

# OKLAHOMA HOUSING FINANCE AGENCY

## HOME Program Minimum Rehabilitation Standards

**Please note: Regardless of the standards set forth herein, all housing assisted by HOME monies must meet all applicable State and local codes, ordinances and requirements, as well as such other requirements HUD may establish. In the absence of State or local building codes, the housing must meet the International Existing Building Code or the International Code Council.**

For Rental housing, Awardees must produce an estimate, based on age and condition, of the remaining useful life of all major systems, including structural support, roofing, cladding and weatherproofing, plumbing, electrical, and HVAC.

A capital needs assessment (CNA), prepared no longer than 18 months prior to the date of Application, is required for all multi-family Rental Rehabilitation or Acquisition/Rehabilitation Projects of 26 or more units, and for all Applications in conjunction with Affordable Housing Tax Credits, regardless of the number of units. A CNA may be requested by OHFA for smaller Projects if deemed necessary to properly underwrite the Projects. Capital needs assessments performed for the same Project as a requirement of another funding source will be accepted in lieu of a specific CNA for the HOME Application.

Capital Needs Assessment (CNA) means a qualified professional's opinion of a property's current physical condition determined after a physical inspection of the interior and exterior of the units and structures. The physical inspection should include an interview with the onsite manager and maintenance personnel. This assessment should identify deferred maintenance, physical needs, **remaining useful life**, material building code violations that affect the property use, structural and mechanical integrity, and the future physical and financial needs. The assessment must include the cost of labor and materials identified in detail and the extent of future expenditures contemplated to ensure the costs will be addressed through operating and replacement reserves. Components which should be examined and analyzed in this assessment include but are not limited to:

- Site, including topography, drainage, pavement, curbing, sidewalks, parking, landscaping, amenities, water, sewer, storm drainage, gas and electric utility lines;
- Structural systems, both substructure and superstructure, including exterior walls and balconies, exterior doors and windows, roofing system and drainage;
- Interiors, including unit and common area finishes (carpeting, vinyl or tile flooring, plaster walls, paint condition, etc.), unit kitchen finishes, cabinets and appliances, unit bathroom finishes and fixtures, and common area lobbies and corridors; and
- Mechanical systems, including plumbing and domestic hot water, HVAC, electrical, lighting fixtures, fire protection, and elevators.

**In all cases, if the remaining useful life of one or more major systems is less than the Period of Affordability, the Awardee must establish and maintain a replacement reserve and make adequate monthly payments thereto, such that there are sufficient funds to repair or replace systems as needed.**

For buyer housing, upon completion each of the major systems must have a minimum useful life of five years, or the major systems must be rehabilitated or replaced as a part of the rehabilitation work.

**If the housing is occupied at the time of rehabilitation, Awardees must identify any life-threatening potential life-threatening deficiencies, pursuant to the Uniform Physical Condition Standards (UPCS), are highlighted in orange on Attachment A, which contains the complete list of inspect-able items covered by UPCS.**

OHFA will review and approve all written cost estimates and ensure that construction contracts and work performed will meet these Rehabilitation Standards.

OHFA will conduct initial, progress and final inspections to ensure that all work is done in accordance to work write-ups.

## **I. PURPOSE OF STANDARDS**

A. The HOME Investment Partnerships Program Rehabilitation Standards (known herein as the “HOME Standards”) are designed to outline the requirements for building rehabilitation for all National Housing Trust Fund (HOME) funded multi-family housing projects in the State of Oklahoma. The HOME Standards, though a requirement specifically to the development entity in direct receipt of HOME funding, are written to provide guidance to all relevant members of a project development team.

B. The goal of the HOME Program is to provide functional, safe, affordable and durable housing that meets the needs of the tenants and communities in which the housing is located. The purpose of the HOME Standards is to ensure that property rehabilitation puts each building in the best possible position to meet this goal over its extended life and that, at a minimum, all health and safety deficiencies are addressed.

C. If a project is out of compliance with the HOME Standards, the Awardee shall bring to the attention of OHFA Staff the specific portion of the project which does not comply, stating the reasons for non-compliance. OHFA Staff will make a determination as to whether an exception to the HOME Standards shall be granted.

D. Note: At the time of publication and adoption of the HOME Standards, the adopted codes referenced are believed to be those in force. As standards and codes change and are put into effect by the governing authorities having jurisdiction, the new standards and codes will apply in lieu of those referenced.

## **II. QUALITY OF WORK**

A. Awardees and developers shall ensure that all rehabilitation work is completed in a thorough and workmanlike manner in accordance with industry practice and contractually agreed upon plans and specifications as well as subsequent mutually agreed upon change orders during the construction process. Awardees and developers will employ best practice industry standards relating to quality assurance to verify all work completed.

B. By meeting the various code requirements as a minimum standard, together with the other standards herein or in attendant OHFA policies, each building rehabilitation project is assured to be brought up to an acceptable level of rehabilitation.

C. Warranties shall be required per the standard construction contracts on all materials, equipment and workmanship.

## **III. CODE COMPLIANCE**

A. All work shall comply with all applicable Oklahoma State and local codes, ordinances, and zoning requirements.

B. Please note that the OHFA HOME Awardee must demonstrate compliance with all State and local codes through project affiliation with professional design team drawing certifications (e.g. architectural design stamp) and/or other approved methods such as State inspector certification.

C. The HOME Standards are designed to meet or exceed the Uniform Physical Condition Standards (UPCS) and ensure that upon completion, the HOME-assisted project and units will be decent, safe, sanitary, and in good repair as described in 24 CFR 5.703. See Attachment A for a list of Inspectable Items and Observable Deficiencies, including descriptions of the type and degree of deficiency for each item that any HOME-assisted project must address, at a minimum.

#### **IV. HEALTH AND SAFETY**

A. If the housing is occupied at the time of rehabilitation, any life-threatening deficiencies must be identified and addressed immediately. See Attachment A for a list of Inspectable Items and Observable Deficiencies, including the identification of life-threatening deficiencies (highlighted in orange) for the property site, building exterior, building systems, common areas, and units.

#### **V. SCOPE OF WORK DETERMINATION**

A. In developing scopes of work, Awardees and developers will work with OHFA to ensure that all requirements under the HOME Standards are satisfied and that the proposed scope of work meets the goals of Part I above. OHFA approval of all scopes of work is required in accordance with OHFA standard practices.

#### **VI. EXPECTED USEFUL LIFE**

A. In developing scopes of work on housing rehabilitation projects, OHFA HOME Awardees and developers will consider the remaining expected useful life of all building components with regard to building long-term sustainability and performance. Specifically, each building component with a remaining expected useful life of less than the applicable HOME period of affordability (30 years) shall be considered for replacement, repair or otherwise updated. Additionally, new building components with an expected useful life of less than 30 years shall be considered for future replacement.

B. OHFA Staff will underwrite the proposed project to determine if sufficient replacement reserves will be set aside each month to cover the full cost of any such replacement, repair or update. Whether or not a particular building component has been replaced, repaired or otherwise updated as part of the rehabilitation scope of work, all building components and major systems must demonstrate adequate funding to be viable throughout the 30-year affordability period.

#### **VII. DISASTER MITIGATION**

A. To the extent applicable/relevant, the housing must be improved to mitigate the impact of potential disasters (e.g. earthquakes, tornadoes, floods, wildfires) in accordance with State or local codes, ordinances, and requirements, or such other requirements that HUD may establish. The relevant State codes are the International Residential Code of 2009, as amended, for new construction and the International Building Code for rehabilitation.

B. In addition, construction of the housing must adhere to the Oklahoma Standard Hazard Mitigation Plan adopted in 2014. Awardees of HOME funds should particularly review and adhere to Chapter 3 regarding Risk Assessment and Chapter 4 regarding Mitigation Strategies.

