

Standard	Deficiencies	Inspectable Area	Time Frame
ADDRESS AND SIGNAGE	Address, signage, or building identification codes are broken, illegible, or not visible.	Outside	30 days
	BATHTUB AND SHOWER	Unit, Inside	30 days
BATHTUB AND SHOWER	Only 1 bathtub or shower is present and it is inoperable or does not drain.	Unit, Inside	Pass
	A bathtub or shower is inoperable or does not drain and at least 1 bathtub or shower is present elsewhere that is operational.	Unit, Inside	Pass
	Bathtub component or shower component is damaged, inoperable, or missing such that it may limit the resident's ability to maintain personal hygiene.	Unit, Inside	30 days
	Bathtub component or shower component is damaged, inoperable, or missing and it does not limit the resident's ability to maintain personal hygiene.	Unit, Inside	30 days
	Bathtub or shower cannot be used in private.	Unit, Inside	30 days
CABINET AND STORAGE	Food storage space is not present.	Unit, Inside	30 days
	Storage component is damaged, inoperable, or missing.	Unit, Inside	Pass
CALL-FOR-AID SYSTEM	System is blocked, or pull cord is higher than 6 inches off the floor	Unit, Inside	24 hrs
	System does not function properly.	Unit, Inside	24 hrs
CARBON MONOXIDE ALARM	Carbon monoxide alarm is missing, not installed, or not installed in a proper location.	Unit, Inside	24 hrs
	Carbon monoxide alarm is obstructed.	Unit, Inside	24 hrs
	Carbon monoxide alarm does not produce an audio or visual alarm when tested.	Unit, Inside	24 hrs
	CEILING	Unit, Inside	30 days
CEILING	Ceiling has an unstable surface.	Unit, Inside	30 days
	Ceiling has a hole.	Unit, Inside	30 days
	Ceiling component is not functionally adequate.	Unit, Inside	30 days
CHIMNEY	A visually accessible chimney, flue, or firebox connected to a fireplace or wood-burning appliance is incomplete or damaged such that it may not safely contain fire and convey smoke and combustion gases to the exterior.	Unit, Inside, Outside	24 hrs
	Chimney exhibits signs of structural failure.	Outside	24 hrs
CLOTHES DRYER EXHAUST VENTILATION	Electric dryer transition duct is detached or missing.	Unit, Inside	24 hrs
	Gas dryer transition duct is detached or missing.	Unit, Inside	24 hrs
	Electric dryer exhaust ventilation system has restricted airflow	Unit, Inside, Outside	24 hrs
	Exterior dryer vent cover, cap, or a component thereof is missing.	Outside	Pass
	Dryer transition duct is constructed of unsuitable material.	Unit, Inside	24 hrs
COOKING APPLIANCE	Gas dryer exhaust ventilation system has restricted airflow	Unit, Inside, Outside	24 hrs
	Cooking range, cooktop, or oven does not ignite or produce heat.	Unit, Inside	30 days
	Cooking range, cooktop, or oven component is damaged or missing such that the device is unsafe for use	Unit, Inside	30 days
	Primary cooking appliance is missing.	Unit, Inside	30 days
	A microwave is the primary cooking appliance and it is damaged.	Unit, Inside	30 days
DOOR – ENTRY	A burner does not produce heat, but at least 1 other burner is present on the cooking range or cooktop and does produce heat	Unit, Inside	30 days
	Entry door will not open	Unit, Inside	30 days
	Entry door will not close	Unit, Inside	30 days
	Entry door self-closing mechanism is damaged, inoperable, or missing	Unit, Inside	30 days
	Entry door cannot be secured.	Unit, Inside	30 days
	Hole, split, or crack that penetrates completely through entry door	Unit, Inside	30 days
	Entry door is missing.	Unit, Inside	30 days
	Entry door surface is delaminated or separated	Unit, Inside	30 days
	Entry door frame, threshold, or trim is damaged or missing.	Unit, Inside	30 days
	Entry door seal, gasket, or stripping is damaged, inoperable, or missing.	Unit, Inside	30 days
	Entry door component is damaged, inoperable, or missing and it does not limit the door's ability to provide privacy or protection from weather or infestation.	Unit, Inside	Pass
