



Federal Register

**Tuesday,
March 16, 2004**

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
<p><u>Building Exteriors</u></p> <p>Walls</p>	<p>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.</p> <p>Level of Deficiency:</p> <p>Level 1: N/A</p> <p>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.</p> <p>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.</p> <p style="text-align: center;">Comments</p> <p>Level 3: If the condition is a health and safety concern, you must record it manually as "Health and Safety: Hazards."</p>	<p>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).</p> <p>Level of Deficiency:</p> <p>Level 1: The chimney cap is either visibly loose or damaged.</p> <p>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.</p> <p>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.</p> <p style="text-align: center;">Comments</p> <p>Level 3: If the condition is a health and safety concern, you must record it manually as "Health and Safety: Hazards."</p>

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<p><u>Building Exteriors</u></p> <p>Windows</p>	<p>Windows (Building Exterior) Window systems provide light, security, and exclusion of exterior noise, dust, heat, and cold. Frame materials include wood, aluminum, vinyl, etc.</p> <p>Note: This does not include windows that have defects noted from inspection from inside the unit.</p> <p>This inspectable item can have the following deficiencies:</p> <ul style="list-style-type: none"> 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 	<p>Windows (Building Exterior) Window systems provide light, security, and exclusion of exterior noise, dust, heat, and cold. Frame materials include wood, aluminum, vinyl, etc.</p> <p>Note removed.</p> <p>This inspectable item can have the following deficiencies:</p> <ul style="list-style-type: none"> 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
<p><u>Building Exteriors</u></p> <p>Security Bars Prevent Egress</p>	<p>Deficiency: Exiting (egress) is severely limited or impossible, because security bars are damaged or improperly constructed or installed.</p> <p>Note: This does not include windows that are not intended for exiting.</p> <p>Level of Deficiency:</p> <p>Level 1: N/A</p> <p>Level 2: N/A</p> <p>Level 3: The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks.</p>	<p>Remove deficiency from Building Exterior, but for Common Area and Unit, use the following definition:</p> <p>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.</p> <p>Note: Inspector should verify that the security bars if opened do not activate an alarm that would alarm or summon outside authorities (police, etc.).</p> <p>Level of Deficiency:</p> <p>Level 1: N/A</p> <p>Level 2: N/A</p> <p>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.</p>

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<p><u>Building Exteriors</u></p> <p>Windows — Peeling/ Needs Paint</p>	<p>Deficiency:</p> <ul style="list-style-type: none"> ▪ 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. <p>Note: This does not include windows that are not intended to be painted.</p> <p>Level of Deficiency:</p> <p>Level 1: You see peeling paint or a window that needs paint.</p> <p>Level 2: N/A</p> <p>Level 3: N/A</p>	<p>Definition unchanged, but without scoring.</p>

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<p><u>Building Exteriors</u></p> <p>Windows — Missing/ Deteriorated Caulking/ Seals/ Glazing Compound</p>	<p>Deficiency: The caulking or glazing compound that resists weather is missing or deteriorated.</p> <p>Note:</p> <ol style="list-style-type: none"> 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.) <p>Level of Deficiency:</p> <p>Level 1: N/A</p> <p>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.</p> <p>Level 3: There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window or surrounding structure.</p>	<p>Deficiency: The caulking or glazing compound that resists weather is missing or deteriorated.</p> <p>Note:</p> <ol style="list-style-type: none"> 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.) <p>Level of Deficiency:</p> <p>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.</p> <p>Level 2: N/A</p> <p>Level 3: There are missing or deteriorated caulk or seals--with evidence of leaks or damage to the window frame or surrounding structure.</p>

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<p>Building Systems</p> <p>Exhaust System — Roof Fans Inoperable</p>	<p>Deficiency: The ventilation system to exhaust kitchen or bathroom air does not function.</p> <p>Level of Deficiency:</p> <p>Level 1: N/A</p> <p>Level 2: N/A</p> <p>Level 3: The roof exhaust fan unit does not function.</p>	<p>Deficiency: The ventilation system to exhaust air from building areas (such as kitchen, bathroom, etc.) does not function.</p> <p>Note:</p> <ol style="list-style-type: none"> 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. <p>Level of Deficiency:</p> <p>Level 1: N/A</p> <p>Level 2: N/A</p> <p>Level 3: The roof exhaust fan unit does not function, is damaged to the point of being inoperable, or is missing.</p>