## **VIII. ENERGY CONSERVATION**

- A. Equipment, appliances, windows, doors and appurtenances replaced during rehabilitation shall be replaced with Energy Star qualified products.
- B. If feasible, attics should be insulated to R38 and walls to a minimum of R11.
- C. Replacement heating and/or cooling systems shall be properly sized as evidenced by completion of ACCA/ANSI Manual J® or an equivalent sizing calculation tool.
- D. All accessible air ducts shall be tightly sealed.
- E. Heating or cooling supply running through unconditioned space should be avoided or rerouted if possible, but when present and accessible, shall be insulated.

## **IX. ACCESSIBILITY REQUIREMENTS**

A. Housing that is rehabilitated with HOME funds must meet all applicable federal and State regulations regarding accessibility for persons with disabilities. The applicability of these rules is complex and therefore it is recommended that developers seeking HOME funds consult with a qualified design professional.

B. Projects shall comply with other standards as may apply or be required by funding sources (i.e. USDA Rural Development)

C. Projects, if applicable, shall comply with Section 504 of the Rehabilitation Act of 1973 implemented at 24 CFR Part 8 a. For “substantial” rehabilitation (projects with 15 or more total units and the cost of rehabilitation is 75% or more of the replacement cost): i. At least 5% of the units (1 minimum) must be made fully accessible for persons with mobility impairments based on the Uniform Federal Accessibility Standards (UFAS) ii. In addition, at least 2% of the units (1 additional unit minimum) must be made accessible for persons with sensory impairments. iii. Common spaces must be made accessible to the greatest extent feasible

D. For projects with “less-than-substantial” rehabilitation (anything less than “substantial”), the project must be made accessible to the greatest extent feasible until 5% of the units are physically accessible, and common spaces should be made accessible as much as possible.

## **X. REHABILITATION CONSTRUCTION STANDARDS**

### **A. SITE**

#### **1. General:**

- a. Assure that the site is safe, clean and usable, and designed with details, assemblies and materials to provide ongoing durability without undue future maintenance.
- b. Site design and engineering shall be by a licensed professional civil engineer, or other qualified professional.
- c. Design and systems shall conform to all applicable codes, rules and regulations:
  - i. Local and municipal zoning;
  - ii. NFPA Codes as they may apply

2. Sprinkler water service – Underground water service as required for building sprinkler system shall be in accordance with NFPA 24.

3. Drainage – assure that the grading surrounding the building will slope away from the building and drain properly, without ponding or erosion.

4. Sewer connections to municipal sewage systems and on-site sewage disposal:
  - a. Existing sewer laterals that are to be reused should be evaluated to assure that they are serviceable and have a remaining useful life of 30 years, or are covered by a plan to repair or replace during the 30-year affordability period.
  - b. New systems designed to conform to the State codes and regulations.
5. Water service:
  - a. Existing municipal water supplies to buildings shall be evaluated to assure that they are serviceable, of adequate capacity and have a remaining useful life of 30 years, or are covered by a plan to repair or replace during the 30-year affordability period.
  - b. Required new systems shall be designed to conform to State codes and regulations.
6. Vehicular access to public way – site design shall conform to local zoning and regulations, as well as be sensible in its layout to maximize vehicular and pedestrian safety.
7. On-site Parking – parking shall be adequate for project type, meet local codes, and be designed to drain well, with a durable appropriate surface material. Handicapped parking shall be provided as required.
8. Pedestrian access and hardscape – In general, paved walkways within the site will be designed to provide sensible pedestrian access from the public way into the site, from parking areas, and provide access to buildings. All walkways should generally conform to applicable codes for width and slopes, and fall protection. Site stairs shall be safe and sound, constructed of durable materials, with proper rise and run, and with code approved railings as required. Accessible routes into buildings shall be provided as required by code.
9. Site amenities – site amenities may be provided which enhance the livability of the project including playground areas, seating, benches, patio areas, picnic tables, bike racks, grills, and fencing, etc.
10. Mailboxes - Provision will be made for USPS-approved cluster mailbox units if required by the USPS.
11. Landscaping – lawns, ground cover, planting beds, perennial plants, shrubs and trees may be provided to enhance the livability, and to provide a positive aesthetic sense. a. Planting choices specified should be low maintenance, non-invasive species, of an appropriate size and scale and located, when adjacent to building structures, with regard to their size at maturity.
12. Solid waste collection & storage – if necessary, provision shall be made for the outdoor storage and collection of solid waste and recycling materials in receptacles (dumpsters, wheeled trash cans, totes). Enclosures may be provided and should be accessible as required by code.
13. Site lighting with shielded fixtures may be provided to illuminate parking and pedestrian walkways, and will conform to local zoning.
14. Fuel Storage – On site outdoor placement and storage of fuels per applicable regulations and utility requirements.
15. Underground or overhead utilities – as regulated by code and utility rules.

## **B. FOUNDATIONS**

1. Existing foundations shall be examined by a qualified professional.
  - a. Foundations to be adequately sized, free of broken components or deterioration which may compromise the load bearing structural integrity.
  - b. Design and implement structural reinforcements or reconstruction as necessary.
2. Above-grade masonry unit block or brick shall be reasonably stable, plumb and sound with no missing units or voids.
3. Pointing of mortar joints shall be specified as necessary to assure the continued integrity of the structural assembly.
4. New below-grade structures to conform to Chapter 18 of IBC as appropriate.

## **C. MASONRY COMPONENTS**

1. Buildings with masonry bearing walls shall be examined for their structural integrity. Existing masonry building components shall be examined to assure sound condition, and repaired as necessary to provide the

load-bearing capacity, resistance to water penetration, and aesthetic quality to assure the assemblies will perform for the purpose intended.

- a. Masonry shall be plumb, and structurally sound.
2. Repair or replace deteriorated portions or missing units. a. Brick veneer shall be sound, or repaired to be sound.
3. Masonry mortar joints shall be sound, and free of loose or deteriorated mortar, with no voids.
  - a. Pointing of mortar joints shall be specified as necessary to assure the continued integrity of the structural assembly, and prevent water intrusion.
4. Historic masonry designated to remain shall be restored to sound serviceable condition, and in accordance with Section 106 of National Historic Preservation Act.
  - a. Where masonry is considered historic, repairs will be carried out utilizing the Secretary of the Interior's "Standards of Rehabilitation" and related NPS Preservation Briefs for "Repointing Mortar Joints on Historic Masonry Buildings"
5. Chimneys
  - a. Assure structural integrity, reconstruct, and point as necessary
  - b. If used for fuel heating appliances – provide lining as may be required by code and as prescribed by the heating appliance manufacturer.

#### **D. STRUCTURE**

1. A qualified professional shall examine each building's load-bearing structure, and assess its existing condition to determine suitability of continued use.
2. In general, structure evaluation and design shall be in conformance with IBC, Chapter 16.
  - a. In most residential rehab projects where there is no change in use, it is not expected that the structure will be brought up to new construction standards.
  - b. Consideration shall be given if there are any proposed changes in use which would impact the historical loading.
3. Deficiencies identified shall be addressed and repairs designed and specified as necessary to correct such conditions:
  - a. Repairs shall be made to any deteriorated load-bearing structural elements.
  - b. Reinforce, install supplemental or replace structural members determined not to be adequate for use.