	DOOR – FIRE LABELED	Unit, Inside	30 days
Fire labeled door does not open.	Unit, Inside	30 days	
Fire labeled door does not close and latch or the self-closing hardware is damaged or missing such that the door does not selfclose and latch	Unit, Inside	30 days	
Fire labeled door assembly has a hole of any size or is damaged such that its integrity may be compromised.	Unit, Inside	30 days	
Fire labeled door seal or gasket is damaged or missing	Unit, Inside	30 days	
An object is present that may prevent the fire labeled door from closing and latching or self-closing and latching.	Unit, Inside	30 days	
Fire labeled door cannot be secured.	Unit, Inside	30 days	
Fire labeled door is missing.	Unit, Inside	30 days	
DOOR – GENERAL	A passage door does not open	Unit, Inside	30 days
	A passage door component is damaged, inoperable, or missing and the door is not functionally adequate.	Unit, Inside	Pass
	A door that is not intended to permit access between rooms has a damaged, inoperable, or missing component.	Unit	Pass
DRAIN	An exterior door component is damaged, inoperable, or missing.	Outside	30 days
	Drain is fully blocked	Unit, Inside, Outside	30 days

EGRESS	Obstructed means of egress	Unit, Inside, Outside	24 hrs
	Sleeping room is located on the third floor or below and has an obstructed rescue opening	Unit	24 hrs
	Fire escape access is obstructed.	Unit, Inside, Outside	24 hrs
ELECTRICAL – CONDUCTOR, OUTLET, AND SWITCH	Outlet or switch is damaged	Unit, Inside, Outside	24 hrs
	Testing indicates a three-pronged outlet is not properly wired or grounded	Unit, Inside, Outside	30 days
	Outlet does not have visible damage and testing indicates it is not energized.	Unit, Inside, Outside	30 days
	Exposed electrical conductor.	Unit, Inside, Outside	24 hrs
	Water is currently in contact with an electrical conductor	Unit, Inside	24 hrs
ELECTRICAL – GFCI OR AFCI – OUTLET OR BREAKER	GFCI outlet or GFCI breaker is not visibly damaged and the test or reset button is inoperable.	Unit, Inside, Outside	30 days
	AFCI outlet or AFCI breaker is not visibly damaged and the test or reset button is inoperable.	Unit, Inside, Outside	30 days
	An unprotected outlet is present within six feet of a water source.	Unit, Inside, Outside	30 days
ELECTRICAL – SERVICE PANEL	Electrical service panel is not reasonably accessible	Unit, Inside, Outside	30 days
	The overcurrent protection device is damaged.	Unit, Inside, Outside	24 hrs
	The overcurrent protection device is contaminated	Unit, Inside, Outside	24 hrs
ELEVATOR	Elevator is inoperable.	Inside	30 days
	Elevator door does not fully open and close.	Inside	30 days
	Elevator cab is not level with the floor.	Inside	30 days
	Safety edge device has malfunctioned or is inoperable.	Inside	30 days
	Exit sign is damaged, missing, obstructed, or not adequately illuminated.	Inside, Outside	24 hrs
FENCE AND GATE	Fence component is missing	Outside	30 days
	Gate does not open, close, latch, or lock	Outside	30 days
	Fence demonstrates signs of collapse.	Outside	30 days
	Fire escape component is damaged or missing.	Outside	24 hrs
FIRE ESCAPE	Fire extinguisher pressure gauge reads over or under-charged.	Unit, Inside, Outside	24 hrs
	Fire extinguisher service tag is missing, illegible, or expired.	Unit, Inside, Outside	24 hrs
	Fire extinguisher is damaged or missing (i.e., evidence of prior installation, but now not present or is incomplete)	Unit, Inside, Outside	24 hrs
FLAMMABLE AND COMBUSTIBLE ITEM FLOOR	Flammable or combustible item is on or within 3 feet of an appliance that provides heat for thermal comfort or a fuel-burning water heater OR		
	Improperly stored chemicals.	Unit, Inside, Outside	24 hrs
	Floor substrate is exposed	Unit, Inside	30 days
	Floor component(s) is not functionally adequate.	Unit, Inside	30 days
FOOD PREPARATION AREA	Food preparation area is not present.	Unit	30 days
