

TITLE: **BATHTUB AND SHOWER**
VERSION: **VI.3**
DATE PUBLISHED: **7/31/20**

DEFINITION: A fixture often found in bathrooms that dispenses clean water used for bathing and self-care as well as contains a method for draining used water.

PURPOSE: Provide vessel for cleansing the body for personal hygiene.

NAME VARIANTS: Tub; Soaker; Shower; Bath

COMMON MATERIALS: Porcelain enameled steel; Acrylic; Fiberglass (FRP); Enameled cast iron; Cast polymer (cultured marble, granite, or onyx)

COMMON COMPONENTS: Bathtub; Bathtub decorative side panel; Shower; Tub or shower valve; Shower head; Faucet; Drain; Mechanical water stopper; Drain cover; Diverter valve; Glass door; Enclosure

LOCATION: Unit Bathroom
 Inside Bathroom
 Outside None

MORE INFORMATION: None

DEFICIENCY 1: Bathtub or shower is missing or not installed
LOCATION: Unit Inside

DEFICIENCY 2: Bathtub or shower fails to drain water
LOCATION: Unit Inside

DEFICIENCY 3: Bathtub fails to retain water
LOCATION: Unit Inside

DEFICIENCY 4: Bathtub or shower component is damaged, inoperable, or missing
LOCATION: Unit Inside

DEFICIENCY I — UNIT: BATHTUB OR SHOWER IS MISSING OR NOT INSTALLED

DEFICIENCY CRITERIA: Bathtub or shower is missing (i.e. evidence of prior installation, but now not present or is incomplete).

OR

Bathtub or shower not installed (i.e. never installed but should have been).

HEALTH AND SAFETY DETERMINATION: Severe Non-Life-Threatening This is a severe health and safety issue that would cause a serious undue burden on the resident if the deficiency is present for an extended period of time.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If bathtub or shower is missing, then this limits the resident's ability to clean themselves which may increase their risk of illness or infectious disease.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If bathtub or shower is missing, then resident is unable to maintain hygiene.
R6	Usability or 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 bathtub or shower is missing, then resident is unable to use a feature that is expected to be provided and maintained as 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 bathtub or shower is missing, then the resident will likely report it and the presence of this defect may indicate that complaint-based work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Look in the bathroom to verify the presence of a bathtub or shower.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY I — INSIDE: BATHTUB OR SHOWER IS MISSING OR NOT INSTALLED

DEFICIENCY CRITERIA: Bathtub or shower is missing (i.e. evidence of prior installation, but now not present or is incomplete).

OR

Bathtub or shower not installed (i.e. never installed but should have been).

HEALTH AND SAFETY DETERMINATION: Severe Non-Life-Threatening This is a severe health and safety issue that would cause a serious undue burden on the resident if the deficiency is present for an extended period of time.

CORRECTION TIMEFRAME: 24 hours If not primary bathtub or shower, then correction timeframe of 30 days

HCV — CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident’s mental, or physical, or psychological state.	If bathtub or shower is missing, then this limits the resident’s ability to clean themselves which may increase their risk of illness or infectious disease.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If bathtub or shower is missing, then resident is unable to maintain hygiene.
R6	Usability or 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 bathtub or shower is missing, then resident is unable to use a feature that is expected to be provided and maintained as part of their rent.
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INSPECTION PROCESS:

OBSERVATION: - Look in the bathroom to verify the presence of a bathtub or shower.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — UNIT: BATHTUB OR SHOWER FAILS TO DRAIN WATER

DEFICIENCY CRITERIA: Water is not draining at all.

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 bathtub or shower is not draining, then this limits the resident's ability to clean themselves which may increase their risk of illness or infectious disease.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If bathtub or shower is not draining, then resident is unable to maintain hygiene and properly dispose of dirty bath or shower water.
R6	Usability or 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 bathtub or shower fails to drain, then resident is unable to use a feature that is expected to be provided and maintained as 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 bathtub or shower fails to drain, then the resident will likely report it and the presence of this defect may indicate that complaint-based work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Look at the tub to see if the water level is decreasing.

REQUEST FOR HELP: - None

ACTION: - Pull stopper handle or insert stopper if available in order to seal the drain shut.
 - Turn handle to release water and let water fill to a level where water draining would be noticeable.
 - Turn handle to off position.
 - Pull or release stopper.

More Information: - Do not record deficiency if draining, but slowly.

TOOLS OR EQUIPMENT:



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REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — INSIDE: BATHTUB OR SHOWER FAILS TO DRAIN WATER

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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
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R6	Usability or 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 bathtub or shower fails to drain, then resident is unable to use a feature that is expected to be provided and maintained as 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 bathtub or shower fails to drain, then the resident will likely report it and the presence of this defect may indicate that complaint-based work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Look at the tub to see if the water level is decreasing.

REQUEST FOR HELP: - None

ACTION: - Pull stopper handle or insert stopper if available in order to seal the drain shut.
 - Turn handle to release water and let water fill to a level where water draining would be noticeable.
 - Turn handle to off position.
 - Pull or release stopper.

More Information: - Do not record deficiency if draining, but slowly.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 3 — UNIT: BATHTUB FAILS TO RETAIN WATER

DEFICIENCY CRITERIA: Bath tub fails to retain water.