#### **E. ENCLOSURE - SHELL**

1. Roofing
  - a. Existing:
    - i. Examine existing roofing and flashing systems to determine suitability for continued use. Continued life expectancy of existing roofing should be a minimum of 30 years, or covered by a plan to repair or replace during 30-year affordability period.
    - ii. Repair existing roofing as required.
    - iii. Existing historical slate roofs shall be repaired in accordance with the Secretary of the Interior's "Standards for Rehabilitation" project requirements if applicable.
  - b. New Roofing
    - i. New roofing shall be installed where existing roofing does not meet requirements for continued use.
    - ii. New roofing system components shall be compatible, and include - the nail base, the underlayment layer, ice & water shield self-adhesive membrane flashings, metal flashings and roofing.
      - Strip existing roofing and dispose of properly.
      - Examine exposed existing substrate for structural soundness
      - Install new roofing system per code and per NCRA trade practices, and manufacturer specifications

- Flashings – deteriorated flashings shall be replaced, and the weather proof integrity of the roof system shall be assured.
- c. Ventilation
- i. Roof assemblies shall be properly ventilated in accordance with applicable code requirements, and appropriate building science detailing.
2. Exterior Finishes
- a. Cladding
- i. Wood Siding –
    - Examine existing siding for soundness – shall be free of major cracks, rot, and other deterioration which may compromise its useful life and be suitable to hold exterior paint.
    - Siding shall be free of gaps and holes and provide continuous weatherproof system.
    - Repair or re-side as necessary to provide a weather resistant enclosure.
    - Replace existing wood siding on historic buildings as necessary in accordance with the Secretary of the Interior’s “Standards for Rehabilitation” project requirements.
  - ii. Masonry -
    - Masonry bearing walls and veneers shall be restored as necessary. All work on historic masonry shall be done in accordance with the Secretary of the Interior’s “Standards for Rehabilitation” project requirements.
  - iii. Other existing cladding system types and materials shall be repaired and/or restored in-kind with matching or similar materials to provide a durable weather resistant enclosure.
3. Trim – Exterior trim and architectural woodwork.
- a. Existing wood trim:
- i. Existing trim to remain must be sound, free of defects and deterioration which compromises its use.
  - ii. Repair and restore trim to usable condition. Patch or replace in kind any deteriorated wood trim components.
  - iii. Repair of historic woodwork and trims shall be in accordance with the Secretary of the Interior’s “Standards for Rehabilitation” project requirements.
- b. New wood trim shall be installed in a workmanlike manner. Reference may be made to Architectural Woodwork Institute (AWI) standards.
- c. Other trim materials which are suitable may be used as appropriate and shall be installed per manufacturer’s recommendations.
- d. Trim which is part of the weather tight enclosure shall be flashed or caulked with joint sealers as necessary to prevent water intrusion.
4. Paint
- a. In general, all existing exterior wood surfaces shall receive new paint coatings, except as appropriate due to the recent application of paint and/or the sound condition of existing coatings.
  - b. Examine surfaces and apply paint only to sound acceptable materials / surfaces.
    - i. Prepare surfaces properly, removing loose or peeling previous paint.
    - ii. Paint prep shall be done in accordance with applicable lead safe standards.
  - c. Before painting, assure that any moisture issues which may compromise the life expectancy of the paint system are remedied.
  - d. Exterior paint systems shall be compatible, and installed in accordance with manufacturers’ specifications.
5. Porches, decks and steps
- i. Existing porches, decks, steps and railings proposed to remain shall be examined and repaired as necessary. Repair and reconstruction shall be carried out to assure that they will

have a continued useful life of 30 years, or covered by a plan to repair or reconstruct during the 30-year affordability period.

- ii. Inspect structure for soundness and reconstruct any deteriorated members as required.
- iii. Install new support piers as may be required.
- iv. Patch existing decking with matching materials, or install new durable decking.

b. Railings

- i. shall be sound and adequately fastened to meet code requirements for structural loading. Repair or replace in-kind as appropriate.
- ii. Shall meet code requirements for height of protective guards, or have supplemental guards installed.

c. Steps shall be safe and sound and meet applicable codes, with railings as necessary.

d. Historic porches designated to remain shall be restored to sound serviceable condition, and in accordance with the Secretary of the Interior’s “Standards for Rehabilitation” project requirements.

e. All porch elements shall be able to withstand the weather elements to prevent premature deterioration.

## **F. ACOUSTICAL TREATMENTS**

1. Dwelling units separated acoustically using Chapter 1207 of IBC as a guideline minimum standard.

## **G. DOORS**

### 1. General

- a. Doors to meet code requirements of NFPA 101, Chapters 7.2, 8.3, 30.3.6.2 & 30.2.2.2
- b. Meet egress requirements for dimensions, swing and clearances, and be accessibility compliant as required.
- c. Be sound and secure.
- d. New doors shall be installed per manufacturers’ recommendations and standard trade practice standards.
- e. Flash properly, and have shim spaces insulated.
- f. Existing doors to remain should be examined and determined to be suitable for reuse with a remaining life after restoration of 30 years, or covered by a plan to repair or replace during the 30-year affordability period.
  - i. Restore as required to provide useful life.
  - ii. Shall be tested and modified as necessary to operate properly.
  - iii. Install new weather stripping and sweeps to provide seal against weather elements and air infiltration.
  - iv. Historic doors designated to remain shall be restored to sound serviceable condition, and in accordance with the Secretary of the Interior’s “Standards for Rehabilitation” project requirements.

### 2. Unit doors

- a. Unit entry doors shall be fire rated as required.

3. Other doors – Access doors shall meet code requirements for fire rating.

4. Door hardware shall operate properly, be secure and shall meet accessibility standards and NFPA 101, Chapters 7.2, 8.3, 30.3.6.2 & 30.2.2.2.

## **H. WINDOWS**

1. Windows shall be of legal egress size when required by code

- a. In townhouse units, existing windows which are non-conforming egress size shall be reviewed for code compliance.

2. Existing windows:



- a. Existing windows to remain should be examined and determined to be suitable for reuse with a reasonable remaining life after restoration of 30 years without undue future maintenance, or covered by a plan to maintain or replace during the 30-year affordability period.
  - b. Capable of providing adequate seal against air infiltration, weather elements, and be determined to be appropriately energy efficient in keeping with the overall energy efficiency strategy of the project.
  - c. Install new weather stripping to provide seal against weather elements and air infiltration.
  - d. Air seal shim spaces and window weight pockets if possible.
  - e. Restore and modify as required to provide useful life.
  - f. Shall be tested and modified as necessary to operate smoothly and properly per code.
  - g. Historic windows designated to remain shall be restored to sound serviceable condition, and in accordance with the Secretary of the Interior’s “Standards for Rehabilitation” project requirements.
  - h. Hardware shall be intact and operational, or be replaced with new hardware as required
3. New Windows:
- a. where existing windows do not meet the standards for egress, condition, and/or energy efficiency deemed appropriate to the project, they shall be replaced by new windows.
  - b. New windows shall be code compliant. Developers are encouraged to consider upgrading to Tier II level by providing R-5 windows.
  - c. Additionally, new window units should be tested assemblies meeting ASTM standards for water penetration & air leakage.
  - d. All windows shall be installed per manufacturer’s installation guidelines and specifications, and shall incorporate appropriate detail, flashings, joint sealers, and air sealing techniques.

