

TITLE: [BATHROOM VENTILATION](#)

VERSION: VI.3

DATE PUBLISHED: 7/31/20

DEFINITION: A bathroom exhaust fan is a mechanical ventilation device ducted to the exterior of the house.

PURPOSE: To draw out stale, impure, and very humid air thereby improving the quality of indoor air.

NAME VARIANTS: Vent fan; Exhaust fan; Bath fan

COMMON MATERIALS: Plastic; Metal; Vinyl

COMMON COMPONENTS: Motor; Fan; Cover; Frame; Glass; Ducting; Light

LOCATION:

<input checked="" type="checkbox"/>	Unit	Bathroom
<input checked="" type="checkbox"/>	Inside	Bathroom in shared area, bathroom in recreation areas (e.g., pool)
<input type="checkbox"/>	Outside	None

MORE INFORMATION: None

DEFICIENCY 1: Bathroom does not have proper ventilation

LOCATION: Unit Inside

DEFICIENCY I — UNIT: BATHROOM DOES NOT HAVE PROPER VENTILATION

DEFICIENCY CRITERIA: Neither an exhaust fan nor window are present and operable to provide ventilation.

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If bathroom does not have proper ventilation, then this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues (e.g., asthma).
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If bathroom does not have proper ventilation, then resident may be unable to use a feature that is assumed to be part of their rent.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If bathroom does not have proper ventilation, then it is likely the resident will report this, and the presence of this defect may indicate complaint-based work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION:
- Exhaust fan: Look for the presence of an exhaust fan or vent containing a screen and a corresponding switch.
 - Window: Look for a window that is openable from the interior.
- REQUEST FOR HELP:
- If there is a vent, but no switch, ask the POA how the space is being ventilated.
 - If POA indicates the vent is connected to an event-activated vent elsewhere in the building, disregard this deficiency.
- ACTION:
- If exhaust fan present, activate the switch to determine if the exhaust fan turns on and verify there is airflow.
- More Information:
- A high-rise building may have a passive or motorized central ventilation system and there is a vent in the bathroom, this may require an alternate means of detecting airflow (e.g., paper or tissue test) if otherwise undetectable.
 - Tissue test: take a single square of toilet paper and place it along the fan vent while the fan is running. If the fan holds up the toilet paper, then it is working properly.
 - POA is allowed to plug in a fan if needed.



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY I — INSIDE: [BATHROOM DOES NOT HAVE PROPER VENTILATION](#)

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CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

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SUMMARY OF CHANGES

TITLE: BATHROOM VENTILATION
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FIELD	CHANGE	VERSION	DATE
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Definition	Revised definition	VI.3	2020-07-31
Purpose	Field added	VI.3	2020-07-31
Name Variants	Revised name variants	VI.3	2020-07-31
Common Components	Revised common components	VI.3	2020-07-31
Location	Revised inspectable locations	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
Deficiency I	Separated by inspectable locations – Unit and Inside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Standard” determination; added standardized description		
Correction Timeframe	Field added; response input as “Within 30 days”		
HCV – Correction Timeframe	Field added; response input as “Within 30 days”		
Rationale	Revised rationale explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Rationale	Updated following in-house review and comment	VI-2	2019-12-23
Health and Safety Determination	Updated following in-house review and comment	VI-2	2019-12-23