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<p data-bbox="131 239 355 275">Building Systems</p> <p data-bbox="131 304 224 340">HVAC</p>	<p data-bbox="375 239 704 275">HVAC (Building Systems)</p> <p data-bbox="375 275 914 533">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.</p> <p data-bbox="375 600 894 663">This inspectable item can have the following deficiencies:</p> <ul style="list-style-type: none"> <li data-bbox="469 709 696 741">Boiler/Pump Leaks <li data-bbox="469 762 688 793">Fuel Supply Leaks <li data-bbox="469 814 859 877">Misaligned Chimney/ Ventilation System <li data-bbox="469 898 748 930">General Rust/Corrosion 	<p data-bbox="946 239 1276 275">HVAC (Building Systems)</p> <p data-bbox="946 275 1479 564">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.</p> <p data-bbox="946 600 1466 663">This inspectable item can have the following deficiencies:</p> <ul style="list-style-type: none"> <li data-bbox="1040 709 1466 741">Boiler/Pump/Cooling System Leaks <li data-bbox="1040 762 1260 793">Fuel Supply Leaks <li data-bbox="1040 814 1422 877">Misaligned Chimney/Ventilation System <li data-bbox="1040 898 1317 930">General Rust/Corrosion

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<p><u>Building Systems</u></p> <p>HVAC - Boiler/ Pump leaks-</p>	<p>Deficiency: Water or steam is escaping from unit casing or system piping.</p> <p>Note:</p> <ol style="list-style-type: none"> 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. <p>Level of Deficiency:</p> <p>Level 1: You see water or steam leaking in piping or pump packing.</p> <p>Level 2: N/A</p> <p>Level 3: Water or steam is leaking in piping or pump packing to the point that the system or pumps should be shut down.</p> <p style="text-align: center;">Comments</p> <p>Level 3: If the condition is a health and safety concern, you must record it manually as "Health and Safety: Hazards."</p>	<p>Deficiency: Coolant, water, or steam is escaping from unit casing and/or pump packing/system piping.</p> <p>Note:</p> <ol style="list-style-type: none"> 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. <p>Level of Deficiency:</p> <p>Level 1: Coolant, water, or steam is escaping from unit casing and/or pump packing/system piping.</p> <p>Level 2: N/A</p> <p>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.</p> <p style="text-align: center;">Comments</p> <p>Level 3: If the condition is a health and safety concern, you must record it manually as "Health and Safety: Hazards."</p>

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<u>Common Areas</u>	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
<p>Common Areas</p> <p>Ceilings – Bulging/Buckling</p>	<p>Deficiency: A ceiling is bowed, deflected, sagging, or is no longer aligned horizontally.</p> <p>Level of Deficiency:</p> <p>Level 1: N/A</p> <p>Level 2: N/A</p> <p>Level 3: You see bulging, buckling, sagging, or a lack of horizontal alignment.</p> <p style="text-align: center;">Comments</p> <p>Level 3: If you have any doubt about the severity of the condition, request an inspection by a structural engineer.</p>	<p>Deficiency: A ceiling is bowed, deflected, sagging, or is no longer aligned horizontally to the extent that ceiling failure is possible.</p> <p>Level of Deficiency:</p> <p>Level 1: N/A</p> <p>Level 2: N/A</p> <p>Level 3: You see bulging, buckling, sagging, or a lack of horizontal alignment.</p> <p style="text-align: center;">Comments</p> <p>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.</p>

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<p><u>Common Areas</u></p> <p>Ceilings — Holes/ Missing Tiles/ Panels/ Cracks</p>	<p>Deficiency:</p> <ul style="list-style-type: none"> ▪ The ceiling surface has punctures that may or may not penetrate completely. -OR- ▪ Panels or tiles are missing or damaged. <p>Level of Deficiency:</p> <p>Level 1: You see small holes that are no larger than a sheet of paper--8½ inches by 11 inches.</p> <p>-OR-</p> <p>No hole penetrates the area above.</p> <p>-OR-</p> <p>You see that no more than 3 tiles or panels are missing.</p> <p>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.)</p> <p>-OR-</p> <p>You see that more than 3 tiles or panels are missing.</p> <p>-OR-</p> <p>You see a crack more than 1/8 inch wide and 11 inches long.</p> <p>Level 3: You see a hole that penetrates the area above; you can see through it.</p> <p style="text-align: center;">Comments</p> <p>Level 3: If a hole is a health and safety concern, you must record it manually in "Health and Safety: Hazards."</p>	<p>Deficiency:</p> <ul style="list-style-type: none"> ▪ The ceiling surface has punctures that may or may not penetrate completely. -OR- ▪ Panels or tiles are missing or damaged. <p>Level of Deficiency:</p> <p>Level 1: You see small holes that are no larger than a sheet of paper--8½ inches by 11 inches.</p> <p>-OR-</p> <p>No hole or crack penetrates the area above.</p> <p>-OR-</p> <p>You see that no more than 3 tiles or panels are missing.</p> <p>-OR-</p> <p>You see a crack more than 1/8 inch wide and 11 inches long.</p> <p>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.)</p> <p>-OR-</p> <p>You see that more than 3 tiles or panels are missing.</p> <p>Last section removed.</p> <p>Level 3: You see a hole or crack that penetrates the area above; you can see through it.</p> <p style="text-align: center;">Comments</p> <p>Level 3: If a hole or crack is a health and safety concern, you must record it manually in "Health and Safety: Hazards."</p> <p>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.</p>