## **I. INTERIOR FINISHES**

1. In general, all interior finishes will be new and installed per manufacturer’s recommendations and the standards of quality construction per trade practices and associations related to the particular product or trade.
2. Per chapter 10 of NFPA 101 (Reference also Chapter 8 of the IBC).
3. Walls & ceilings
  - a. Where existing finishes are proposed to remain, they will be determined to meet the standard of being sound, durable, lead-safe, and have a remaining useful life of no less than 30 years, or covered by a plan to repair or replace during the 30-year affordability period.
4. Flooring
  - a. Existing wood flooring in good condition should be repaired, sanded and refinished.
  - b. All new flooring materials (resilient flooring, wood flooring, laminate flooring, carpet, and/or ceramic tile) shall be installed over suitable substrates per manufacturer’s specs and the trade association practices.
5. Trim - Wood trim and architectural woodwork
  - a. Existing trim shall be repaired and restored to usable condition, free of deterioration which compromises its use. Repair of historic woodwork & trims shall be in accordance with the Secretary of the Interior’s “Standards for Rehabilitation” project requirements.
  - b. New wood trim shall be installed in a workmanlike manner. Reference may be made to AWI standards.
6. Paint - In general, all interior ceiling, wall, and trim surfaces shall receive renewed coatings of paint (or other clear/stain) finishes. Painting shall be done in a workmanlike manner, and in accordance with the manufacturer’s recommendations. All painting including preparation of existing surfaces shall be done in a lead-safe manner (See Section X. N).

## **J. SPECIALTIES**

1. Toilet accessories – each bath will have appropriate accessories such as towel bars, robe hooks, bath tissue holders, etc., installed and securely fastened in place. Accessories shall be located per accessibility requirements where necessary.
2. Medicine cabinets and mirrors – install in each unit bath as appropriate.
3. Signage and identification – building signage shall be provided as appropriate: a. Including building address 911 #'s, units' identification, building directory, exits, stairways, common and utility spaces, etc. shall be in conformance with NFPA 101 Life Safety Code, and be accessibility compliant and 911 approved.
4. Exit signage will be provided as required by code and be accessibility compliant as required.
5. Fire protection specialties – provide fire extinguishers in buildings, and in units as required by code and/or by State or local fire authorities. Locate as directed by authorities.
6. Shelving – provide durable, cleanable shelving for pantries, linen closets, clothes closets and other storage as appropriate, securely fastened in place.

## **K. EQUIPMENT**

1. All new equipment to be ENERGY STAR® rated.
2. Existing equipment to be retained and continued to be used shall be in serviceable condition with an expected useful life of 30 years, or covered by a plan to replace during the 30-year affordability period.
3. Kitchen appliances –
  - a. provide new stove and refrigerator in each unit.
  - b. Existing appliances to be reused shall be in good and serviceable condition.
  - c. Provide other appliances (such as microwaves) as may be appropriate to the project.
  - d. All appliances in accessible unit units shall be accessibility compliant, and located in an arrangement providing required clear floor spaces.
4. Laundries –where adequate space is available and when appropriate to meet the project goals, washers and dryers may be provided in laundry rooms or in units.
  - a. Heat pump dryers are encouraged where appropriate and readily available.
  - b. Where a project is served by natural gas, consideration of the use of natural gas dryers is encouraged. In projects not served by natural gas, propane fired dryers should be considered for cost of operation reasons where feasible and appropriate.
5. Solid waste handling – Provide trash and recycling receptacles as appropriate to enable the tenants and property management staff to handle and store solid waste.
6. Playground equipment – Provide safe, code-approved new playground equipment if a playground is appropriate to the project.

## **L. FURNISHINGS - CASEWORK**

1. Kitchen cabinetry and counters
  - a. Existing cabinetry and/or countertops proposed to remain shall be in good condition with a remaining useful life of 30 years, or covered by a plan to restore or replace during the 30-year affordability period.
  - b. New cabinetry
    - i. shall be of good quality, meeting ANSI/KCMA A161.1-2012 “Performance & Construction Standards for Kitchen Cabinetry and Bath Vanities” standards. Other industry standards for cabinetry may be used as guidelines, such as the Kitchen Cabinet Manufacturer’s Association (KCMA) “Severe Use Specification – 2014,” the Architectural Woodwork Institute’s (AWI) Woodwork Standards and Cabinet Fabrication Handbook.

- ii. New counters shall be provided with a cleanable sanitary surface material impervious to water such as high pressure laminate (HPL).
    - Shop fabricated as one-piece assembly where possible. Seal field joints.
    - Installed level and securely fastened to cabinetry
2. Bath cabinetry and counters – vanity lavatory tops, when used, should be one-piece integral bowl with integral backsplash.

#### **M. ASBESTOS REMOVAL**

1. Project will be assessed for the existence of asbestos-containing building materials by qualified professionals:
  - i. National Emission Standards for Hazardous Air Pollutants (NESHAP) apply.
  - ii. Removal of asbestos shall be carried out per Federal EPA and State regulations and rules.

#### **N. LEAD-BASED PAINT**

As required under 24 CFR Part 35, the Final HUD Regulation on Lead-Based Paint Hazards in Federally Owned Housing and Housing Receiving Federal Assistance, all assisted dwelling units constructed before January 1, 1978, will be evaluated for lead-based paint hazards or presumed to have lead-based paint present throughout the unit when paint is disturbed.

1. Evaluation will be done by a qualified, certified or licensed person as required under the regulation.
2. All lead-based paint hazards will be identified and reduced or eliminated through paint stabilization, interim controls or abatement with work being done by supervised, trained, qualified, certified or licensed persons as required under the regulation.
3. Safe work practices will be followed at all times.
4. Occupants shall be protected or temporarily relocated as required by the regulation. With some exceptions, as listed at 24 CFR 35.1345, occupants shall be temporarily relocated before and during hazard reduction activities to a suitable, decent, safe and similarly accessible dwelling unit that does not have lead hazards.
5. The dwelling unit and worksite shall be secured. The worksite shall be prepared and warning signs shall be posted as required by the regulation.
6. Clearance examinations will be performed by qualified personnel and final clearance shall be cleared by DEQ certified personnel.

#### **O. CONVEYANCE SYSTEMS**

1. Elevators may be installed when appropriate and possible, when such elevator is part of the project's program goals, or as required by code, as follows:
  - a. Installed per code NFPA 101, Chapter 9.4
  - b. ASME 17.1 Safety Code for Elevators - 2013
2. Existing elevators and lifts may be retained if they are appropriate to the use of the building and in serviceable condition with an expected useful life of 30 years, or covered by a plan to maintain or replace during the 30-year affordability period, and approved by agencies having jurisdiction.

#### **P. MECHANICAL**

1. General:
  - a. all mechanical systems shall be designed by a mechanical engineer or other qualified professional.
  - b. All mechanical systems shall meet all applicable codes.
2. Fire protection
  - a. In general, all buildings assisted with HOME funds shall have fire suppression as required by applicable codes with approved sprinkler systems installed as required by NFPA 101 and NFPA 1:
    - i. System design to conform to applicable NFPA standard 13 or 13R.
    - ii. System installed by State approved persons.

- iii. Underground water services for sprinkler system shall meet NFPA 24
    - iv. Provide fire pumps, standpipes, and fire department connection as required per NFPA 13, 14 & 25.
  - b. Where possible, piping for the sprinkler system shall be concealed.
- 3. Plumbing
  - a. Where existing components of a system are to be reused, they will be examined and determined to be in good condition, code compliant and have a remaining useful life of a minimum of 30 years, or covered by a plan to repair or replace during the 30-year affordability period. Substandard or critical non-code compliant components shall be replaced.
  - b. Use water-saving shower heads and faucet aerators.
  - c. All fixtures, piping fittings and equipment shall be lead-free.
  - d. Kitchen fixtures – When existing kitchen fixtures are not reused in accordance with a. above, new sinks and faucets, and associated plumbing shall be installed in each unit.
  - e. Bath fixtures – When existing bath fixtures are not reused in accordance with a. above, new toilets, tubs and tub surrounds, lavatory sinks, and faucets shall be installed in each unit.
    - i. Three and four-bedroom units are encouraged to be designed to include 1½ baths minimum where adequate space is available.
  - f. Provision for laundry rooms or laundry hook-ups may be made per project’s program requirements.
  - g. Provision for other utility plumbing for janitor sinks, floor drains, outdoor faucets, drains for dehumidification systems, etc., may be made as desired or required.
- 4. Heating
  - a. System design:
    - a. where existing components of a system are proposed to be reused, they will be examined and determined to be in good and serviceable condition, code compliant and have a remaining useful life of a minimum of 30 years, or covered by a plan to repair or replace during the 30-year affordability period.
    - b. Temperature control - The temperature in each unit shall be individually thermostatically controlled.
    - c. Provide adequate heat in common spaces.
    - d. Install pipe insulation with minimum 1.5” wall thickness.
- 5. Ventilation
  - a. Code-compliant indoor air quality will be addressed by the installation of either exhaust only or balanced (heat recovery) ventilation systems as required by: Fire protection of system ducts per NFPA 101, Chapter 9.2
  - b. Balanced mechanical ventilation systems are encouraged.
  - c. Ventilation controls shall be per applicable codes
- 6. Domestic Hot Water:
  - a. System shall be designed as required for efficiency.
  - b. Install pipe insulation per code.