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
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If bathtub fails to retain water, then this may impact the resident's ability to maintain hygiene.
R6	Usability or 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 bathtub fails to retain water, then resident may be unable to fully use a feature that is expected to be provided and maintained as 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 bathtub fails to retain water, then the resident will likely report it and the presence of this defect may indicate that complaint-based work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION: - Look at the tub to see if water level is decreasing.
 - Water level should remain constant for at least 15 seconds.
- REQUEST FOR HELP: - None
- ACTION: - Pull stopper handle or insert stopper if available in order to seal the drain shut.
 - Turn handle to release water and let water fill for 15 seconds.
 - Turn handle to off position.
- More Information: - If stopper not present, then tub is unable to retain water and should therefore be considered under this defect.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - None

DEFICIENCY 3 — INSIDE: BATHTUB FAILS TO RETAIN WATER

DEFICIENCY CRITERIA: Bath tub fails to retain water.

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
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If bathtub fails to retain water, then this may impact the resident's ability to maintain hygiene.
R6	Usability or 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 bathtub fails to retain water, then resident may be unable to fully use a feature that is expected to be provided and maintained as 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 bathtub fails to retain water, then the resident will likely report it and the presence of this defect may indicate that complaint-based work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Look at the tub to see if water level is decreasing.
 - Water level should remain constant for at least 15 seconds.

REQUEST FOR HELP: - None

ACTION: - Pull stopper handle or insert stopper if available in order to seal the drain shut.
 - Turn handle to release water and let water fill for 15 seconds.
 - Turn handle to off position.

More Information: - If stopper not present, then tub is unable to retain water and should therefore be considered under this defect.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 4 — UNIT: BATHTUB OR SHOWER COMPONENT IS DAMAGED, INOPERABLE, OR MISSING

DEFICIENCY CRITERIA: Bath tub or shower component is damaged (i.e. visibly defective; impacts functionality).

OR

Bath tub or shower component is inoperable (i.e. overall system or component thereof not meeting function or purpose; with or without visible damage).

OR

Bath tub or shower component is missing (i.e. evidence of prior installation, but now not present or is incomplete).

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
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If bathtub or shower component is damaged, inoperable, or missing, then this may impact the resident's ability to maintain hygiene.
R6	Usability or 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 bathtub or shower component is damaged, inoperable, or missing, then resident may be unable to fully use a feature that is expected to be provided and maintained as 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 bathtub or shower component is damaged, inoperable, or missing, then the resident will likely report it and the presence of this defect may indicate that complaint-based work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION:**
- Look or ensure that the enclosure is complete, including caulking.
 - Look to make sure the control knobs, shower head, diverter valve, and downspout are present.
 - Verify basin is free of rust, chips, and cracks.
- REQUEST FOR HELP:** - None

- ACTION:**
- Turn the control knobs and ensure water is dispensed.
 - If present, test diverter valve.
 - If present, confirm water is dispensed from shower head.
 - Turn control knobs to the off position.
 - If present, open and close enclosure door(s).

More Information: - Bathtub or shower components may include, but are not limited to: diverter valve, control valves, shower head, faucet.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 4 — INSIDE: BATHTUB OR SHOWER COMPONENT IS DAMAGED, INOPERABLE, OR MISSING

DEFICIENCY CRITERIA: Bath tub or shower component is damaged (i.e. visibly defective; impacts functionality).

OR

Bath tub or shower component is inoperable (i.e. overall system or component thereof not meeting function or purpose; with or without visible damage).

OR

Bath tub or shower component is missing (i.e. evidence of prior installation, but now not present or is incomplete).

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
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If bathtub or shower component is damaged, inoperable, or missing, then this may impact the resident's ability to maintain hygiene.
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INSPECTION PROCESS:

- OBSERVATION:**
- Look or ensure that the enclosure is complete, including caulking.
 - Look to make sure the control knobs, shower head, diverter valve, and downspout are present.
 - Verify basin is free of rust, chips, and cracks.
- REQUEST FOR HELP:** - None

- ACTION:**
- Turn the control knobs and ensure water is dispensed.
 - If present, test diverter valve.
 - If present, confirm water is dispensed from shower head.
 - Turn control knobs to the off position.
 - If present, open and close enclosure door(s).

More Information: - Bathtub or shower components may include, but are not limited to: diverter valve, control valves, shower head, faucet.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

SUMMARY OF CHANGES

TITLE: **BATHTUB AND SHOWER**
VERSION: **VI.3**
DATE PUBLISHED: **7/31/20**

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
More Information	Field added	VI.3	2020-07-31
Deficiency 1	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 “Severe Non-Life-Threatening” determination; added standardized description		
Correction Timeframe	Field added; response input as “24 hours”		
HCV – Correction Timeframe	Field added; response input as “30 days”		
Rationale	Revised rationale explanations; added standardized codes and descriptions		
Tools or Equipment	Field added to deficiency		
Deficiency 2	Separated by inspectable locations – Unit and Inside	VI.3	2020-07-31
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 categories, types, and explanations; added standardized codes and descriptions		

Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
Deficiency 3	Separated by inspectable locations — Unit and Inside	VI.3	2020-07-31
Title	Added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety 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 categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
Deficiency 4	Added deficiency by inspectable locations — Unit and Inside	VI.3	2020-07-31
Title	Added "Bathtub or shower component is damaged, inoperable, or missing" by inspectable locations		
Deficiency Criteria	Added deficiency criteria		
Health and Safety Determination	Added "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	Added rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Added observation, request for help, action, and more information		
Tools or Equipment	Added to deficiency		
Rationales	Updated following in-house review and public comment	VI-2	2019-12-23
Health and Safety Determinations	Updated following in-house review and public comment	VI-2	2019-12-23
Copy edits	----	VI-2	2019-12-23