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<p data-bbox="138 239 332 268"><u>Common Areas</u></p> <p data-bbox="138 304 332 333">Ceilings – Mold</p>	<p data-bbox="378 239 885 333">Deficiency: You see evidence of water infiltration, mold, or mildew that may have been caused by saturation or surface failure.</p> <p data-bbox="378 436 621 466">Level of Deficiency:</p> <p data-bbox="378 501 911 758">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.</p> <p data-bbox="378 793 911 1050">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.</p> <p data-bbox="378 1085 911 1472">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.</p> <p data-bbox="581 1507 706 1537">Comments</p> <p data-bbox="378 1572 911 1703">Level 3: If the condition is a health and safety concern, you must record it manually in "Health and Safety: Air Quality."</p>	<p data-bbox="945 239 1435 396">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.</p> <p data-bbox="945 436 1188 466">Level of Deficiency:</p> <p data-bbox="945 501 1477 659">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.</p> <p data-bbox="945 793 1188 823">Level 2: Removed.</p> <p data-bbox="945 1085 1477 1276">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.</p> <p data-bbox="1091 1507 1334 1537">Comment removed.</p>

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<p data-bbox="136 239 334 268">Common Areas</p> <p data-bbox="136 304 321 430">Hard Floor Covering — Missing Flooring/ Tiles</p>	<p data-bbox="376 239 893 331">Deficiency: You see that flooring--terrazzo, hardwood, ceramic tile, or other flooring material--is missing.</p> <p data-bbox="376 468 623 497">Level of Deficiency:</p> <p data-bbox="376 533 906 693">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.</p> <p data-bbox="376 728 893 854">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.</p> <p data-bbox="376 890 915 1083">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.</p> <p data-bbox="581 1119 708 1148">Comments</p> <p data-bbox="376 1184 899 1310">Level 3: If you have just one concern that safety is compromised; classify the floor system as a Level 3 deficiency.</p>	<p data-bbox="945 239 1474 432">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.</p> <p data-bbox="945 468 1192 497">Level of Deficiency:</p> <p data-bbox="945 533 1455 693">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.</p> <p data-bbox="945 728 1468 821">Level 2: You estimate that 10-50% of any single floor surface is affected, but there are no safety problems.</p> <p data-bbox="945 890 1477 1083">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.</p> <p data-bbox="1143 1119 1269 1148">Comments</p> <p data-bbox="945 1184 1461 1281">Level 3: If you have a concern that safety is compromised; classify the floor system as a Level 3 deficiency.</p>

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<p>Common Areas</p> <p>Soft Floor Covering Damaged-Floors.</p>	<p>Deficiency: You see damage to carpet tiles, wood, sheet vinyl, or other floor covering.</p> <p>Level of Deficiency:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p style="text-align: center;">Comments</p> <p>Level 3: If this condition is a health and safety concern, you must record it manually in "Health and Safety: Hazards."</p>	<p>Deficiency: You see damaged and missing carpet.</p> <p>Level of Deficiency:</p> <p>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.</p> <p>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.</p> <p>Level 3: You estimate that more than 50% of the carpet is damaged. -OR- Damage to the carpet exposes the underlying material.</p> <p style="text-align: center;">Comments</p> <p>Level 3: If this condition is a health and safety concern, you must record it manually in "Health and Safety: Hazards."</p>