## **Q. ELECTRICAL**

- 1. Project electrical design should be done by a licensed electrical engineer, or other qualified professional.
- 2. Project electrical must be installed by a licensed electrician
- 3. Design shall be comply with all the applicable codes:
  - a. Oklahoma State and local fire codes.
  - b. NFPA 101, Life Safety Code
  - c. NFPA 70, National Electrical Code, 2011 Edition
  - d. NFPA 72, National Fire Alarm and Signaling Code
  - e. NFPA 20, Standard for the Installation of Stationary Pumps for Fire Protection
- 4. In general, the electrical system should be new throughout a building:

- a. Where existing service entrances, disconnects, meters, distribution wiring, panels, and devices are proposed to remain, they will be examined and determined to be in good condition, code compliant and have a remaining useful life of a minimum of 30 years, or covered by a plan to repair or replace during the 30-year affordability period. The designer, in concert with the State electrical inspector, shall examine the system and equipment. Existing components of the electrical system may be reused as appropriate. Substandard or critical non-code compliant components shall be replaced.
5. Utility connections shall be installed per the rules and regulations of the electrical utility.
6. Electrical service and metering:
  - a. the service entrance size shall be calculated to handle the proposed electrical loads.
  - b. Metering and disconnects shall be per code and mounted at approved locations.
7. Elevator wiring shall conform to the ANSI 17.1 as modified by State or local codes.
8. Electrical distribution system:
  - a. Lighting and receptacle circuits shall be designed per code.
  - b. Locations and layout of devices and lighting to be logical and accessibility compliant where required.
  - c. Provision shall be made for the wiring of dedicated equipment circuits and connections for heating, ventilation equipment/exhaust fans, pumps, appliances, etc.
9. Artificial Lighting shall be provided using IBC 1205 as a minimum guideline. Developers are encouraged to upgrade to Energy Star® Category.
10. Site lighting with shielded fixtures may be provided to illuminate parking and pedestrian walkways, and will conform to local zoning.
11. Emergency and exit lighting/illuminated signage shall be per the NFPA 101, Life Safety Code.

Attachment A: Uniform Physical Condition Standards for Housing Rehabilitation	
NOTE: Deficiencies highlighted in orange are life-threatening and must be addressed immediately, if the housing is occupied.	
Requirements for Site	
Observable Deficiency	Type and Degree of Deficiency that must be addressed
Fencing and Gates	Fence or gate is missing or damaged to the point it does not function as it should
Holes	Hole in fence or gate is larger than 6 inches by 6 inches
Missing Sections	An exterior fence, security fence or gate is missing a section which could threaten safety or security
Erosion/Rutting Areas	Runoff has extensively displaced soils which has caused visible damage or potential failure to adjoining structures or threatens the safety of pedestrians or makes the grounds unusable
Overgrown/Penetrating Vegetation	Vegetation has visibly damaged a component, area or system of the property or has made them unusable or impassable
Ponding/Site Drainage	There is an accumulation of more than 5 inches deep and/or a large section of the grounds-more than 20%-is unusable for its intended purpose due to poor drainage or ponding
Health & Safety	Sewer odors that could pose a health risk if inhaled for prolonged periods
Air Quality - Propane/Natural Gas/Methane Gas Detected	Strong propane, natural gas or methane odors that could pose a risk of explosion, fire and/or pose a health risk if inhaled
Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
Flammable Materials - Improperly Stored	Flammable materials are improperly stored causing the potential risk of fire or explosion
Garbage and Debris - Outdoors	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
Hazards - Other	Any general defects or hazards that pose risk of bodily injury
Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
Infestation - Insects	Evidence of infestation of insects-including roaches and ants-throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
Infestation - Rats/Mice/Vermis	Evidence of rats or mice-sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
Mailboxes/Project Signs	Mailbox cannot be locked or is missing
Cracks	The project sign is not legible or readable because of deterioration or damage
Ponding	Cracks that are large enough to affect traffic ability over more than 5% of the property's parking lot/driveways/roads or pose a safety hazard
Potholes/Loose Material	3 inches or more of water has accumulated making 5% or more of a parking lot/driveway unusable or unsafe
Settlement/Heaving	Potholes or loose material that have made a parking lot/driveway unusable/impassable for vehicles and/or pedestrians or could cause tripping or falling
Damaged/Broken Equipment	Settlement/heaving has made a parking lot/driveway unusable/impassable or creates unsafe conditions for pedestrians and vehicles
Deteriorated Play Area Surface	More than 20% of the equipment is broken or does not operate as it should or any item that poses a safety risk
Broken/Damaged Enclosures/inadequate Outside Storage Space	More than 20% of the play surface area shows deterioration or the play surface area could cause tripping or falling and thus poses a safety risk
Damaged/Falling/Leaning	A single wall or gate of the enclosure has collapsed or is leaning and in danger of falling or trash cannot be stored in the designated area because it is too small to store refuse until disposal
Damaged/Obstructed	A retaining wall is damaged and does not function as it should or is a safety risk
Broken/Missing Hand Railing	The system is partially or fully blocked by a large quantity of debris, causing backup into adjacent areas or runoffs into areas where runoff is not intended
Cracks/Settlement/Heaving	The hand rail is missing, damaged, loose or otherwise unusable
Spalling/Exposed rebar	Cracks, heaving/tilting or missing sections that affect traffic ability over more than 5% of the property's walkways/steps or any defect that creates a tripping or falling hazard
Blocked Egress/Ladders	More than 5% of walkways have large areas of spalling-larger than 4 inches by 4 inches-they affects traffic ability
Visible Missing Components	
Cracks/Gaps	
Spalling/Exposed Rebar	
Electrical Hazards - Exposed Wires/Open Panels	
Requirements for Building Exterior	
Observable Deficiency	Type and Degree of Deficiency that must be addressed
Doors	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim
Damaged Hardware/Locks	Any door that does not function as it should or cannot be locked because of damage to the door's hardware
Damaged Surface (Holes/Paint/Rusting/Glass)	Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass
Damaged/Missing Screen/Storm/Security Door	Any screen door or storm door that is damaged or is missing screens or glass-shown by an empty frame or frames or any security door that is not functioning or is missing
Deteriorated/Missing Caulking/Seals	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should
Missing Door	Any exterior door that is missing
Blocked Egress/Ladders	Stored items or other barriers restrict or block people from egress
Visible Missing Components	Any of the functional components that affect the function of the fire escape-one section of a ladder or railing, for example-are missing
Cracks/Gaps	Large cracks in foundation more than 3/8 inches wide by 3/8 inches deep by 3/8 inches long that present a possible sign of a serious structural problem, or opportunity for water penetration or sections of wall or
Spalling/Exposed Rebar	Significant spalled areas affecting more than 10% of any foundation wall or any exposed reinforcing material-rebar or other
Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)

Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
Emergency Fire Exits - Missing Exit Signs	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
Flammable/Combustible Materials - Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion
Garbage and Debris - Outdoors	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
Hazards - Other	Any general defects or hazards that pose risk of bodily injury
Hazards - Sharp Edges	Any physical defect that could cause cutting or breaching of human skin or other bodily harm
Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
Infiltration - Insects	Evidence of infestation of insects including roaches and ants throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
Infiltration - Rats/Mice/Vermin	Evidence of rats or mice - sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
Broken Fixtures/Bulbs	10% or more of the lighting fixtures and bulbs surveyed are broken or missing
Damaged Soffits/Fascia	Soffits or fascia that should be there are missing or so damaged that water penetration is visibly possible
Damaged Vents	Vents are missing or so visibly damaged that further roof damage is possible
Damaged/Clogged Drains	The drain is damaged or partially clogged with debris or the drain no longer functions
Damaged/Torn Membrane/Missing Ballast	Ballast has shifted and no longer functions as it should or there is damage to the roof membrane that may result in water penetration
Missing/Damaged Components from Downspout/Gutter	Drainage system components are missing or damaged causing visible damage to the roof, structure, exterior wall surface, or interior
Missing/Damaged Shingles	Roofing shingles are missing or damaged enough to create a risk of water penetration
Ponding	Evidence of standing water on roof, causing potential or visible damage to roof surface or underlying materials
Cracks/Gaps	Any large crack or gap that is more than 3/8 inches wide or deep and 6 inches long that presents a possible sign of serious structural problem or opportunity for water penetration
Damaged Chimneys	Part or all of the chimney has visibly separated from the adjacent wall or there are cracked or missing pieces large enough to present a sign of chimney failure or there is a risk of falling pieces that could create
Missing/Damaged Caulking/Mortar	Any exterior wall caulking or mortar deterioration that presents a risk of water penetration or risk of structural damage
Missing Pieces/Holes/Spalling	Any exterior wall deterioration or holes of any size that present a risk of water penetration or risk of structural damage
Stained/Peeling/Needs Paint	More than 20% of the exterior paint is peeling or paint is missing and siding surface is exposed thereby exposing siding to water penetration and deterioration
Broken/Missing/Cracked Panes	Any missing panes of glass or cracked panes of glass where the crack is either greater than 4" and/or substantial enough to impact the structural integrity of the window pane
Damaged Sills/Frames/Lintels/Trim	Sills, frames, lintels, or trim are missing or damaged, exposing the inside of the surrounding walls and compromising its weather tightness
Damaged/Missing Screens	Missing screens or screens with holes greater than 1 inch by 1 inch or tears greater than 2 inches in length
Missing/Deteriorated Caulking/Seals/Glazing Compound	There are missing or deteriorated caulk or seals - with evidence of leaks or damage to the window or surrounding structure
Peeling/Needs Paint	More than 20% of the exterior window paint is peeling or paint is missing and window frame surface is exposed thereby exposing window frame to water penetration and deterioration
Security Bars Prevent Egress	The ability to exit through egress window is limited by security bars that do not function properly and, therefore, pose safety risks
<b>Requirements for Building Systems</b>	
<b>Inspectable Item</b>	
Domestic Water	Leaking water from water supply line is observed
	There is no pressure relief valve or pressure relief valve does not drain down to the floor
	The water heater chimney shows evidence of flaking, discoloration, pitting, or crevices that may create holes that could allow toxic gases to leak from the chimney
	There is no running water in any area of the building where there should be
Electrical System	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency
	Carbon residue, melted breakers or arcing scars are evident
	Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures, or any evidence of water leaks in the enclosure or hardware
	Any risks, abrasion, or fraying of the insulation that exposes any conducting wire
	Any open and/or exposed breaker part
	Missing Outlet Covers
	A cover is missing, which results in exposed visible electrical connections
Elevators	The elevator does not function at all or the elevator doors open when the cab is not there
Emergency Power	Auxiliary lighting does not function
Fire Protection	Any sprinkler head is missing, visibly disabled, painted over, blocked, or clogged
	There is missing, damaged or expired fire extinguisher on any area of the building where a fire extinguisher is required
Health & Safety	Evidence of mold or mildew is observed that is substantial enough to pose a health risk
	Strong propane, natural gas or methane odors that could pose a risk of explosion, fire and/or pose a health risk if inhaled
	Sewer odors that could pose a health risk, if inhaled for prolonged periods

Electrical Hazards - Exposed Wires/Open Panels	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
Electrical Hazards - Water Leaks on/near Electrical Equipment	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
Elevator - Tripping	An elevator is misaligned with the floor by more than 3/4 of an inch. The elevators does not level as it should, which causes a tripping hazard
Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
Emergency Fire Exits - Missing Exit Signs	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
Flammable Materials - Improperly Stored	Flammable materials are improperly stored, causing the potential risk of fire or explosion
Garbage and Debris - Indoors	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
Hazards - Other	Any general defects or hazards that pose risk of bodily injury
Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
Hazards - Tripping Hazards	Any physical defect in walkways or other travelled area that poses a tripping risk
Infestation - Insects	Evidence of infestation of insects including roaches and ants throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
Infestation - Rats/Mice/Vermin	Evidence of rats or mice - sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
Boiler/Pump Leaks	Evidence of water or steam leaking in piping or pump packing
Fuel Supply Leaks	Evidence of any amount of fuel leaking from the supply tank or piping
General Rust/Corrosion	Significant formations of metal oxides, significant flaking, discoloration, or the development of a noticeable pit or crevice
Misaligned Chimney/Ventilation System	A misalignment of an exhaust system on a combustion fuel-fired unit (oil, natural gas, propane, wood pellets etc.) that causes improper or dangerous venting of gases
Roof Exhaust Fan(s) Inoperable	The roof exhaust fan unit does not function
Broken/Leaking/Clogged Pipes or Drains	Evidence of active leaks in or around the system components or evidence of standing water, puddles or ponding—a sign of leaks or clogged drains
Missing Drain/Cleanout/Manhole Covers	A protective cover is missing
<b>Requirements for Common Areas</b>	
<b>Inspectable Item</b>	
Basement/Garage/Carport	Any damaged or missing bolsters or side rails that limit the safe use of an area
Closet/Utility/Mechanical	10% or more of cabinet, doors, or shelves are missing or the laminate is separating
Community Room	The system does not function as it should
Halls/Corridors/Stairs	Any holes in ceiling, missing tiles or large cracks wider than 1/4 of an inch and greater than 11 inches long
Kitchen	More than 10% of ceiling has peeling paint or is missing paint
Laundry Room	Evidence of a leak, mold or mildew—such as a darkened area—over a ceiling area greater than 1 foot square
Lobby	10% or more of the counter top working surface is missing, deteriorated, or damaged below the laminate ---not a sanitary surface to prepare food
Office	The dishwasher or garbage disposal does not operate as it should
Other Community Spaces	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, lintel or trim
Patio/Porch/Balcony	Any door that does not function as it should or cannot be locked because of damage to the door's hardware
Restrooms	Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass
Storage	Any screen door or storm door that is damaged or is missing screens or glass—shown by an empty frame or frames or any security door that is not functioning or is missing The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should Any door that is missing that is required for the functional use of the space
	The dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside
	One or more fixed items or terms of sufficient size and weight impede access to the building system's electrical panel during an emergency
	Carbon residue, melted breakers or arcing scars are evident
	Any corrosion that affects the condition of the components that carry current or any studs or rust on the interior of electrical enclosures or any evidence of water leaks in the enclosure or hardware
	Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire
	Any open and/or exposed breaker part
	A cover is missing, which results in exposed visible electrical connections
	Any flooring that is bulging, buckling or sagging or a problem with alignment between flooring types
	More than 10% of floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas or exposed seams.
	More than 5% of the flooring or the flooring is missing
	Any painted flooring that has peeling or missing paint on more than 10% of the surface
	Any rotted or deteriorated subflooring greater than 6 inches by 6 inches
	Evidence of a leak, mold or mildew—such as a darkened area—covering a flooring area greater than 1 foot square



