued preliminary comments that either agreed with the changes, recommended modifications, or advised leaving certain definitions unchanged. HUD and the contractor then completed the first revision to the physical inspection software based on the input from the HUD review team.

From 2001 to 2002, HUD and the contractor met with representatives from the multifamily industry, the public housing industry, and HUD's own public housing staff to hold informal discussions on proposed changes to various definitions in the Dictionary of Deficiency Definitions. Informed by these discussions, HUD drafted this proposed revision to the 47 definitions.

The proposed revisions to the 47 definitions that resulted from these meetings are now being published for public comment for a 30-day period. The revisions are included as Appendix 1 to this notice, which lists the 47 definitions identified by the contractor showing the original definition and the proposed definition.

Dated: January 12, 2004.

Michael Liu,

Assistant Secretary for Public and Indian Housing.

BILLING CODE 4210–33–P

Appendix 1

Definition In Question	Current Version 2.3 Definition	Proposed Definition
Building Exteriors **Walls**	**Deficiency:** The chimney, including the part that extends above the roofline, has separated from the wall or has cracks, spalling, missing pieces, or broken sections. **Level of Deficiency:** **Level 1:** N/A **Level 2:** The surface of the chimney shows surface damage on more than one piece of wall--a few bricks or a section of siding, for example. -OR- The surface of the chimney has holes that affect an area larger than 4 inches by 4 inches. **Level 3:** Part or the entire chimney has visibly separated from the adjacent wall. -OR- There are cracked or fallen pieces or sections. -OR- There is a risk that falling pieces could create a safety hazard. Comments **Level 3:** If the condition is a health and safety concern, you must record it manually as "Health and Safety: Hazards."	**Deficiency:** The chimney, including the part that extends above the roofline, has separated from the wall or has cracks, spalling, missing pieces, or broken sections **(including chimney caps)**. **Level of Deficiency:** **Level 1:** The chimney cap is either visibly loose or damaged. **Level 2:** The surface of the chimney shows surface damage on more than one piece of wall--a few bricks or a section of siding, for example. -OR- The surface of the chimney has holes that affect an area larger than 4 inches by 4 inches. **Level 3:** Part or the entire chimney has visibly separated from the adjacent wall. -OR- There are cracked or fallen pieces or sections. -OR- There is a risk that falling pieces could create a safety hazard. Comments **Level 3:** If the condition is a health and safety concern, you must record it manually as "Health and Safety: Hazards."

Definition in Question	Current Version 2.3 Definition	Proposed Definition
Building Exteriors **Windows**	**Windows (Building Exterior)** Window systems provide light, security, and exclusion of exterior noise, dust, heat, and cold. Frame materials include wood, aluminum, vinyl, etc. **Note:** This does not include windows that have defects noted from inspection from inside the unit. This inspectable item can have the following deficiencies: Broken/Missing/Cracked Panes Damaged/Missing Screens Damaged Sills/Frames/Lintels/Trim Missing/Deteriorated Caulking/Seals/Glazing Compound Peeling/Needs Paint Security Bars Prevent Egress	**Windows (Building Exterior)** Window systems provide light, security, and exclusion of exterior noise, dust, heat, and cold. Frame materials include wood, aluminum, vinyl, etc. **Note removed**. This inspectable item can have the following deficiencies: Broken/Missing/Cracked Panes Damaged/Missing Screens Damaged Sills/Frames/Lintels/Trim Missing/Deteriorated Caulking/Seals/Glazing Compound Peeling/Needs Paint

Definition in Question	Current Version 2.3 Definition	Proposed Definition
Building Exteriors **Security Bars Prevent Egress**	**Deficiency:** Exiting (egress) is severely limited or impossible, because security bars are damaged or improperly constructed or installed. **Note:** This does not include windows that are not intended for exiting. **Level of Deficiency:** **Level 1:** N/A **Level 2:** N/A **Level 3:** The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks.	**Remove deficiency from Building Exterior, but for Common Area and Unit, use the following definition:** **Deficiency:** Exiting (egress) is severely limited or impossible, because security bars are damaged or improperly constructed or installed. **Security bars that are designed to open should open. If they do not open, record a deficiency.** **Note: Inspector should verify that the security bars if opened do not activate an alarm that would alarm or summon outside authorities (police, etc.).** **Level of Deficiency:** **Level 1:** N/A **Level 2:** N/A **Level 3: Exiting or egress is severely limited or impossible, because security bars are damaged, improperly constructed/installed, or security bars that are designed to open cannot be readily opened.**

Definition in Question	Current Version 2.3 Definition	Proposed Definition
Building Exteriors **Windows — Peeling/ Needs Paint**	**Deficiency:** ▪ Paint covering the window assembly or trim is cracking, flaking, or otherwise failing. -OR- ▪ The window assembly or trim is not painted or is exposed to the elements. **Note:** This does not include windows that are not intended to be painted. **Level of Deficiency:** **Level 1:** You see peeling paint or a window that needs paint. **Level 2:** N/A **Level 3:** N/A	**Definition unchanged, but without scoring.**

Definition in Question	Current Version 2.3 Definition	Proposed Definition
Building Exteriors **Windows — Missing/ Deteriorated Caulking/ Seals/ Glazing Compound**	**Deficiency:** The caulking or glazing compound that resists weather is missing or deteriorated. **Note:** 1. This also includes Thermopane or insulated windows that have failed. 2. Caulk and seals are considered to be deteriorated when two or more seals for any window have lost their elasticity. (If the seals crumble and flake when touched, they have lost their elasticity.) **Level of Deficiency:** **Level 1:** N/A **Level 2:** Most of the window shows missing or deteriorated caulk or glazing compound, but there is no evidence of damage to the window or surrounding structure. **Level 3:** There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure.	**Deficiency:** The caulking or glazing compound that resists weather is missing or deteriorated. **Note:** 1. This also includes Thermopane or insulated windows that have failed. 2. Caulk and seals are considered to be deteriorated when two or more seals for any window have lost their elasticity. (If the seals crumble and flake when touched, they have lost their elasticity.) **Level of Deficiency:** **Level 1: Most of the window shows missing or deteriorated caulk or glazing compound, but there is no evidence of damage to the window frame or surrounding structure.** **Level 2: N/A** **Level 3:** There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window frame or surrounding structure.