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

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<p>Common Areas</p> <p>Floors — Rot/Deteriorated Subfloor</p>	<p>Deficiency: The subfloor has decayed or is decaying.</p> <p>Level of Deficiency:</p> <p>Level 1: N/A</p> <p>Level 2: You see small areas of rot--1-4 square feet.</p> <p>Level 3: You see large areas of rot--more than 4 square feet-- and applying weight causes noticeable deflection.</p> <p style="text-align: center;">Comments</p> <p>Level 3: If you have any doubt about the severity of this condition, request an inspection by a structural engineer.</p>	<p>Deficiency: The subfloor has decayed or is decaying.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. If there is any doubt, apply weight to detect noticeable deflection. 2. This type of defect typically occurs in kitchens and bathrooms. <p>Level of Deficiency:</p> <p>Level 1: N/A</p> <p>Level 2: Evidence of small areas of rot--1-4 square feet.</p> <p>Level 3: Evidence of large areas of rot--more than 4 square feet.</p> <p style="text-align: center;">Comments</p> <p>Level 3: If you have any concerns about Health & Safety, request an inspection by a structural engineer.</p>

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<p data-bbox="138 239 332 268"><u>Common Areas</u></p> <p data-bbox="138 304 272 365">HVAC — Inoperable</p>	<p data-bbox="376 239 812 300">Deficiency: The heating, cooling, or ventilation system does not function.</p> <p data-bbox="376 336 451 365">Note:</p> <ol data-bbox="376 369 885 527" style="list-style-type: none"> <li data-bbox="376 369 885 464">1. If the HVAC system is not functioning because it is not the right season, do not record this as a deficiency. <li data-bbox="376 468 885 527">2. Statement may be validated by resident survey process. <p data-bbox="376 562 625 592">Level of Deficiency:</p> <p data-bbox="376 627 548 657">Level 1: N/A</p> <p data-bbox="376 693 548 722">Level 2: N/A</p> <p data-bbox="376 758 896 915">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.</p> <p data-bbox="584 951 711 980">Comments</p> <p data-bbox="376 1016 889 1146">Level 3: If this condition is a health and safety concern, you must record it manually in “Health and Safety Hazards.”</p>	<p data-bbox="943 239 1378 300">Deficiency: The heating, cooling, or ventilation system does not function.</p> <p data-bbox="943 336 1458 430">Note: If the HVAC system does not operate because of seasonal conditions, do not record this as a deficiency.</p> <p data-bbox="943 466 1214 495">Second note removed.</p> <p data-bbox="943 562 1188 592">Level of Deficiency:</p> <p data-bbox="943 627 1115 657">Level 1: N/A</p> <p data-bbox="943 693 1115 722">Level 2: N/A</p> <p data-bbox="943 758 1456 915">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.</p> <p data-bbox="1144 951 1271 980">Comments</p> <p data-bbox="943 1016 1453 1146">Level 3: If this condition is a health and safety concern, you must record it manually in “Health and Safety Hazards.”</p>

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<p data-bbox="138 241 332 273">Common Areas</p> <p data-bbox="138 304 316 409">HVAC- Noisy, Vibrating, Leaking</p>	<p data-bbox="380 241 901 336">Deficiency: The HVAC distribution components, including fans, are the source of abnormal noise, unusual vibrations, or leaks.</p> <p data-bbox="380 472 625 504">Level of Deficiency:</p> <p data-bbox="380 535 901 756">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.</p> <p data-bbox="380 787 544 819">Level 2: N/A</p> <p data-bbox="380 850 544 882">Level 3: N/A</p>	<p data-bbox="943 241 1464 430">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.</p> <p data-bbox="943 472 1188 504">Level of Deficiency:</p> <p data-bbox="943 535 1464 756">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.</p> <p data-bbox="943 787 1107 819">Level 2: N/A</p> <p data-bbox="943 850 1107 882">Level 3: N/A</p>

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<p data-bbox="142 247 354 279">Common Areas</p> <p data-bbox="142 310 297 436">Dishwasher/ Garbage Disposal — Inoperable</p>	<p data-bbox="386 247 914 342">Deficiency: A dishwasher or garbage disposal, if provided, does not function, as it should.</p> <p data-bbox="386 373 621 405">Level of Deficiency:</p> <p data-bbox="386 436 548 468">Level 1: N/A</p> <p data-bbox="386 499 914 562">Level 2: The dishwasher or garbage disposal does not function, as it should.</p> <p data-bbox="386 594 548 625">Level 3: N/A</p>	<p data-bbox="946 247 1474 310">Deficiency: A dishwasher or garbage disposal, if provided, does not function.</p> <p data-bbox="946 373 1190 405">Level of Deficiency:</p> <p data-bbox="946 436 1109 468">Level 1: N/A</p> <p data-bbox="946 499 1474 562">Level 2: The dishwasher or garbage disposal does not function.</p> <p data-bbox="946 594 1109 625">Level 3: N/A</p>