GF1 - Inoperable	The GF1 does not function	
Graffiti	Any graffiti on any exposed surface greater than 6 inches by 6 inches	
HVAC - Convection/Radiant Heat System Covers Missing/Damaged	Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans	
HVAC - General Rust/Corrosion	Significant formations of metal oxides, pitting, or discoloration - or a pit or crevice	
HVAC - Inoperable	HVAC does not function. It does not provide the heating and cooling should. The system does not respond when the controls are engaged	
HVAC - Misaligned Chimney/Ventilation System	Any misalignment that may cause improper or dangerous venting of gases	
HVAC - Noisy/Vibrating/Leaking	HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged	
Lavatory Sink - Damaged/Missing	Sink has extensive discoloration or cracks in over 50% of the basin or the sink or associated hardware have pitted or are missing and the sink can't be used	
Lighting - Missing/Damaged/Inoperable Fixture	More than 10% of the permanent lighting fixtures are missing or damaged so they do not function	
Mailbox - Missing/Damaged	The U.S postal service mailbox cannot be locked or is missing	
Outlets/Switches/Cover Plates - Missing/Broken	Outlet or switch is missing or a cover plate is missing or broken, resulting in exposed wiring	
Pedestrian/Wheelchair Ramp	A walkway or ramp is damaged and cannot be used by people on foot, in wheelchair, or using walkers	
Plumbing - Leaking Faucet/Pipes	Drain is substantially or completely clogged or has suffered extensive deterioration	
Range Hood/Exhaust Fans - Excessive Grease/Inoperable	A steady leak that is adversely affecting the surrounding area	
Refrigerator - Damaged/Inoperable	A substantial accumulation of dirt or grease that threatens the free passage of air	
Restroom Cabinet - Damaged/Missing	One or more burners are not functioning or doors or drawers are impeded or on gas ranges pilot is out and/or flames are not distributed equally or oven not functioning	
Shower/Tub - Damaged/Missing	The refrigerator has an extensive accumulation of ice or the seals around the doors are deteriorated or is damaged in any way which substantially impacts its performance	
Sink - Missing/Damaged	Damaged or missing shelves, vanity top, drawers, or doors that are not functioning as they should for storage or their intended purpose	
Smoke Detector - Missing/Inoperable	Any cracks in tub or shower through which water can pass or extensive discoloration over more than 20% of tub or shower surface or tub or shower is missing	
Stairs - Broken/Missing Hand Railing	Smoke detector is missing or does not function as it should	
Ventilation/Exhaust System - Inoperable	A step is missing or broken	
Walls - Bulging/Buckling	The hand rail is missing, damaged, loose or otherwise unusable	
Walls - Damaged/Deteriorated Trim	Exhaust fan is not functioning or window designed for ventilation does not open	
Walls - Peeling/Needs Paint	Bulging, buckling or sagging walls or a lack of horizontal alignment	
Water Closet/Toilet - Damaged/Clogged/Missing	Any hole in wall greater than 2 inches by 2 inches	
Windows - Cracked/Broken/Missing Panes	10% or more of the wall trim is damaged	
Windows - Damaged Window Sill	10% or more of interior wall paint is peeling or missing	
Windows - Inoperable/Not Lockable	Evidence of a leak, mold or mildew - such as a common area - covering a wall area greater than 1 foot square	
Windows - Missing/Deteriorated Caulking/Seals/Glazing Compound	Fixture elements - seat, flush handle, cover etc. - are missing or damaged or the toilet seat is cracked or has a broken hinge or toilet cannot be flushed	
Windows - Peeling/Needs Paint	The sill is damaged enough to expose the inside of the surrounding walls and compromise its weather tightness	
Windows - Security Bars Prevent Egress	Any window that is not functioning or cannot be secured because lock is broken	
Air Quality - Mold and/or Mildew Observed	There are missing or deteriorated caulk or seals - with evidence of leaks or damage to the window or surrounding structure	
Air Quality - Sewer Odor Detected	More than 10% of interior window paint is peeling or missing	
Electrical Hazards - Exposed Wires/Open Panels	The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks	
Electrical Hazards - Water Leaks on/near Electrical Equipment	Evidence of mold or mildew is observed that is substantial enough to pose a health risk	
Emergency Fire Exits - Missing Exit Signs	Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled	
Flammable/Combustible Materials - Improperly Stored	Sewer odors that could pose a health risk if inhaled for prolonged periods	
Garbage and Debris - Indoors	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)	
Hazards - Other	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion	
Hazards - Tripping	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit	
	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign	
	Flammable or combustible materials are improperly stored, causing the potential risk of fire or explosion	
	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	
	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	
	Any physical defect that could cause cutting or breaking of human skin or other bodily harm	
	Any physical defect in walkways or other travelled area that poses a tripping risk	