	Food preparation area is damaged or is not functionally adequate	Unit, Inside	30 days
	Foundation is cracked (crack is present with a width of ¼-inch or greater and a length of 12 inches or greater)	Unit, Inside, Outside	30 days
FOUNDATION	Foundation vent cover is missing or damaged	Outside	30 days
	Foundation has exposed rebar or foundation is spalling, flaking, or chipping	Unit, Inside, Outside	30 days
	Foundation is infiltrated by water	Unit, Inside	30 days
	Foundation support post, column, beam, or girder is damaged.	Unit, Inside, Outside	30 days
	Garage door has a hole.	Unit, Inside, Outside	30 days
GARAGE DOOR	Garage door does not open, close, or remain open or closed.	Unit, Inside, Outside	30 days
	Grab bar is not secure.	Unit, Inside	30 days
GRAB BAR	Guardrail is missing or not installed - along a walking surface that is more than 30 inches above the floor or		
	grade below	Unit, Inside, Outside	24 hrs
	Guardrail is not functionally adequate.	Unit, Inside, Outside	24 hrs
GUARDRAIL	Handrail is missing		
	-Stairs: A handrail is required if 4 or more risers are present.		
	- Ramp: When a ramp has a rise greater than 6 inches or a horizontal projection greater than 72 inches, then handrails must be present on both sides.	Unit, Inside, Outside	30 days
	Handrail is not secure	Unit, Inside, Outside	30 days
HANDRAIL	Handrail is not functionally adequate.	Unit, Inside, Outside	30 days
	Handrail is not installed where required.	Unit, Inside, Outside	30 days
HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)			
	The inspection date is on or between October 1 and March 31 and the permanently installed heating source is not working or the permanently installed heating source is working and the interior temperature is below 64 degrees Fahrenheit.	Unit	24 hrs

	The inspection date is on or between October 1 and March 31 and the permanently installed heating source is working and the interior temperature is 64 to 67.9 degrees Fahrenheit.	Unit	30 days
	Air conditioning system or device is not operational	Unit, Inside	Pass
	Unvented space heater that burns gas, oil, or kerosene is present.	Unit, Inside	24 hrs
	Combustion chamber cover or gas shutoff valve is missing from a fuel burning heating appliance.	Unit, Inside	24 hrs
	Heating system or device safety shield is damaged or missing.	Unit, Inside	30 days
	The inspection date is on or between April 1 and September 30 and a permanently installed heating source is damaged, inoperable, missing, or not installed.	Unit, Inside	30 days
	Fuel burning heating system or device exhaust vent is misaligned, blocked, disconnected, improperly connected, damaged, or missing	Unit, Inside, Outside	30 days
	The inspection date is on or between October 1 and March 31 and the permanently installed heating source is inoperable.	Inside	24 hrs
INFESTATION	Evidence of cockroaches	Unit, Inside	30 days
	Extensive cockroach infestation	Unit, Inside	30 days
	Evidence of bedbugs.	Unit, Inside	30 days
	Extensive bedbug infestation.	Unit, Inside	30 days
	Evidence of mice	Unit, Inside, Outside	30 days
	Extensive mouse infestation	Unit, Inside	30 days
	Evidence of rats.	Unit, Inside, Outside	30 days
	Extensive rat infestation	Unit, Inside	30 days
	Evidence of other pests	Unit, Inside	30 days
LEAK – GAS OR OIL	Natural gas, propane, or oil leak	Unit, Inside, Outside	24 hrs
LEAK – SEWAGE SYSTEM	Blocked sewage system	Unit, Inside, Outside	30 days
	Leak in sewage system	Unit, Inside, Outside	30 days
	Cap to the cleanout or pump cover is detached or missing	Unit, Inside, Outside	30 days
	Cleanout cap or riser is damaged	Unit, Inside, Outside	30 days
LEAK – WATER	Environmental water intrusion	Unit, Inside	30 days
	Plumbing leak	Unit, Inside, Outside	30 days
	Fluid is leaking from the sprinkler assembly	Unit, Inside, Outside	30 days