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<p><u>Common Areas</u></p> <p>Walls — Damaged</p>	<p>Deficiency: You see punctures in the wall surface that may or may not penetrate completely. Panels or tiles may be missing or damaged.</p> <p>Note: This does not include small holes from hanging pictures, etc.</p> <p>Level of Deficiency:</p> <p>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.</p> <p>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.</p> <p>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.</p>	<p>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.</p> <p>Note:</p> <ol style="list-style-type: none"> This does not include small holes from hanging pictures, etc. Control joints/construction joints should not be recorded as a deficiency. <p>Level of Deficiency:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p style="text-align: center;">Comments:</p> <p>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.</p>

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

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<p>Common Areas</p> <p>Graffiti</p>	<p>Deficiency: You see crude inscriptions or drawings scratched, painted, or sprayed on a building surface, retaining wall.</p> <p>Note: There is a difference between art forms and graffiti. Do not consider full wall murals and other art forms as graffiti.</p> <p>Level of Deficiency:</p> <p>Level 1: You see graffiti in one place.</p> <p>Level 2: You see graffiti in 2-5 places.</p> <p>Level 3: You see graffiti in 6 or more places.</p>	<p>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.</p> <p>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.</p> <p>Level of Deficiency:</p> <p>Level 1: You see graffiti on an interior surface at one location in the same building.</p> <p>Level 2: You see graffiti at 2-5 locations on interior surfaces in the same building.</p> <p>Level 3: You see graffiti at 6 or more locations on interior surfaces in the same building.</p>

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<p data-bbox="181 233 365 260">Common Areas</p> <p data-bbox="181 296 349 380">Countertops – Missing/damaged</p>	<p data-bbox="406 233 893 317">Deficiency: A flat work surface in a kitchen often integral to lower cabinet space is missing or deteriorated.</p> <p data-bbox="406 352 641 380">Level of Deficiency:</p> <p data-bbox="406 415 568 443">Level 1: N/A</p> <p data-bbox="406 478 893 625">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.</p> <p data-bbox="406 661 568 688">Level 3: N/A</p>	<p data-bbox="930 233 1185 260">Definition unchanged.</p>

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<p>Common Areas</p> <p>Cabinets — Missing/Damaged</p>	<p>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.</p> <p>Level of Deficiency:</p> <p>Level 1: N/A</p> <p>Level 2: You see that 10-50% of the cabinets, doors, or shelves are missing or the laminate is separating.</p> <p>Level 3: You see that more than 50% of the cabinets, doors, or shelves are missing or the laminate is separating.</p>	<p>Definition unchanged.</p>

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<p><u>Units</u></p> <p>HVAC - Convection/Radiant Heat System Covers Missing/Damaged</p>	<p>Deficiency: A cover on the convection/radiant heat system is missing or damaged, which could cause a burn or related injury.</p> <p>Level of Deficiency:</p> <p>Level 1: N/A</p> <p>Level 2: N/A</p> <p>Level 3: At least one cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans.</p> <p style="text-align: center;">Comments</p> <p>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."</p>	<p>Definition unchanged.</p>

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<p><u>Units</u></p> <p>HVAC System - General Rust/Corrosion</p>	<p>Deficiency: You see a component of the system with deterioration from oxidation or corrosion of system parts.</p> <p>Level of Deficiency:</p> <p>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.</p> <p>Level 2: N/A</p> <p>Level 3: N/A</p>	<p>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.</p> <p>Level of Deficiency:</p> <p>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.</p> <p>Level 2: N/A</p> <p>Level 3: N/A</p>

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<p><u>Units</u></p> <p>HVAC System - Inoperable</p>	<p>Deficiency: The heating, cooling, or ventilation system does not function.</p> <p>Note: If the HVAC system does not operate because of seasonal conditions, do not record this as a deficiency.</p> <p>Level of Deficiency:</p> <p>Level 1: N/A</p> <p>Level 2: N/A</p> <p>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.</p> <p style="text-align: center;">Comments</p> <p>Level 3: If this condition is a health and safety concern, you must record it manually in "Health and Safety: Hazards."</p>	<p>Deficiency: The heating, cooling, or ventilation system does not function.</p> <p>Note: If the HVAC system does not operate because of seasonal conditions, do not record this as a deficiency.</p> <p>Level of Deficiency:</p> <p>Level 1: N/A</p> <p>Level 2: N/A</p> <p>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.</p> <p style="text-align: center;">Comments</p> <p>Level 3: If this condition is a health and safety concern, you must record it manually in "Health and Safety: Hazards."</p>