Definition In Question	Current Version 2.3 Definition	Proposed Definition
Building Systems **Exhaust System — Roof Fans Inoperable**	**Deficiency:** The ventilation system to exhaust kitchen or bathroom air does not function. **Level of Deficiency:** **Level 1:** N/A **Level 2:** N/A **Level 3:** The roof exhaust fan unit does not function.	**Deficiency:** The ventilation system to exhaust air **from building areas (such as kitchen, bathroom, etc.)** does not function. **Note:** 1. **The inspector shall determine if the fan is event activated (example: fire, timer, etc.)- if so, there is no deficiency.** 2. **"Missing" only refers to the case where there was a fan to begin with. If a fan was not included in the design do not record a deficiency for not having one.** **Level of Deficiency:** **Level 1:** N/A **Level 2:** N/A **Level 3:** The roof exhaust fan unit does not function, **is damaged to the point of being inoperable, or is missing.**

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<u>Building Systems</u> **HVAC**	**HVAC (Building Systems)** Portion of the building system that provides ability to heat or cool the air within the building. Includes equipment such as boilers, burners, furnaces, fuel supply, hot water and steam distribution, and associated piping, filters, and equipment. Also includes air handling equipment and associated ventilation ducting. This inspectable item can have the following deficiencies: Boiler/Pump Leaks Fuel Supply Leaks Misaligned Chimney/ Ventilation System General Rust/Corrosion	**HVAC (Building Systems)** Portion of the building system that provides ability to heat or cool the air within the building. Includes equipment such as boilers, burners, furnaces, fuel supply, hot water and steam distribution, **centralized air conditioning systems**, and associated piping, filters, and equipment. Also includes air handling equipment and associated ventilation ducting. This inspectable item can have the following deficiencies: Boiler/Pump/**Cooling System** Leaks Fuel Supply Leaks Misaligned Chimney/Ventilation System General Rust/Corrosion

Definition in Question	Current Version 2.3 Definition	Proposed Definition
Building Systems **HVAC - Boiler/ Pump leaks-**	**Deficiency:** Water or steam is escaping from unit casing or system piping. **Note:** 1. This does not include fuel supply leaks. See Building Systems- HVAC fuel supply leaks. 2. Do not include steam escaping from pressure relief valves. **Level of Deficiency:** **Level 1:** You see water or steam leaking in piping or pump packing. **Level 2:** N/A **Level 3:** Water or steam is leaking in piping or pump packing to the point that the system or pumps should be shut down. Comments **Level 3:** If the condition is a health and safety concern, you must record it manually as "Health and Safety: Hazards."	**Deficiency: Coolant,** water, or steam is escaping from unit casing **and/or pump packing/**system piping. **Note:** 1. This does not include fuel supply leaks. See Building Systems- HVAC fuel supply leaks. 2. Do not include steam escaping from pressure relief valves. 3. **If water containment and curb is provided, do not record as deficiency if there is standing water.** 4. **Condensation or sweating is not to be confused with leaking.** **Level of Deficiency:** **Level 1: Coolant, water, or steam is escaping from unit casing and/or pump packing/system piping.** **Level 2:** N/A **Level 3: Coolant, water, or steam is leaking in unit casing, system piping and/or pump packing to the point that the system or pumps should be shut down.** Comments **Level 3:** If the condition is a health and safety concern, you must record it manually as "Health and Safety: Hazards."

Definition In Question	Current Version 2.3 Definition	Proposed Definition
Common Areas	Items to inspect for "Common Areas" are as follows: Basement/Garage/Carport Closet/Utility/Mechanical Community Room Day Care FHEO Halls/Corridors/Stairs Kitchen Laundry Room Lobby Office Other Community Spaces Patio/Porch/Balcony Pools and Related Structures Restrooms/Pool Structures Storage Trash Collection Areas	**Definition unchanged.**

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<u>Common Areas</u> **Ceilings – Bulging/ Buckling**	**Deficiency:** A ceiling is bowed, deflected, sagging, or is no longer aligned horizontally. **Level of Deficiency:** **Level 1:** N/A **Level 2:** N/A **Level 3:** You see bulging, buckling, sagging, or a lack of horizontal alignment. Comments **Level 3:** If you have any doubt about the severity of the condition, request an inspection by a structural engineer.	**Deficiency:** A ceiling is bowed, deflected, sagging, or is no longer aligned horizontally **to the extent that ceiling failure is possible.** **Level of Deficiency:** **Level 1**: N/A **Level 2**: N/A **Level 3**: You see bulging, buckling, sagging, or a lack of horizontal alignment. Comments **Level 3**: **If you as an inspector have concerns about the possibility of failure, inform the property representative that an inspection by a professional engineer is suggested.**

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<u>Common Areas</u> **Ceilings — Holes/ Missing Tiles/ Panels/ Cracks**	**Deficiency:** ▪ The ceiling surface has punctures that may or may not penetrate completely. -OR- ▪ Panels or tiles are missing or damaged. **Level of Deficiency:** **Level 1:** You see small holes that are no larger than a sheet of paper--8½ inches by 11 inches. -OR- No hole penetrates the area above. -OR- You see that no more than 3 tiles or panels are missing. **Level 2:** You see a hole that is larger than a sheet of paper--8½ inches by 11 inches--but it does not penetrate the area above. (You cannot see through it.) -OR- You see that more than 3 tiles or panels are missing. -OR- You see a crack more than 1/8 inch wide and 11 inches long. **Level 3:** You see a hole that penetrates the area above; you can see through it. Comments **Level 3:** If a hole is a health and safety concern, you must record it manually in "Health and Safety: Hazards."	**Deficiency:** ▪ The ceiling surface has punctures that may or may not penetrate completely. -OR- ▪ Panels or tiles are missing or damaged. **Level of Deficiency:** **Level 1**: You see small holes that are no larger than a sheet of paper--8½ inches by 11 inches. -OR- No hole **or crack** penetrates the area above. -OR- You see that no more than 3 tiles or panels are missing. **-OR-** **You see a crack more than 1/8 inch wide and 11 inches long.** **Level 2**: You see a hole that is larger than a sheet of paper--8½ inches by 11 inches--but it does not penetrate the area above. (You cannot see through it.) -OR- You see that more than 3 tiles or panels are missing. **Last section removed.** **Level 3**: You see a hole **or crack** that penetrates the area above; you can see through it. Comments **Level 3**: If a hole **or crack** is a health and safety concern, you must record it manually in "Health and Safety: Hazards." **If you as an inspector have concerns about the possibility of failure, inform the property representative that an inspection by a professional engineer is suggested.**

