

TITLE: LEAK
 VERSION: VI.3
 DATE PUBLISHED: 7/31/20

DEFINITION: Gas or Oil: A fuel or gas leak refers to an unintended leak of natural gas or another gaseous product from a pipeline or other containment into any area where the gas or fuel should not be present. Gas leaks can be hazardous to health and the environment

Sewage System: The leakage of wastewater out of a sanitary sewer system through broken or damaged pipes

Water: Leaks can be caused by damage; including a puncture, gash, rust or other corrosion hole, very tiny pinhole leak (possibly in imperfect welds), crack or microcrack, or inadequate sealing between components or parts joined together.

PURPOSE: None

NAME VARIANTS: Propane; Natural gas; Fuel oil; Septic system

COMMON MATERIALS: Cast iron; PVC; Steel; Clay pipe

COMMON COMPONENTS: Gas; Liquid; Leach field; Gas trap; Sewer backup valve; Sewer line; Pipe; Drain; Sewer clean out; Cap; Riser

LOCATION: Unit Gas or Oil: Around fuel-fired appliances
Sewage System: Floor drains, toilets, vents
Water: Ceilings, floors, walls, toilets, sinks, dishwashers, washer and dryer, water heaters, central water supply lines, sewer lines, steam pipes, drainpipes, central gas line

Inside Gas or Oil: Around fuel-fired appliances
Sewage System: Floor drains, toilets, vents
Water: Ceilings, floors, walls, toilets, sinks, dishwashers, washer and dryer, water heaters, central water supply lines, sewer lines, steam pipes, drainpipes, central gas line

Outside Gas or Oil: Around fuel-fired appliances
Sewage System: Lawn, sewer clean out
Water: None

MORE INFORMATION: None

DEFICIENCY I: Natural gas, propane, or oil leak at the main

LOCATION: Unit Inside Outside

DEFICIENCY 2: Natural gas, propane, or oil leak at the appliance
LOCATION: Unit Inside Outside

DEFICIENCY 3: Blocked sewage system
LOCATION: Unit Inside Outside

DEFICIENCY 4: Leak in sewage system
LOCATION: Unit Inside Outside

DEFICIENCY 5: Cap is detached or missing
LOCATION: Outside

DEFICIENCY 6: Cap or riser has penetrative hole or crack
LOCATION: Outside

DEFICIENCY 7: Environmental water intrusion
LOCATION: Unit Inside

DEFICIENCY 8: Plumbing leaks
LOCATION: Unit Inside

DEFICIENCY I — UNIT: NATURAL GAS, PROPANE, OR OIL LEAK AT THE MAIN

DEFICIENCY CRITERIA: There is evidence of a gas, propane, or oil leak at the main

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If gas, propane, or oil leak, then resident may be exposed to harmful gases.
R2	Safety	Direct	Resident could be injured because of this condition.	If gas, propane, or oil leak, then resident may be exposed to harmful gases.
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 gas, propane, or oil leak, then resident may not be able to operate the affected appliances, which are assumed to be included in their rent.
R7	Increased Monetary Impact to Resident	Direct	Resident would incur additional costs because of this condition.	If gas, propane, or oil leak, then resident's appliances may operate less efficiently.
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.	The resident will likely report a gas, propane, or oil leak and the presence of such defect may indicate that maintenance is not responding to complaint-based work orders.

INSPECTION PROCESS:

OBSERVATION: - Look in basements around furnace and outside around heating oil storage tanks for drips, puddles, or any signs of a leak at filter, fuel-delivery line, valves, fittings, and the tank itself.

REQUEST FOR HELP: - None

ACTION: - Pay particular attention in units serviced by natural or propane gas for the smell of sulfur or rotten eggs (due to additives such as Mercaptan), a hissing or whistling sound near a gas line, or any other indication of a leaking gas line.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY I — INSIDE: NATURAL GAS, PROPANE, OR OIL LEAK AT THE MAIN

DEFICIENCY CRITERIA: There is evidence of a gas, propane, or oil leak at the main

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
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INSPECTION PROCESS:

OBSERVATION: - Look in basements around furnace and outside around heating oil storage tanks for drips, puddles, or any signs of a leak at filter, fuel-delivery line, valves, fittings, and the tank itself.

REQUEST FOR HELP: - None

ACTION: - Pay particular attention in units serviced by natural or propane gas for the smell of sulfur or rotten eggs (due to additives such as Mercaptan), a hissing or whistling sound near a gas line, or any other indication of a leaking gas line.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY I — OUTSIDE: NATURAL GAS, PROPANE, OR OIL LEAK AT THE MAIN

DEFICIENCY CRITERIA: There is evidence of a gas, propane, or oil leak at the main

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

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RATIONALE:

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INSPECTION PROCESS:

OBSERVATION: - Look in basements around furnace and outside around heating oil storage tanks for drips, puddles, or any signs of a leak at filter, fuel-delivery line, valves, fittings, and the tank itself.