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

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

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

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<p>Site</p> <p>Fencing and Gates — Holes/ Missing Sections/ Damaged/ Falling/ Leaning</p> <p>Delineated into Two Separate Criteria:</p> <p>1. Interior Fencing</p> <p>2. Exterior Fencing</p>	<p>Deficiency: A fence or gate is rusted, deteriorated, or uprooted which may threaten security, health, or safety.</p> <p>Note: Gates for swimming pool fences are covered in another section, "Common Areas - Pools and Related Structures".</p> <p>Level of Deficiency: Deficiencies in exterior fences, security fences, and gates are a higher level than interior fences and gates.</p> <p>Level 1: N/A</p> <p>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.</p> <p>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.</p>	<p>Site - Fencing and Gates - Missing/Damaged/Falling/Leaning</p> <p>Non-security/non-safety Fences</p> <p>Deficiency: A non-security/non-safety (example: Privacy/Decorative) fence or gate is rusted, deteriorated, uprooted, missing or contains holes.</p> <p>Note:</p> <ol style="list-style-type: none"> Gates for swimming pool fences are covered in another section, "Site-Fencing and Gates- Security." Fences designed for Security/Safety are addressed under Security Fences. <p>Level of Deficiency:</p> <p>Level 1: N/A</p> <p>Level 2: A non-security/non-safety fence or gate contains holes or deterioration/damage in greater than 25% of a fence.</p> <p>Level 3: N/A</p> <p style="text-align: center;">Comment</p> <p>Level 2: If the non-security/non-safety fence poses any danger, note this as a Health & Safety issue under "Health & Safety: Hazards."</p> <p>Continued on next page...</p>

Definition In Question	Current Version 2.3 Definition	Proposed Definition
		<p>Security/Safety Fences</p> <p>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.</p> <p>Note:</p> <ol style="list-style-type: none"> 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". <p>Level of Deficiency:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>Note: If the fence can cause injury or allow bodily harm, record it as a "Health & Safety: Hazards."</p>

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<p>Site</p> <p>Fencing and Gates – Holes</p>	<p>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.</p> <p>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.</p> <p>Level of Deficiency:</p> <p>Level 1: The hole is smaller than 6 inches by 6 inches</p> <p>Level 2: N/A</p> <p>Level 3: The hole is larger than 6 inches by 6 inches.</p>	<p>This definition no longer stands alone because it was included in the previous definition: Site: Fencing and Gates — Holes/ Missing Sections/ Damaged/ Falling/ Leaning.</p>

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<p>Site</p> <p>Grounds — Ponding/ Site Drainage</p>	<p>Deficiency: Water or ice has collected in a depression or on ground where ponding was not intended.</p> <p>Note:</p> <ol style="list-style-type: none"> This does not include detention/retention basins or ponding on paved areas, such as parking lots: <ul style="list-style-type: none"> Detention/retention basins are covered in "Site - Storm Drainage". Ponding on paved areas is covered in "Parking Lots/Driveways/Roads". 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. <p>Level of Deficiency:</p> <p>Level 1: N/A</p> <p>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.</p> <p>Level 3: There is an accumulation of more than 5 inches deep.</p> <p>-OR-</p> <p>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.)</p>	<p>Deficiency: Water or ice has collected in a depression or on ground where ponding was not intended.</p> <p>Note:</p> <ol style="list-style-type: none"> This does not include detention/retention basins or ponding on paved areas. such as parking lots: <ul style="list-style-type: none"> Detention/retention basins are covered in "Site - Storm Drainage". Ponding on paved areas is covered in "Parking Lots/Driveways/Roads". 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. <p>Level of Deficiency:</p> <p>Level 1: N/A</p> <p>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.</p> <p>Level 3: There is an accumulation of more than 5 inches deep over 100 square feet.</p> <p>-OR-</p> <p>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.)</p>