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<u>Common Areas</u> **Ceilings – Mold**	**Deficiency:** You see evidence of water infiltration, mold, or mildew that may have been caused by saturation or surface failure.	**Deficiency:** You see evidence of water infiltration, **or other moisture producing conditions causing** mold or mildew that may have been caused by saturation or surface failure.
	Level of Deficiency:	**Level of Deficiency:**
	Level 1: On one ceiling, you see evidence of a leak, mold, or mildew--such as a darkened area--over a small area (more than 1 square foot but less than 4 square feet). You estimate that less than 10% of the ceiling surface area is affected. You may or may not see water.	**Level 1:** On one ceiling, you see evidence of **mold or mildew** – such as a darkened area – **over a large area (4 square inches to 1 square foot).** You may or may not see water.
	Level 2: On one ceiling, you see evidence of a leak mold or mildew-- such as a darkened area--over a large area (more than 4 square feet). You may or may not see water. -OR- You estimate that 10-50% of the ceiling area has Level 1 damage.	**Level 2: Removed.**
	Level 3: On one ceiling, you estimate that a large portion--50% of its surface--has been substantially saturated or damaged by water, mold, or mildew. You see cracks, moist areas, mold, or mildew. The ceiling surface may have failed. -OR- You estimate that more than 50% of the ceiling area shows Level 1 damage from stains, mold, or mildew.	**Level 3:** On one ceiling, you estimate that a **very large area (more than *1* square foot)** of its surface--has been substantially saturated or damaged by **mold, or mildew.** The ceiling surface may have failed.
	Comments	**Comment removed.**
	Level 3: If the condition is a health and safety concern, you must record it manually in "Health and Safety: Air Quality."	

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<u>Common Areas</u> **Hard Floor Covering — Missing Flooring/ Tiles**	**Deficiency**: You see that flooring--terrazzo, hardwood, ceramic tile, or other flooring material--is missing. **Level of Deficiency:** **Level 1:** For a single floor, you see small holes in areas of the floor surface. You estimate that 5-10% of the floors are affected, and there are no safety problems. **Level 2:** You estimate that 10-50% of the floors have small holes in areas of the floor surface, but there are no safety problems. **Level 3:** You estimate that more than 50% of the floors are affected by Level 1 holes/damage. -OR- The condition causes a safety problem. Comments **Level 3:** If you have just one concern that safety is compromised; classify the floor system as a Level 3 deficiency.	**Deficiency**: You see that hard flooring--terrazzo, hardwood, ceramic tile, **sheet vinyl, vinyl tiles**, or other **similar** flooring material--is missing **section(s), or presents a tripping or cutting hazard, associated with but not limited to holes or delamination.** **Level of Deficiency:** **Level 1:** For any single floor, you see **deficiencies** in areas of the floor surface. You estimate that 5-10% of the floor is affected, and there are no safety problems. **Level 2:** You estimate that 10-50% of **any single floor surface is affected, but there are no safety problems.** **Level 3:** You estimate that more than 50% of **any floor surface is affected by Level 1 deficiencies**. -OR- The condition causes a safety problem. Comments **Level 3:** If you have a concern that safety is compromised; classify the floor system as a Level 3 deficiency.

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<u>Common Areas</u> **Soft Floor Covering Damaged-Floors.**	**Deficiency**: You see damage to carpet tiles, wood, sheet vinyl, or other floor covering. **Level of Deficiency:** **Level 1:** You estimate that only 5-10% of the floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas, or exposed seams. The covering is fully functional, and there is no safety hazard. **Level 2:** You estimate that only 10-50% of the floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas, or exposed seams. The covering is fully functional, and there is no safety hazard. **Level 3:** For a single floor, you estimate that more than 50% of the floor covering is damaged. -OR- Damage to the floor covering exposes the underlying material. Comments **Level 3:** If this condition is a health and safety concern, you must record it manually in "Health and Safety: Hazards."	**Deficiency**: You see damaged and missing carpet. **Level of Deficiency:** **Level 1:** You estimate that only 5-10% of the **carpet** has stains, surface burns, shallow cuts, small holes, tears, loose areas, or exposed seams. The covering is fully functional, and there is no safety hazard. **Level 2:** You estimate that only 10-50% of the **carpet** has stains, surface burns, shallow cuts, small holes, tears, loose areas, or exposed seams. The covering is fully functional, and there is no safety hazard. **Level 3:** You estimate that more than 50% of the **carpet** is damaged. -OR- Damage to the **carpet** exposes the underlying material. Comments **Level 3:** If this condition is a health and safety concern, you must record it manually in "Health and Safety: Hazards."

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<u>Common Areas</u> **Routes Obstructed or Inaccessible to Wheelchair**	**Deficiency:** Verify that routes to all outside common areas are accessible to wheelchairs (i.e.; there are curb cuts, ramps, and sufficient (36") width) **Level of Deficiency:** **Level 1:** N/A **Level 2:** N/A **Level 3:** The route is obstructed or not accessible route.	**Deficiency:** Verify that **at least one route** to all outside common areas are accessible to wheelchairs (i.e.; there are curb cuts, ramps, and sufficient (36") width) **Level of Deficiency:** **Level 1:** N/A **Level 2:** N/A **Level 3:** **The common areas are either obstructed or are not accessible by wheelchairs.**

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<u>Common Areas</u> **Floors — Rot/Deteriorated Subfloor**	**Deficiency:** The subfloor has decayed or is decaying. **Level of Deficiency:** **Level 1:** N/A **Level 2:** You see small areas of rot--1-4 square feet. **Level 3:** You see large areas of rot--more than 4 square feet-- and applying weight causes noticeable deflection. Comments **Level 3:** If you have any doubt about the severity of this condition, request an inspection by a structural engineer.	**Deficiency:** The subfloor has decayed or is decaying. **Note:** 1. **If there is any doubt, apply weight to detect noticeable deflection.** 2. **This type of defect typically occurs in kitchens and bathrooms.** **Level of Deficiency:** **Level 1:** N/A **Level 2:** **Evidence of** small areas of rot--1-4 square feet. **Level 3:** **Evidence** of large areas of rot--more than 4 square feet. Comments **Level 3:** If you have any **concerns about Health & Safety**, request an inspection by a structural engineer.