LIGHTING – AUXILIARY	Auxiliary lighting is damaged, missing, or fails to illuminate when tested	Inside, Outside	30 days
LIGHTING – EXTERIOR	A permanently installed light fixture is damaged, inoperable, missing, or not secure.	Outside	30 days
LIGHTING – INTERIOR	A permanently installed light fixture is inoperable	Unit, Inside	30 days
	A permanently installed light fixture is not secure.	Unit, Inside	30 days
	At least one (1) permanently installed light fixture is not present in the kitchen and bathroom	Unit, Inside	30 days
LITTER	Litter is accumulated in an undesignated area.	Inside, Outside	30 days
MINIMUM ELECTRICAL AND LIGHTING	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.	Unit	30 days
MOLD-LIKE SUBSTANCE	Presence of mold-like substance at moderate levels is observed visually	Unit, Inside	30 days
	Presence of mold-like substance at high levels is observed visually	Unit, Inside	30 days
	Presence of mold-like substance at extremely high levels is observed visually	Unit, Inside	24 hrs
	Elevated moisture level	Unit, Inside	30 days
PARKING LOT	Parking lot has any one pothole that is 4 inches deep and 1 square foot or greater	Outside	30 days
	Parking lot has ponding	Outside	30 days
	Paint in a Unit or Inside the target property is deteriorated – below the level required for lead-safe work practices by a leadcertified firm or for passing clearance		
POTENTIAL LEAD-BASED PAINT HAZARDS – VISUAL ASSESSMENT	(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) on pre 1978 built units	Unit, Inside	30 days
	Paint in a Unit or Inside the target property is deteriorated – above the level required for lead-safe work practices by a leadcertified firm and passing clearance - on pre 1978 built unit	Unit, Inside	30 days
	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 (Deteriorated paint is less than or equal to 20 square feet) - on pre-1978 built unit	Outside	30 days
	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	Outside	30 days
PRIVATE ROADS/ DRIVEWAYS	Road or driveway access to the property is blocked or impassable for vehicles	Outside	30 days
	Road or driveway has any one pothole that is 4 inches deep and 1 square foot or greater	Outside	30 days
REFRIGERATOR	Refrigerator is inoperable such that it may be unable to safely and adequately store food	Unit, Inside	30 days
	Refrigerator component is damaged such that it impacts functionality	Unit, Inside	30 days
	Refrigerator is missing.	Unit	30 days

RETAINING WALL	Retaining wall is leaning away from the fill side	Outside	30 days
	Retaining wall is partially or completely collapsed	Outside	30 days
ROOF ASSEMBLY	Restricted flow of water from a roof drain, gutter, or downspou	Outside	30 days
	Gutter component is damaged, missing, or unfixed - Gutters may not be on all properties - not required to have but must be in working order	Outside	30 days
	Roof surface has standing water	Outside	30 days
	Substrate is exposed	Outside	30 days
	Roof assembly has a hole	Outside	30 days
	Roof assembly is damaged	Outside	30 days
SHARP EDGES	A sharp edge that can result in a cut or puncture hazard is present	Unit, Inside, Outside	30 days
SIDEWALK, WALKWAY, AND RAMP	Sidewalk, walkway, or ramp is blocked or impassable	Outside	30 days
	Sidewalk, walkway, or ramp is not functionally adequate	Outside	30 days
SINK	Sink or sink component is damaged or missing and the sink is not functionally adequate	Unit, Inside	30 days
	Water is directed outside of the basin	Unit, Inside	Pass
	Sink is not draining	Unit, Inside	30 days
	Sink is improperly installed, pulling away from the wall, leaning, or there are gaps between the sink and wall	Unit, Inside	30 days
	Sink component is damaged or missing and the sink is functionally adequate	Unit, Inside	Pass
	Cannot activate or deactivate hot and cold water	Unit, Inside	30 days
	Sink is missing or not installed within the primary kitchen	Unit	30 days