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<p>Site</p> <p><u>Parking Lots/</u> <u>Driveways/</u> <u>Roads -</u> Damaged Paving</p>	<p>Cracks (Parking Lots/Driveways/Roads)</p> <p>Deficiency: There are visible faults in the pavement: longitudinal, lateral, alligator, etc.</p> <p>Note:</p> <ol style="list-style-type: none"> 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. Relief joints are there by design; do not consider them cracks. When observing traffic ability, consider the capacity to support people on foot, in wheelchairs, and using walkers—and the potential for problems and hazards. For parking lots only, note a deficiency if you see cracks on more than 5% of the parking spaces. For driveways/roads, note a deficiency if you see cracks on more than 5% of the driveways/roads. <p>Level of Deficiency:</p> <p>Level 1: N/A</p> <p>Level 2: Cracks greater than ¼ inch, hinging/tilting, or missing section(s) that affect traffic ability over more than 5% of the property's parking lots/driveways/roads.</p> <p>Level 3: N/A</p> <p>Continued on next page...</p>	<p>Cracks/Settlement/Heaving/Loose Materials/Potholes (Parking Lots/Driveways/Roads).</p> <p>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.</p> <p>Note:</p> <ol style="list-style-type: none"> 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. Relief joints are there by design; do not consider them cracks. Also repaired/sealed cracks should be considered a deficiency. 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. For parking lots/driveways/roads only, note a Level 2 deficiency if you see cracks on more than 10% of the paved area. <p>Level of Deficiency:</p> <p>Level 1: N/A</p> <p>Level 2: Damaged pavement as defined above greater than ¼ 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.</p> <p>Level 3: Damaged pavement as defined above has made a parking lot/driveway unusable/impassable or creates unsafe conditions for pedestrians and vehicles.</p> <p>Continued on next page...</p>

Definition in Question	Current Version 2.3 Definition	Proposed Definition
	<p style="text-align: center;">Comments</p> <p>Level 2: If the height differential is greater than ¼ 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."</p>	<p style="text-align: center;">Comments</p> <p>Note: If the height differential is greater than ¼ 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."</p>

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<p>Site</p> <p><u>Ponding</u></p>	<p>Ponding (Parking Lots/Driveways/Roads)</p> <p>Deficiency: Water or ice has accumulated in a depression on an otherwise flat plane.</p> <p>Note:</p> <ol style="list-style-type: none"> 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. <p>Level of Deficiency:</p> <p>Level 1: N/A</p> <p>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.</p> <p>Level 3: 3 inches of water--or more--has accumulated making 5% or more of a parking lot/driveway unusable or unsafe.</p>	<p>Ponding (Parking Lots/Driveways/Roads)</p> <p>Deficiency: Water or ice has accumulated in a depression on an otherwise flat plane.</p> <p>Note:</p> <ol style="list-style-type: none"> 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. <p>Third note removed.</p> <p>Level of Deficiency:</p> <p>Level 1: N/A</p> <p>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.</p> <p>Level 3: More than 3 inches of water has accumulated making 5% or more of a parking lot/driveway unusable or unsafe.</p>

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<p>Site</p> <p><u>Parking Lots/</u> <u>Driveways/</u> <u>Roads -Potholes/</u> <u>Loose Material</u></p>	<p>Potholes/Loose Material (Parking Lots/Driveways/Roads)</p> <p>Deficiency:</p> <ul style="list-style-type: none"> ▪ A hole caused by road surface failure -OR- ▪ Loose, freestanding aggregate material caused by deterioration <p>Level of Deficiency:</p> <p>Level 1: Potholes or loose material have caused the pavement to fail, exposing the subsurface.</p> <p>Level 2: N/A</p> <p>Level 3: Potholes or loose material have made a parking lot/driveway unusable/impassable for vehicles and/or pedestrians.</p> <p style="text-align: center;">Comments</p> <p>Level 3: If the excessively irregular surface could cause tripping or falling, you must manually record this deficiency as "Health and Safety: Hazards."</p>	<p>Definition consolidated into a new definition entitled "Damaged Paving."</p>

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

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<p>Site</p> <p>Play Areas and Equipment — Damaged/ Broken Equipment</p>	<p>Deficiency: Equipment is broken into pieces, shattered, incomplete, or inoperable.</p> <p>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.</p> <p>Level of Deficiency:</p> <p>Level 1: You see that some of the equipment -- 20-50% -- does not operate as it should, but poses no safety risk.</p> <p>Level 2: You see that most of the equipment -- more than 50% -- does not operate as it should, but poses no safety risk.</p> <p>Level 3: You see equipment that poses a threat to safety and could cause injury.</p>	<p>Definition unchanged.</p>