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<u>Common Areas</u> **HVAC — Inoperable**	**Deficiency:** The heating, cooling, or ventilation system does not function. **Note:** 1. If the HVAC system is not functioning because it is not the right season, do not record this as a deficiency. 2. Statement may be validated by resident survey process. **Level of Deficiency:** **Level 1:** N/A **Level 2:** N/A **Level 3:** The HVAC does not function; it does not provide the heating or cooling it should. The system does not respond when the controls are engaged. Comments **Level 3:** If this condition is a health and safety concern, you must record it manually in "Health and Safety Hazards."	**Deficiency:** The heating, cooling, or ventilation system does not function. **Note:** If the HVAC system **does not operate because of seasonal conditions**, do not record this as a deficiency. **Second note removed.** **Level of Deficiency:** **Level 1:** N/A **Level 2:** N/A **Level 3:** The HVAC **system** does not function; it does not provide the heating or cooling it should. The system does not respond when the controls are engaged. Comments **Level 3:** If this condition is a health and safety concern, you must record it manually in "Health and Safety Hazards.""

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<u>Common Areas</u> **HVAC- Noisy, Vibrating, Leaking**	**Deficiency:** The HVAC distribution components, including fans, are the source of abnormal noise, unusual vibrations, or leaks. **Level of Deficiency:** **Level 1:** The HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged. The system still provides enough heating or cooling to maintain a minimum temperature range in the major living areas. **Level 2:** N/A **Level 3:** N/A	**Deficiency:** The HVAC distribution components, including fans, are the source of **unusual vibrations, leaks, or abnormal noise. Examples may include, but are not limited to: screeching, squealing, banging, shaking, etc.** **Level of Deficiency:** **Level 1:** The HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged. The system still provides enough heating or cooling to maintain a minimum temperature range in the major living areas. **Level 2:** N/A **Level 3:** N/A

Definition In Question	Current Version 2.3 Definition	Proposed Definition
Common Areas **Dishwasher/ Garbage Disposal — Inoperable**	**Deficiency:** A dishwasher or garbage disposal, if provided, does not function, as it should. **Level of Deficiency:** **Level 1:** N/A **Level 2:** The dishwasher or garbage disposal does not function, as it should. **Level 3:** N/A	**Deficiency:** A dishwasher or garbage disposal, if provided, does not function. **Level of Deficiency:** **Level 1:** N/A **Level 2:** The dishwasher or garbage disposal does not function. **Level 3:** N/A

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<u>Common Areas</u> **Walls — Damaged**	**Deficiency:** You see punctures in the wall surface that may or may not penetrate completely. Panels or tiles may be missing or damaged. **Note:** This does not include small holes from hanging pictures, etc. **Level of Deficiency:** **Level 1:** In a wall, you find a hole, missing tile or panel, or other damage that is between 1 inch and 8 ½ inches by 11 inches. The hole does not penetrate the adjoining room; you cannot see through it. **Level 2:** In a wall, you find a hole, missing tile or panel, or other damage that is larger than a sheet of paper—8 1/2 inches by 11 inches. -OR- You find a crack greater than 1/8 inch wide and at least 11 inches long. **Level 3:** You find a hole of any size that penetrates an adjoining room; you can see through the hole. -OR- Two or more walls have Level 2 holes.	**Deficiency:** You see **cracks and/or** punctures in the wall surface that may or may not penetrate completely. Panels or tiles may be missing or damaged. **Note:** 1. This does not include small holes from hanging pictures, etc. 2. **Control joints/construction joints should not be recorded as a deficiency.** **Level of Deficiency:** **Level 1:** In a wall, you find a hole, **crack**, missing tile or panel, or other damage that is between 1 **square** inch and 8 ½ inches by 11 inches **and** does not penetrate the adjoining room**/area**; you cannot see through it. **-OR-** **You find a crack greater than 1/8 inch wide and at least 11 inches long.** **Level 2:** In a wall, you find a hole, missing tile or panel, or other damage that is larger than a sheet of paper—8 1/2 inches by 11 inches**, and does not penetrate the adjoining room; you cannot see through it to the adjoining area.** **Level 3:** You find a hole or crack of any size that penetrates an adjoining room; you can see through the hole. -OR- Two or more walls have Level 2 holes. Comments **Level 3: If a hole or crack is a health and safety concern, you must record it manually in "Health and Safety: Hazards. If you as an inspector have concerns about the possibility of failure, inform the property representative that an inspection by a professional engineer is suggested.**

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<u>Common Areas</u> **Range Hood/ Exhaust Fans —** Excessive Grease/ **Inoperable**	**Deficiency:** The apparatus that draws out cooking exhaust does not function, as it should. **Level of Deficiency:** **Level 1:** An accumulation of dirt threatens the free passage of air. **Level 2:** N/A **Level 3:** The exhaust fan does not function. -OR- You estimate that the flue may be completely blocked.	**Deficiency:** The apparatus that draws out cooking exhaust does not function **Level of Deficiency:** **Level 1:** An accumulation of dirt, **grease, or other barrier noticeably reduces** the free passage of air. **Level 2:** N/A **Level 3:** The exhaust fan does not function. -OR- You estimate that the flue may be completely blocked **Comment** **Level 3: If you think this condition is a Health and Safety concern, record it under Health and Safety: Hazards.**

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<u>Common Areas</u> **Graffiti**	**Deficiency:** You see crude inscriptions or drawings scratched, painted, or sprayed on a building surface, retaining wall.	**Deficiency:** You see crude inscriptions or drawings scratched, painted, or sprayed on an interior building surface **at one location. An interior surface includes but not limited to walls, doors, ceiling, and floors. A location is defined as one general area in a building such as one hallway in a 10 story building or one floor of a stairwell in a 5 story building.**
	Note: There is a difference between art forms and graffiti. Do not consider full wall murals and other art forms as graffiti.	**Note:** There is a difference between art forms and graffiti. **If there by design in accordance with proper authorization,** do not consider full wall murals and other art forms as graffiti.
	Level of Deficiency:	**Level of Deficiency:**
	Level 1: You see graffiti in one place.	**Level 1:** You see graffiti on an **interior surface at one location in the same building.**
	Level 2: You see graffiti in 2-5 places.	**Level 2:** You see graffiti at 2-5 **locations** on interior surfaces **in the same building.**
	Level 3: You see graffiti in 6 or more places.	**Level 3:** You see graffiti at 6 or more **locations** on interior **surfaces in the same building.**