SITE DRAINAGE	Water runoff is unable to flow through the site drainage system	Outside	Pass
	Erosion is present	Outside	Pass
	Grate is not secure or does not cover the site drainage system's collection point	Outside	30 days
SMOKE ALARM	Smoke alarm is not installed where required. 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.	Unit, Inside	24 hrs
	Smoke alarm is obstructed	Unit, Inside	24 hrs
	Smoke alarm does not produce an audio or visual alarm when tested	Unit, Inside	24 hrs
SPRINKLER ASSEMBLY	Sprinkler head assembly is encased or obstructed by an item or object that is within 18 inches of the sprinkler head	Unit, Inside, Outside	24 hrs
	Sprinkler assembly component is damaged, inoperable, or missing and it is detrimental to performance.	Unit, Inside, Outside	24 hrs
	Sprinkler assembly has evidence of corrosion	Unit, Inside, Outside	24 hrs
	Sprinkler assembly has evidence of foreign material that is detrimental to performance	Unit, Inside, Outside	24 hrs
STEPS AND STAIRS	Tread is missing or damaged	Unit, Inside, Outside	30 days
	Stringer is damaged	Unit, Inside, Outside	30 days
	Step or stair is not functionally adequate	Outside	30 days
STRUCTURAL SYSTEM	Structural system exhibits signs of serious failure	Unit, Inside, Outside	24 hrs
TOILET	Only 1 toilet was installed, and it is missing	Unit, Inside	24 hrs
	A toilet is missing and at least 1 toilet is installed elsewhere that is operational.	Unit, Inside	30 days
	Only 1 toilet was installed, and it is damaged or inoperable.	Unit, Inside	30 days
	A toilet is damaged or inoperable and at least 1 toilet is installed elsewhere that is operational	Unit, Inside	30 days
	Toilet component is damaged, inoperable, or missing such that it may limit the resident's ability to safely discharge human waste	Unit, Inside	30 days
	Toilet is not secured at the base.	Unit, Inside	30 days
	Toilet component is damaged, inoperable, or missing and it does not limit the resident's ability to discharge human waste	Unit, Inside	Pass
	Toilet cannot be used in private.	Unit, Inside	30 days
TRASH CHUTE	Chute door does not open or self-close and latch	Inside	30 days
	Chute is clogged	Inside	30 days
	Trip hazard on walking surface		
	-An unintended ¾-inch or greater vertical difference; OR		
TRIP HAZARD	- An unintended 2-inch or greater horizontal separation that is perpendicular to the path of travel	Unit, Inside, Outside	30 days
VENTILATION	Exhaust system does not respond to the control switch.	Unit, Inside	30 days
	Exhaust system has restricted airflow	Unit, Inside	30 days
	Exhaust system component is damaged or missing	Unit, Inside	30 days
	Bathroom does not have proper ventilation or dehumidification	Unit, Inside	30 days
WALL – EXTERIOR	Exterior wall covering has missing sections of at least 1 square foot per wall	Outside	30 days
	Exterior wall has peeling paint of 10 square feet or more.	Outside	30 days
	Exterior wall component(s) is not functionally adequate	Outside	30 days

WALL – INTERIOR	Interior wall has a loose or detached surface covering	Unit, Inside	30 days
	Interior wall component(s) is not functionally adequate	Unit, Inside	30 days
	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	Unit, Inside	30 days
WATER HEATER	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.	Unit, Inside, Outside	30 days
	No hot water	Unit, Inside	Pass
	The relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor floodlevel.	Unit, Inside, Outside	30 days
	Chimney or flue piping is blocked, misaligned, or missing	Unit, Inside, Outside	24 hrs
	Gas shutoff valve is damaged, missing, or not installed.	Unit, Inside, Outside	24 hrs
	Window will not open or stay open.	Unit, Inside	30 days
WINDOW	Window cannot be secured	Unit, Inside	30 days
	Window will not close	Unit, Inside	30 days
	Window component is damaged or missing and the window is not functionally adequate	Unit, Inside	30 days