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

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<p>Site</p> <p>Walkways/ Steps — Cracks/ Settlement/ Heaving</p>	<p>Deficiency:</p> <ul style="list-style-type: none"> ▪ Visible faults in the pavement: longitudinal, lateral, alligator, etc. -OR- ▪ Pavement that sinks or rises because of the failure of sub base materials <p>Note:</p> <ol style="list-style-type: none"> 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. <p>Level of Deficiency:</p> <p>Level 1: N/A</p> <p>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.</p> <p>Level 3: N/A</p> <p style="text-align: center;">Comments</p> <p>Level 2: If the walkways or steps could cause tripping or falling, you must manually record this deficiency as “Health and Safety: Hazards.”</p>	<p>Deficiency:</p> <ul style="list-style-type: none"> ▪ Visible faults in the pavement: longitudinal, lateral, alligator, etc. -OR- ▪ Pavement that sinks or rises because of the failure of sub base materials <p>Note:</p> <ol style="list-style-type: none"> 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. <p>Fourth note removed.</p> <p>Level of Deficiency:</p> <p>Level 1: N/A</p> <p>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.</p> <p>Level 3: N/A</p> <p style="text-align: center;">Comments</p> <p>Level 2: If the walkways or steps could cause tripping or falling, you must manually record this deficiency as “Health and Safety: Hazards.”</p>

Definition In Question	Current Version 2.3 Definition	Proposed Definition
<p data-bbox="181 235 311 289"><u>Health and Safety</u></p> <p data-bbox="181 323 331 441">Air Quality - Mold and/or Mildew Observed</p>	<p data-bbox="406 235 860 319">Deficiency: You see evidence of mold or mildew, especially in bathrooms and air outlets.</p>	<p data-bbox="932 235 1390 319">Deficiency: You see evidence of water infiltration or other moisture producing condition that causes mold, or mildew</p> <p data-bbox="932 352 1409 441">Note: If the area has at least 1 square foot of mold or mildew, record it as a deficiency.</p>

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<u>Health and Safety</u> 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
<p><u>Health and Safety</u></p> <p>Electrical Hazards — Exposed Wires/ Open panels</p>	<p>Deficiency: You see exposed bare wires or openings in electrical panels.</p> <p>Note: If the accompanying authority has identified abandoned wiring, capped wires do not pose a risk and should not be recorded as a deficiency.</p>	<p>Deficiency: You see exposed bare wires or openings in electrical panels.</p> <p>Note:</p> <ol style="list-style-type: none"> 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
<p>Health and Safety</p> <p>Emergency/ Fire Exits — Missing Exit Signs</p>	<p>Deficiency:</p> <ul style="list-style-type: none"> ▪ Exit signs that clearly identify all emergency exits are missing. -OR- ▪ There is no illumination in the area of the sign. 	<p>Deficiency:</p> <ul style="list-style-type: none"> ▪ 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
<p data-bbox="181 235 311 289"><u>Health and Safety</u></p> <p data-bbox="181 323 328 441">Flammable Materials — Improperly Stored</p>	<p data-bbox="406 235 880 319">Deficiency: Flammable materials are improperly stored, causing the potential risk of fire or explosion.</p>	<p data-bbox="932 235 1406 352">Deficiency: Flammable or combustible materials are improperly stored near a heat or electrical source, causing the potential risk of fire or explosion.</p> <p data-bbox="932 386 1406 504">Note: Flammable or combustible materials may include but are not limited to Gasoline, Paint Thinners, Kerosene, Propane, paper, boxes, etc.</p>

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<p><u>Health and Safety</u></p> <p>Garbage and Debris — Indoors/ Outdoors</p>	<p>Indoors (Garbage and Debris)</p> <p><i>Deficiency:</i></p> <ul style="list-style-type: none"> ▪ 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. <p>Note: This does not include garbage and debris improperly stored outside. For this deficiency, see Garbage and Debris – Outdoors</p> <p>Outdoors (Garbage and Debris)</p> <p><i>Deficiency:</i></p> <ul style="list-style-type: none"> ▪ 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. <p>Note: This does not include garbage improperly stored indoors. For this deficiency, see Garbage and Debris – Indoors</p>	<p>Definition unchanged.</p>

Definition in Question	Current Version 2.3 Definition	Proposed Definition
<p>Health and Safety</p> <p>Hazards — Tripping</p>	<p>Deficiency: You see any physical defect that poses a tripping risk, generally in walkways or other traveled areas.</p> <p>Note: This does not include tripping hazards from elevators that do not level properly. For this deficiency, see Elevator - Tripping under Health and Safety.</p>	<p>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.</p> <p>Note: This does not include tripping hazards from elevators that do not level properly. For this deficiency, see Elevator - Tripping under Health and Safety.</p>