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<u>Common Areas</u> **Countertops – Missing/ damaged**	**Deficiency:** A flat work surface in a kitchen often integral to lower cabinet space is missing or deteriorated. **Level of Deficiency:** **Level 1:** N/A **Level 2:** 20% or more of the countertop-working surface is missing, deteriorated, or damaged below the laminate--not a sanitary surface to prepare food. **Level 3:** N/A	**Definition unchanged.**

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<u>Common Areas</u> **Cabinets — Missing/ Damaged**	**Deficiency:** Cabinets are missing or the laminate is separating. This includes cases, boxes, or pieces of furniture with drawers, shelves, or doors--primarily used for storage--mounted on walls or floors. **Level of Deficiency:** **Level 1:** N/A **Level 2:** You see that 10-50% of the cabinets, doors, or shelves are missing or the laminate is separating. **Level 3:** You see that more than 50% of the cabinets, doors, or shelves are missing or the laminate is separating.	**Definition unchanged.**

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<u>Units</u> **HVAC - Convection/ Radiant Heat System Covers Missing/ Damaged**	**Deficiency:** A cover on the convection/ radiant heat system is missing or damaged, which could cause a burn or related injury. **Level of Deficiency:** **Level 1:** N/A **Level 2:** N/A **Level 3:** At least one cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans. Comments **Level 3:** When the system is operational during an inspection and you see a Level 3 deficiency—a real-time hazard exists-- you must record it manually in "Health and Safety: Hazards."	**Definition unchanged.**

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<u>Units</u> **HVAC System - General Rust/ Corrosion**	**Deficiency:** You see a component of the system with deterioration from oxidation or corrosion of system parts. **Level of Deficiency:** **Level 1:** You see deterioration from rust and corrosion on the HVAC units in the dwelling unit. The system still provides enough heating or cooling. **Level 2:** N/A **Level 3:** N/A	**Deficiency:** You see a component of the system with deterioration from oxidation or corrosion of system parts. **Deterioration is defined as rust, and/or formations of metal oxides, flaking, or discoloration, or a pit or crevice.** **Level of Deficiency:** **Level 1:** You see deterioration from rust and corrosion on the HVAC units in the dwelling unit. The system still provides enough heating or cooling. **Level 2:** N/A **Level 3:** N/A

Definition in Question	Current Version 2.3 Definition	Proposed Definition
Units **HVAC System - Inoperable**	**Deficiency:** The heating, cooling, or ventilation system does not function. **Note:** If the HVAC system does not operate because of seasonal conditions, do not record this as a deficiency. **Level of Deficiency:** **Level 1:** N/A **Level 2:** N/A **Level 3:** The HVAC does not function; it does not provide the heating or cooling it should. The system does not respond when the controls are engaged. Comments **Level 3:** If this condition is a health and safety concern, you must record it manually in "Health and Safety: Hazards."	**Deficiency:** The heating, cooling, or ventilation system does not function. **Note:** If the HVAC system does not operate because of seasonal conditions, do not record this as a deficiency. **Level of Deficiency:** **Level 1:** N/A **Level 2:** N/A **Level 3:** The HVAC **system** does not function; it does not provide the heating or cooling it should. The system does not respond when the controls are engaged. Comments **Level 3:** If this condition is a health and safety concern, you must record it manually in "Health and Safety: Hazards."

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<u>Units</u> **HVAC - Misaligned Chimney/ Ventilation**	**Misaligned Chimney/Ventilation System (HVAC)** **Deficiency:** The exhaust system on a gas-fired unit is misaligned. **Level of Deficiency:** **Level 1:** N/A **Level 2:** N/A **Level 3:** You see any misalignment that may cause improper or dangerous venting of gases.	**Misaligned Chimney/Ventilation System (HVAC)** **Deficiency:** The exhaust system on either a gas**, oil fired, or coal** unit is misaligned. **Level of Deficiency:** **Level 1:** N/A **Level 2:** N/A **Level 3:** You see any misalignment that may cause improper or dangerous venting of gases.

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<u>Units</u> **Range Hood/ Exhaust Fans- Excessive grease/ inoperable (Kitchen)**	**Deficiency:** The apparatus that draws out cooking exhaust does not function, as it should. **Level of Deficiency:** **Level 1:** An accumulation of dirt threatens the free passage of air. **Level 2:** N/A **Level 3:** The exhaust fan does not function. -OR- You estimate that the flue may be completely blocked	**Deficiency:** The apparatus that draws out cooking exhaust does not function. **Level of Deficiency:** **Level 1:** An accumulation of dirt**, grease, or other barrier noticeably reduces** the free passage of air. **Level 2:** N/A **Level 3:** The exhaust fan does not function. -OR- You estimate that the flue may be completely blocked **Comment** **Level 3: If you think this condition is a Health and Safety concern, record it under "Health and Safety: Hazards."**

Definition in Question	Current Version 2.3 Definition	Proposed Definition
Units **Call-for Aid — Inoperable**	**Deficiency:** The system does not function, as it should. **Level of Deficiency:** **Level 1:** N/A **Level 2:** N/A **Level 3:** The system does not function, as it should.	**Deficiency:** The system does not function. **Note: Inspector should verify that the call for-Aid only alerts local entities (on-site) prior to testing.** **Level of Deficiency:** **Level 1:** N/A **Level 2:** N/A **Level 3:** The system does not function.