REQUEST FOR HELP: - None

ACTION: - Pay particular attention in units serviced by natural or propane gas for the smell of sulfur or rotten eggs (due to additives such as Mercaptan), a hissing or whistling sound near a gas line, or any other indication of a leaking gas line.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY 2 — UNIT: NATURAL GAS, PROPANE, OR OIL LEAK AT THE APPLIANCE

DEFICIENCY CRITERIA: There is evidence of a gas, propane, or oil leak at the appliance.

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
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INSPECTION PROCESS:

OBSERVATION: - Look in basements around furnace and outside around heating oil storage tanks for drips, puddles, or any signs of a leak at filter, fuel-delivery line, valves, fittings, and the tank itself.

REQUEST FOR HELP: - None

ACTION: - Pay particular attention in units serviced by natural or propane gas for the smell of sulfur or rotten eggs (due to additives such as Mercaptan), a hissing or whistling sound near a gas line, or any other indication of a leaking gas line.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY 2 — INSIDE: NATURAL GAS, PROPANE, OR OIL LEAK AT THE APPLIANCE

DEFICIENCY CRITERIA: There is evidence of a gas, propane, or oil leak at the appliance.

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 24 hours

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OBSERVATION: - Look in basements around furnace and outside around heating oil storage tanks for drips, puddles, or any signs of a leak at filter, fuel-delivery line, valves, fittings, and the tank itself.

REQUEST FOR HELP: - None

ACTION: - Pay particular attention in units serviced by natural or propane gas for the smell of sulfur or rotten eggs (due to additives such as Mercaptan), a hissing or whistling sound near a gas line, or any other indication of a leaking gas line.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY 2 — OUTSIDE: NATURAL GAS, PROPANE, OR OIL LEAK AT THE APPLIANCE

DEFICIENCY CRITERIA: There is evidence of a gas, propane, or oil leak at the appliance.

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If gas, propane, or oil leak, then resident could be exposed to harmful gases.
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INSPECTION PROCESS:

OBSERVATION: - Look in basements around furnace and outside around heating oil storage tanks for drips, puddles, or any signs of a leak at filter, fuel-delivery line, valves, fittings, and the tank itself.

REQUEST FOR HELP: - None

ACTION: - Pay particular attention in units serviced by natural or propane gas for the smell of sulfur or rotten eggs (due to additives such as Mercaptan), a hissing or whistling sound near a gas line, or any other indication of a leaking gas line.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY 3 — UNIT: BLOCKED SEWAGE SYSTEM

DEFICIENCY CRITERIA: Wastewater is unable to drain resulting sewer backup.

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	Direct	Condition could affect resident’s mental, or physical, or psychological state.	If sewer has a blockage, then resident may be exposed to raw sewage.
R2	Safety	Direct	Resident could be injured because of this condition.	If sewer has a blockage, then resident may be exposed to raw sewage.
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 sewer has a blockage, then resident may be exposed to raw sewage.
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 sewer has a blockage, then resident may not have access to the use of toilet or shower.
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 sewer has a blockage, then resident will likely report this deficiency and the presence of the defect may indicate that complaint-based work orders are not being addressed.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	It is reasonable to expect this deficiency to be observed through routine maintenance and its presence may indicate that routine work orders are not being addressed.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	Sewage system is part of preventative maintenance and the defect's presence may indicate that preventative maintenance activities are not being addressed.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If sewer has a blockage, then the repair may be costly depending on scope of the defect

M5	Increased Monetary Impact to HUD	Direct	HUD would incur additional costs due to this condition.	If sewer has a blockage, then the repair may be costly depending on scope of the defect
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INSPECTION PROCESS:

- OBSERVATION:**
- Observe a foul stench coming from drains.
 - Look for any slow draining bathtubs or laundry lines.
 - Look to see if the use of other fixtures associated with main line lead to water backup in places such as toilets or showers.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:** - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - Flashlight

DEFICIENCY 3 — INSIDE: **BLOCKED SEWAGE SYSTEM**

DEFICIENCY CRITERIA: Wastewater is unable to drain resulting sewer backup.