Infestation - Insects	Evidence of infestation of insects including roaches and ants throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
Infestation - Rats/Nice/Vermin	Evidence of rats or mice-sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
Fencing - Damaged/Not Intact	Any damage that could compromise the integrity of the fence
Trash Collection Areas	Garbage has backed up into chutes, because the collection structure is missing or broken or compactors or components-chute, chute door, and other components-have failed
<b>Requirements for Unit Inspectable Item</b>	
Bathroom	Damaged or missing shelves, vanity tops, drawers, or doors that are not functioning as they should for storage or their intended purpose
Bathroom Cabinets - Damaged/Missing	Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing
Lavatory Sink - Damaged/Missing	Drain or faucet is substantially or completely clogged or has suffered extensive deterioration
Plumbing - Clogged Drains, Faucets	A steady leak that is adversely affecting the surrounding area
Plumbing - Leaking Faucet/Pipes	Any cracks in tub or shower through which water can pass or extensive discoloration over more than 20% of tub or shower surface or tub or shower is missing
Shower/Tub - Damaged/Missing	exhaust fan is not functioning or window designed for ventilation does not open
Ventilation/Exhaust System - Absent/Inoperable	Fixture elements-seat, flush handle, cover etc.--are missing or damaged or the toilet seat is cracked or has a broken hinge or toilet cannot be flushed
Water Closet/Toilet - Damaged/Clogged/Missing	The system does not function as it should
Inoperable	Bulging, buckling or sagging ceiling or problem with alignment
Call-for-Aid (If applicable)	Bulging, buckling or sagging ceiling or problem with alignment
Ceiling	Holes/Missing Tiles/Panels/Cracks
	Any holes in ceiling, missing tiles or large cracks wider than 1/4 of an inch and greater than 6 inches long
	Peeling/Needs Paint
	More than 10% of ceiling has peeling paint or is missing paint
Doors	Water Stains/Water Damage/Mold/Mildew
	Damaged Frames/Threshold/Linets/Trim
	Any door that is not functioning or cannot be locked because of damage to the frame, threshold, linet or trim
	Damaged Hardware/Locks
	Any door that does not function as it should or cannot be locked because of damage to the door's hardware
	Damaged/Missing Screen/Storm/Security Door
	Damaged Surface - Holes/Paint/Rusting/Glass/Rotting
	Any screen door or storm door that is damaged or is missing screens or glass--shown by an empty frame or frames or any security door that is not functioning or is missing
	Deteriorated/Missing Seals (Entry Only)
	Any door that has a hole or holes greater than 1 inch in diameter, significant peeling/cracking/no paint or rust that affects the integrity of the door surface, or broken/missing glass
	The seals/caulking is missing on any entry door, or they are so damaged that they do not function as they should
Electrical System	Any door that is required for security (entry) or privacy (bathroom) that is missing or any other unit door that is missing and is required for proper unit functionality
	Blocked Access to Electrical Panel
	One or more fixed items or items of sufficient size and weight impede access to the building system's electrical panel during an emergency
	Surge Breakers
	Carbon residue, melted breakers or arcing scars are evident
	Evidence of Leaks/Corrosion
	Any corrosion that affects the condition of the components that carry current or any stains or rust on the interior of electrical enclosures or any evidence of water leaks in the enclosure or hardware
	Frayed Wiring
	Any nicks, abrasion, or fraying of the insulation that exposes any conducting wire
	GFI - Inoperable
	The GFI does not function
	Missing Breakers/Fuses
	Any open and/or exposed breaker part
	Missing Covers
	A cover is missing, which results in exposed visible electrical connections
Floors	Bulging/Buckling
	Any flooring that is bulging, buckling or sagging or a problem with alignment between flooring types
	Floor Covering Damage
	More than 10% of floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas or exposed seams.
	Missing Flooring Tiles
	Any flooring or tile flooring that is missing
	Peeling/Needs Paint
	Any painted flooring that has peeling or missing paint on more than 10% of the surface
	Rot/Deteriorated Subfloor
	Any rotted or deteriorated subfloor greater than 6 inches by 6 inches
Health & Safety	Water Stains/Water Damage/Mold/Mildew
	Air Quality - Mold and/or Mildew Observed
	Evidence of mold or mildew is observed that is substantial enough to pose a health risk
	Air Quality - Sewer Odor Detected
	Sewer odors that could pose a health risk, if inhaled for prolonged periods
	Air Quality - Propane/Natural Gas/Methane Gas Detected
	Strong propane, natural gas or methane odors that could pose a risk of explosion/ fire and/or pose a health risk if inhaled
	Electrical Hazards - Exposed Wires/Open Panels
	Any exposed bare wires or openings in electrical panels (capped wires do not pose a risk)
	Electrical Hazards - Water Leaks on/near Electrical Equipment
	Any water leaking, puddling or ponding on or immediately near any electrical apparatus that could pose a risk of fire, electrocution or explosion
	Emergency Fire Exits - Emergency/Fire Exits Blocked/Unusable
	The exit cannot be used or exit is limited because a door or window is nailed shut, a lock is broken, panic hardware is chained, debris, storage, or other conditions block exit
	Emergency Fire Exits - Missing Exit Signs
	Exit signs that clearly identify all emergency exits are missing or there is no illumination in the area of the sign
	Flammable Materials - Improperly Stored
	Flammable materials are improperly stored, causing the potential risk of fire or explosion
	Garbage and Debris - Indoors
	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
	Garbage and Debris - Outdoors
	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
	Hazards - Other
	Any general defects or hazards that pose risk of bodily injury

	Hazards - Sharp Edges	Any physical defect that could cause cutting or breaking of human skin or other bodily harm
	Hazards - Tripping	Any physical defect in walkways or other travelled area that poses a tripping risk
	Infiltration - Insects	Evidence of infestation of insects including roaches and ants throughout a unit or room, food preparation or storage area or other area of building substantial enough to present a health and safety risk
	Infiltration - Rats/Mice/Vermin	Evidence of rats or mice - sightings, rat or mouse holes, or droppings substantial enough to present a health and safety risk
	Misaligned Chimney/Ventilation System	Any misalignment that may cause improper or dangerous venting of gases
	Inoperable Unit/Components	Hot water from hot water taps is no warmer than room temperature indicating hot water heater is not functioning properly
	Leaking Valves/Pipes	There is evidence of active water leaks from hot water heater or related components
	Pressure Relief Valve Missing	There is no pressure relief valve or pressure relief valve does not drain down to the floor
	Rust/Corrosion	Significant formations of metal oxides, flaking, or discoloration - or a pit or crevice
	Convection/Radiant Heat System Covers Missing/Damaged	Cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans
	Inoperable	HVAC does not function, it does not provide the heating and cooling it should. The system does not respond when the controls are engaged
	Misaligned Chimney/Ventilation System	Any misalignment that may cause improper or dangerous venting of gases
	Noisy/Vibrating/Leaking	The HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged
	Rust/Corrosion	Deterioration from rust or corrosion on the HVAC system in the dwelling unit
	Cabinets - Missing/Damaged	10% or more of cabinet, doors, or shelves are missing or the laminate is separating
	Countertops - Missing/Damaged	10% or more of the countertop working surface is missing, deteriorated, or damaged below the laminate -- not a sanitary surface to prepare food
	Dishwasher/Garbage Disposal - Inoperable	The dishwasher or garbage disposal does not operate as it should
	Plumbing - Clogged Drains	Drain is substantially or completely clogged or has suffered extensive deterioration
	Plumbing - Leaking Faucet/Pipes	A steady leak that is adversely affecting the surrounding area
	Range Hood/Exhaust Fans - Excessive Grease/Inoperable	A substantial accumulation of dirt or grease that threatens the free passage of air
	Range/Stove - Missing/Damaged/Inoperable	One or more burners are not functioning or doors or drawers are impeded or on gas ranges pilot is out and/or flames are not distributed equally or oven not functioning
	Refrigerator - Missing/Damaged/Inoperable	The refrigerator has an extensive accumulation of ice or the seals around the doors are deteriorated or is damaged in any way which substantially impacts its performance
	Sink - Damaged/Missing	Any cracks in sink through which water can pass or extensive discoloration over more than 10% of the sink surface or sink is missing
	Dryer Vent - Missing/Damaged/Inoperable	The dryer vent is missing or it is not functioning because it is blocked. Dryer exhaust is not effectively vented to the outside
	Missing/Inoperable Fixture	A permanent light fixture is missing or not functioning, and no other switched/light source is functioning in the room
	Missing	An outlet or switch is missing
	Missing/Broken Cover Plates	An outlet or switch has a broken cover plate over a junction box or the cover plate is missing
	Baluster/Side Railings Damaged	Any damaged or missing balusters or side rails that limit the safe use of an area
	Missing/Inoperable	Smoke detector is missing or does not function as it should
	Broken/Damaged/Missing Steps	A step is missing or broken
	Broken/Missing Hand Railing	The hand rail is missing, damaged, loose or otherwise unusable
	Bulging/Buckling	Bulging, buckling or sagging walls or a lack of horizontal alignment
	Damaged	Any hole in wall greater than 2 inches by 2 inches
	Damaged/Deteriorated Trim	10% or more of the wall trim is damaged
	Peeling/Needs Paint	10% or more of interior wall paint is peeling or missing
	Water Stains/Water Damage/Mold/Mildew	Evidence of a leak, mold or mildew covering a wall area greater than 1 foot square
	Cracked/Broken/Missing Panes	Any missing panes of glass or cracked panes of glass where the cracks are either greater than 4" and/or substantial enough to impact the structural integrity of the window pane
	Damaged Window Sill	The sill is damaged enough to expose the inside of the surrounding walls and compromise its weather tightness
	Missing/Deteriorated Caulking/Seals/Glazing Compound	There are missing or deteriorated caulk or seals - with evidence of leaks or damage to the window or surrounding structure
	Inoperable/Not Lockable	Any window that is not functioning or cannot be secured because lock is broken
	Peeling/Needs Paint	More than 10% of interior window paint is peeling or missing
	Security Bars Prevent Egress	The ability to exit through the window is limited by security bars that do not function properly and, therefore, pose safety risks