Definition In Question	Current Version 2.3 Definition	Proposed Definition
Site **Fencing and Gates — Holes/ Missing Sections/ Damaged/ Falling/ Leaning** **Delineated into Two Separate Criteria:** **1. Interior Fencing** **2. Exterior Fencing**	**Deficiency:** A fence or gate is rusted, deteriorated, or uprooted which may threaten security, health, or safety. **Note:** Gates for swimming pool fences are covered in another section, "Common Areas - Pools and Related Structures". **Level of Deficiency**: Deficiencies in exterior fences, security fences, and gates are a higher level than interior fences and gates. **Level 1:** N/A **Level 2:** An interior fence or gate is so damaged that it does not function, as it should. -OR- An exterior fence, security fence, or gate shows signs of deterioration, but still functions as it should, and it presents no risk to security or safety. **Level 3:** An exterior fence, security fence, or gate is no longer there. -OR- An exterior fence, security fence, or gate is damaged and does not function as it should or could threaten safety or security.	**Site - Fencing and Gates - Missing/Damaged/Falling/Leaning** **Non-security/non-safety Fences** **Deficiency: A non-security/non-safety (example: Privacy/Decorative) fence or gate is rusted, deteriorated, uprooted, missing or contains holes.** **Note:** 1. Gates for swimming pool fences are covered in another section, **"Site-Fencing and Gates- Security."** 2. **Fences designed for Security/Safety are addressed under Security Fences.** **Level of Deficiency:** **Level 1:** N/A **Level 2**: A **non-security/non-safety** fence or gate contains holes or deterioration/**damage** in greater than **25% of a fence.** **Level 3: N/A** **Comment** **Level 2: If the non-security/non-safety fence poses any danger, note this as a Health & Safety issue under "Health & Safety: Hazards."** Continued on next page...

Definition In Question	Current Version 2.3 Definition	Proposed Definition
		Security/Safety Fences **Deficiency: A security/safety (i.e.: Perimeter/Security) fence or gate is rusted, deteriorated, uprooted or missing such that it may threaten security, health or safety.** **Note:** 1. If the fence or gate is not designed **for safety/security**, such as keeping intruders out or children, do not evaluate the fence **under this item**. Refer to non-security fences. 2. **Security/Safety fences include perimeter fences that are designed to keep people in and/or out as well as fences around playgrounds, etc.** 3. **Fences less than 4 feet in height are to be addressed under non-security fences.** 4. Gates for swimming pool fences are covered in another section, "Common Areas - Pools and Related Structures". **Level of Deficiency:** **Level 1: A security/safety fence or gate contains small holes or related damage as defined above (smaller than 12 inches by 12 inches) in less than 25% of the fence.** **Level 2: A security/safety fence or gate contains small holes or related damage as defined above (smaller than 12 inches by 12 inches) in more than 25% of the fence.** **Level 3: A security/safety fence or fence section contains large holes or related damage as defined above (greater than 12 inches by 12 inches) or is missing a section.** **Note: If the fence can cause injury or allow bodily harm, record it as a "Health & Safety: Hazards."**

Definition in Question	Current Version 2.3 Definition	Proposed Definition
Site **Fencing and Gates – Holes**	**Deficiency:** There is an opening or penetration in any fence or gate designed to keep intruders out or children in. Look for holes that could allow animals to enter or could threaten the safety of children. **Note:** If the fence or gate is not designed to keep intruders out or children in - such as a rail fence - do not evaluate it for holes. **Level of Deficiency**: **Level 1:** The hole is smaller than 6 inches by 6 inches **Level 2:** N/A **Level 3:** The hole is larger than 6 inches by 6 inches.	**This definition no longer stands alone because it was included in the previous definition: Site: Fencing and Gates — Holes/ Missing Sections/ Damaged/ Falling/ Leaning.**

Definition in Question	Current Version 2.3 Definition	Proposed Definition
Site **Grounds — Ponding/ Site Drainage**	**Deficiency:** Water or ice has collected in a depression or on ground where ponding was not intended. **Note:** 1. This does not include detention/retention basins or ponding on paved areas, such as parking lots: ▪ Detention/retention basins are covered in "Site - Storm Drainage". ▪ Ponding on paved areas is covered in "Parking Lots/Driveways/Roads". 2. If there has been measurable precipitation (1/10 inch or more) during the previous 48 hours, consider the impact on the extent of the ponding. Determine that ponding has occurred only when there is clear evidence of a persistent or long-standing problem. **Level of Deficiency:** **Level 1:** N/A **Level 2:** An accumulation of water (3-5 inches deep) affects the use of a section of the grounds, but the grounds are generally usable. **Level 3:** There is an accumulation of more than 5 inches deep. -OR- Accumulation has made a large section of the grounds—more than 20%--unusable for its intended purpose. (For example, ponding has made a recreational field unusable.)	**Deficiency:** Water or ice has collected in a depression or on ground where ponding was not intended. **Note:** 1. This does not include detention/retention basins or ponding on paved areas, such as parking lots: ▪ Detention/retention basins are covered in "Site - Storm Drainage". ▪ Ponding on paved areas is covered in "Parking Lots/Driveways/Roads". 2. If there has been measurable precipitation (1/10 inch or more) during the previous 48 hours, consider the impact on the extent of the ponding. Determine that ponding has occurred only when there is clear evidence of a persistent or long-standing problem. **Level of Deficiency:** **Level 1:** N/A **Level 2:** An accumulation of water (3-5 inches deep) affects the use of **at least 100 square feet** of the grounds, but the grounds are generally usable. **Level 3:** There is an accumulation of more than 5 inches deep **over 100 square feet.** -OR- Accumulation has made a large section of the grounds—more than 20%--unusable for its intended purpose. (For example, ponding has made a recreational field unusable.)

Definition in Question	Current Version 2.3 Definition	Proposed Definition
Site **Parking Lots/ Driveways/ Roads - Damaged Paving**	**Cracks (Parking Lots/Driveways/Roads)** **Deficiency:** There are visible faults in the pavement: longitudinal, lateral, alligator, etc. **Note:** 1. Do not include cracks on walkways/steps. For this to be a level 2 deficiencies, 5% of the parking lots must be impacted--50 out of 1,000 square feet, for example. 2. Relief joints are there by design; do not consider them cracks. 3. When observing traffic ability, consider the capacity to support people on foot, in wheelchairs, and using walkers—and the potential for problems and hazards. 4. For parking lots only, note a deficiency if you see cracks on more than 5% of the parking spaces. 5. For driveways/roads, note a deficiency if you see cracks on more than 5% of the driveways/roads. **Level of Deficiency:** **Level 1:** N/A **Level 2:** Cracks greater than ¾ inch, hinging/tilting, or missing section(s) that affect traffic ability over more than 5% of the property's parking lots/driveways/roads. **Level 3:** N/A Continued on next page...	**Cracks/Settlement/Heaving/Loose Materials/Potholes** (Parking Lots/Driveways/Roads). **Deficiency:** There are visible faults in the pavement: longitudinal, lateral, alligator, etc. **The pavement sinks or rises because of the failure of sub base materials.** **Note:** 1. Do not include cracks on walkways/steps. For this to be a level 2 deficiency, **more than 10%** of the area must be impacted--**100** out of 1,000 square feet, for example. **The 10% level does not apply to Level 3 conditions.** 2. Relief joints are there by design; do not consider them cracks. **Also repaired/sealed cracks should be considered a deficiency.** 3. When observing traffic ability, consider the capacity to support people on foot, in wheelchairs, using walkers or canes, etc.—and the potential for problems and hazards. 4. For **parking lots/driveways/roads only**, note a **Level 2** deficiency if you see cracks on more than 10% of the **paved area.** **Level of Deficiency:** **Level 1:** N/A **Level 2:** Damaged pavement as defined above greater than ¾ inch, hinging/tilting, **loose materials due to pot holes**, or missing section(s) that affect traffic ability over more than **10%** of the property's parking lots/driveways/roads. **Level 3:** **Damaged pavement as defined above has made a parking lot/driveway unusable/impassable or creates unsafe conditions for pedestrians and vehicles.** Continued on next page...

Definition in Question	Current Version 2.3 Definition	Proposed Definition
	Comments **Level 2:** If the height differential is greater than ¾ inch, consider this a safety hazard. If the condition of the surface could cause tripping or falling, you must manually record this deficiency as "Health and Safety: Hazards."	Comments **Note:** If the height differential is greater than ¾ inch, consider this a safety hazard. If the condition of the surface could cause tripping or falling, you must manually record this deficiency as "Health and Safety: Hazards."

Definition in Question	Current Version 2.3 Definition	Proposed Definition
Site **<u>Ponding</u>**	**Ponding (Parking Lots/Driveways/Roads)** **Deficiency:** Water or ice has accumulated in a depression on an otherwise flat plane. **Note:** 1. Consider the impact of any measurable precipitation—1/10 inch or more—during the last 48 hours. Note the deficiency only if there is clear evidence that the ponding is a persistent or long-standing problem. 2. For parking lots only, note a deficiency if you see ponding on more than 5% of the parking spaces. 3. For driveways/roads, note a deficiency if you see ponding on more than 5% of the driveways/roads. **Level of Deficiency:** **Level 1:** N/A **Level 2:** Less than 3 inches of water has accumulated, affecting the use of 5% or more of a parking lot/driveway; the parking lot/driveway is passable. **Level 3:** 3 inches of water--or more--has accumulated making 5% or more of a parking lot/driveway unusable or unsafe.	**Ponding (Parking Lots/Driveways/Roads)** **Deficiency:** Water or ice has accumulated in a depression on an otherwise flat plane. **Note:** 1. Consider the impact of any measurable precipitation—1/10 inch or more—during the last 48 hours. Note the deficiency only if there is clear evidence that the ponding is a persistent or long-standing problem. 2. For parking lots**/driveways/roads,** note a deficiency if you see ponding on more than 5% of the **paved area.** **Third note removed.** **Level of Deficiency:** **Level 1:** N/A **Level 2:** **Between 1 and** 3 inches of water has accumulated, affecting the use of 5% or more of a parking lot/driveway; the parking lot/driveway is passable. **Level 3:** **More than** 3 inches of water has accumulated making 5% or more of a parking lot/driveway unusable or unsafe.

Definition in Question	Current Version 2.3 Definition	Proposed Definition
Site **Parking Lots/ Driveways/ Roads -Potholes/ Loose Material**	**Potholes/Loose Material (Parking Lots/Driveways/Roads)** **Deficiency:** ▪ A hole caused by road surface failure -OR- ▪ Loose, freestanding aggregate material caused by deterioration **Level of Deficiency:** **Level 1:** Potholes or loose material have caused the pavement to fail, exposing the subsurface. **Level 2:** N/A **Level 3:** Potholes or loose material have made a parking lot/driveway unusable/impassable for vehicles and/or pedestrians. Comments **Level 3:** If the excessively irregular surface could cause tripping or falling, you must manually record this deficiency as "Health and Safety: Hazards."	**Definition consolidated into a new definition entitled "Damaged Paving."**

Definition in Question	Current Version 2.3 Definition	Proposed Definition
Site **Parking Lots/ Driveways/ Roads Settlement Heaving**	**Settlement/Heaving (Parking Lots/Driveways/Roads)** **Deficiency:** The pavement sinks or rises because of the failure of subbase materials. **Note:** If you see that water or ice has collected in the depression, record this under Ponding. **Level of Deficiency:** **Level 1:** Cracks and deteriorated surface material give evidence of settlement/heaving. **Level 2:** N/A **Level 3:** Settlement/heaving has made a parking lot/driveway unusable/impassable or creates unsafe conditions for pedestrians and vehicles. Comments **Level 3:** If the excessively irregular surface could cause tripping or falling, you must manually record this deficiency as "Health and Safety: Hazards."	**Definition consolidated into a new definition entitled "Damaged Paving."**

Definition in Question	Current Version 2.3 Definition	Proposed Definition
Site **Play Areas and Equipment — Damaged/ Broken Equipment**	**Deficiency:** Equipment is broken into pieces, shattered, incomplete, or inoperable. **Note:** Do not evaluate equipment that the authority state has been withdrawn from service, except when safety is still a concern-- sharp edges, dangerous leaning, etc. For example, if the authority removed the net and hoop from a basketball backboard and the backboard poses no safety hazards, it is not a deficiency. **Level of Deficiency:** **Level 1:** You see that some of the equipment -- 20-50% -- does not operate as it should, but poses no safety risk. **Level 2:** You see that most of the equipment -- more than 50% -- does not operate as it should, but poses no safety risk. **Level 3:** You see equipment that poses a threat to safety and could cause injury.	**Definition unchanged.**

Definition in Question	Current Version 2.3 Definition	Proposed Definition
Site **Retaining Walls — Damaged/ Falling/ Leaning**	**Deficiency:** A retaining wall structure is deteriorated, damaged, falling, or leaning. **Level of Deficiency:** **Level 1:** N/A **Level 2:** A retaining wall shows some signs of deterioration, but it still functions as it should, and it is not a safety risk. **Level 3:** A retaining wall is damaged and does not function as it should or is a safety risk.	**Deficiency:** A retaining wall structure is deteriorated, damaged, falling, or leaning. **Level of Deficiency:** **Level 1:** **A retaining wall shows signs of deterioration as defined, but it still functions, and it is not a safety risk.** **Level 2:** **N/A** **Level 3:** A retaining wall is damaged **as defined and has failed** or is a safety risk.

Definition in Question	Current Version 2.3 Definition	Proposed Definition
Site **Walkways/ Steps — Cracks/ Settlement/ Heaving**	**Deficiency:** ▪ Visible faults in the pavement: longitudinal, lateral, alligator, etc. -OR- ▪ Pavement that sinks or rises because of the failure of sub base materials **Note:** 1. Do not include cracks on parking lots/driveways or roads. 2. For this to be a level 2 deficiency, 5% of the walkways must be impacted--50 out of 1,000 square feet, for example. 3. Relief joints are there by design; do not consider them cracks. 4. When observing traffic ability, consider the capacity to support pedestrians, wheelchairs, and people using walkers. **Level of Deficiency:** **Level 1:** N/A **Level 2:** Cracks greater than ¾", hinging/tilting, or missing section(s) that affect traffic ability over more than 5% of the property's walkways/steps. **Level 3:** N/A Comments **Level 2:** If the walkways or steps could cause tripping or falling, you must manually record this deficiency as "Health and Safety: Hazards."	**Deficiency:** ▪ Visible faults in the pavement: longitudinal, lateral, alligator, etc. -OR- ▪ Pavement that sinks or rises because of the failure of sub base materials **Note:** 1. Do not include cracks on parking lots/driveways or roads. 2. For this to be a level 2 deficiency, 5% of the walkways must be impacted--50 out of 1,000 square feet, for example. 3. Relief joints are there by design; do not consider them cracks. **Fourth note removed.** **Level of Deficiency:** **Level 1:** N/A **Level 2:** Damaged as defined above greater than ¾", hinging/tilting, or missing section(s) that affect over more than 5% of the property's walkways/steps. **Level 3:** N/A Comments **Level 2:** If the walkways or steps could cause tripping or falling, you must manually record this deficiency as "Health and Safety: Hazards."

Definition In Question	Current Version 2.3 Definition	Proposed Definition
Health and Safety **Air Quality - Mold and/or Mildew Observed**	**Deficiency:** You see evidence of mold or mildew, especially in bathrooms and air outlets.	**Deficiency:** You see evidence of **water infiltration or other moisture producing condition that causes** mold, or mildew **Note: If the area has at least 1 square foot of mold or mildew, record it as a deficiency.**

Definition in Question	Current Version 2.3 Definition	Proposed Definition
Health and Safety **Air Quality — Sewer Odor Detected.**	**Deficiency:** You detect sewer odors that could pose a health risk if inhaled for prolonged periods.	**Deficiency:** You detect sewer odors.

Definition in Question	Current Version 2.3 Definition	Proposed Definition
Health and Safety **Electrical Hazards — Exposed Wires/ Open panels**	**Deficiency:** You see exposed bare wires or openings in electrical panels. **Note:** If the accompanying authority has identified abandoned wiring, capped wires do not pose a risk and should not be recorded as a deficiency.	**Deficiency:** You see exposed bare wires or openings in electrical panels. **Note:** 1. If the accompanying property representative has identified abandoned wiring, capped wires do not pose a risk and should not be recorded as a deficiency. **They must be enclosed in a junction box as defined in Note 2 below.** 2. **If the capped wires are not properly enclosed in a junction box, record as a deficiency.**

Definition in Question	Current Version 2.3 Definition	Proposed Definition
Health and Safety **Emergency/ Fire Exits** — Missing Exit Signs	**Deficiency:** ▪ Exit signs that clearly identify all emergency exits are missing. -OR- ▪ There is no illumination in the area of the sign.	**Deficiency:** ▪ Exit signs that clearly identify all emergency exits are missing. -OR- ▪ There is no **adjacent or other internal illumination in operation on or near the sign.**

Definition in Question	Current Version 2.3 Definition	Proposed Definition
Health and Safety **Flammable Materials — Improperly Stored**	**Deficiency:** Flammable materials are improperly stored, causing the potential risk of fire or explosion.	**Deficiency:** Flammable **or combustible** materials are improperly stored **near a heat or electrical source,** causing the potential risk of fire or explosion. **Note: Flammable or combustible materials may include but are not limited to Gasoline, Paint Thinners, Kerosene, Propane, paper, boxes, etc.**

Definition in Question	Current Version 2.3 Definition	Proposed Definition
Health and Safety **Garbage and Debris — Indoors/ Outdoors**	**Indoors (Garbage and Debris)** *Deficiency:* ▪ Too much garbage has gathered, more than the planned storage capacity. -OR- ▪ Garbage has gathered in an area that is not sanctioned for staging or storing garbage or debris. **Note:** This does not include garbage and debris improperly stored outside. For this deficiency, see Garbage and Debris – Outdoors **Outdoors (Garbage and Debris)** *Deficiency:* ▪ Too much garbage has gathered—more than the planned storage capacity. -OR- ▪ Garbage has gathered in an area not sanctioned for staging or storing garbage or debris. **Note:** This does not include garbage improperly stored indoors. For this deficiency, see Garbage and Debris – Indoors	**Definition unchanged.**

Definition in Question	Current Version 2.3 Definition	Proposed Definition
Health and Safety **Hazards — Tripping**	**Deficiency:** You see any physical defect that poses a tripping risk, generally in walkways or other traveled areas. **Note:** This does not include tripping hazards from elevators that do not level properly. For this deficiency, see Elevator - Tripping under Health and Safety.	**Deficiency:** You see any physical defect that poses a tripping risk, generally in walkways or other traveled areas. **Typically, the defect must present at least a three-quarter inch deviation.** **Note:** This does not include tripping hazards from elevators that do not level properly. For this deficiency, see Elevator - Tripping under Health and Safety.

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