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	Direct	Condition could affect resident's mental, or physical, or psychological state.	If sewer has a blockage, then resident may be exposed to raw sewage.
R2	Safety	Direct	Resident could be injured because of this condition.	If sewer has a blockage, then resident may be exposed to raw sewage.
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 sewer has a blockage, then resident may be exposed to raw sewage.
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 sewer has a blockage, then resident may not have access to the use of toilet or shower.
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 sewer has a blockage, then resident will likely report this deficiency and the presence of the defect may indicate that complaint-based work orders are not being addressed.
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M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	Sewage system is part of preventative maintenance and the defect's presence may indicate that preventative maintenance activities are not being addressed.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If sewer has a blockage, then the repair may be costly depending on scope of the defect

M5	Increased Monetary Impact to HUD	Direct	HUD would incur additional costs due to this condition.	If sewer has a blockage, then the repair may be costly depending on scope of the defect
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INSPECTION PROCESS:

- OBSERVATION:**
- Observe a foul stench coming from drains.
 - Look for any slow draining bathtubs or laundry lines.
 - Look to see if the use of other fixtures associated with main line lead to water backup in places such as toilets or showers.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:** - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - Flashlight
-

DEFICIENCY 3 — OUTSIDE: **BLOCKED SEWAGE SYSTEM**

DEFICIENCY CRITERIA: Wastewater is unable to drain resulting sewer backup.

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	Direct	Condition could affect resident's mental, or physical, or psychological state.	If sewer has a blockage, then resident may be exposed to raw sewage.
R2	Safety	Direct	Resident could be injured because of this condition.	If sewer has a blockage, then resident may be exposed to raw sewage.
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 sewer has a blockage, then resident may be exposed to raw sewage.
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 sewer has a blockage, then resident may not have access to the use of toilet or shower.
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M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If sewer has a blockage, then the repair may be costly depending on scope of the defect.

M5	Increased Monetary Impact to HUD	Direct	HUD would incur additional costs due to this condition.	If sewer has a blockage, then the repair may be costly depending on scope of the defect.
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 - Look for any slow draining bathtubs or laundry lines.
 - Look to see if the use of other fixtures associated with main line lead to water backup in places such as toilets or showers.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:** - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - Flashlight
-

DEFICIENCY 4 — UNIT: LEAK IN SEWAGE SYSTEM

DEFICIENCY CRITERIA: There is evidence of a sewer line or fitting leaking.

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	Direct	Condition could affect resident's mental, or physical, or psychological state.	If sewer has a leak, then resident may be exposed to raw sewage.
R2	Safety	Direct	Resident could be injured because of this condition.	If sewer has a leak, then resident may be exposed to raw sewage.
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 sewer has a leak, then resident may be exposed to raw sewage.
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 sewer has a leak, then resident may not have access to the use of toilet or shower.
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M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If sewer has a leak, then the repair may be costly depending on scope of the defect.

M5	Increased Monetary Impact to HUD	Direct	HUD would incur additional costs due to this condition.	If sewer has a leak, then the repair may be costly depending on scope of the defect.
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INSPECTION PROCESS:

- OBSERVATION:** - Look at the ceiling, floor, and walls for evidence of a leaking sewer line or fitting to include stains, puddles, visible effluent, a strong odor, and infestation.
- REQUEST FOR HELP:** - None
- ACTION:** - Ask POA for copy of approved sanitary system certificate.
- More Information:** - Private sanitary systems are typically certified or approved by a local authority such as a building or health department.

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - Flashlight; Inspection mirror

DEFICIENCY 4 — INSIDE: LEAK IN SEWAGE SYSTEM

DEFICIENCY CRITERIA: There is evidence of a sewer line or fitting leaking.

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
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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 sewer has a leak, then resident may be exposed to raw sewage.
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 sewer has a leak, then resident may not have access to the use of toilet or shower.
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INSPECTION PROCESS:

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- REQUEST FOR HELP:** - None
- ACTION:** - Ask POA for copy of approved sanitary system certificate.
- More Information:** - Private sanitary systems are typically certified or approved by a local authority such as a building or health department.

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - Flashlight; Inspection mirror

DEFICIENCY 4 — OUTSIDE: LEAK IN SEWAGE SYSTEM

DEFICIENCY CRITERIA: There is evidence of a sewer line or fitting leaking.

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	Direct	Condition could affect resident's mental, or physical, or psychological state.	If sewer has a leak, then resident may be exposed to raw sewage.
R2	Safety	Direct	Resident could be injured because of this condition.	If sewer has a leak, then resident may be exposed to raw sewage.
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 sewer has a leak, then resident may be exposed to raw sewage.
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 sewer has a leak, then resident may not have access to the use of toilet or shower.
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 sewer has a leak, then resident will likely report this deficiency and the presence of the defect may indicate that complaint-based work orders are not being addressed.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	It is reasonable to expect this deficiency to be observed through routine maintenance and its presence may indicate that routine work orders are not being addressed.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	Sewage system is part of preventative maintenance and the defect's presence may indicate that preventative maintenance activities are not being addressed.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If sewer has a leak, then the repair may be costly depending on scope of the defect.

M5	Increased Monetary Impact to HUD	Direct	HUD would incur additional costs due to this condition.	If sewer has a leak, then the repair may be costly depending on scope of the defect.
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INSPECTION PROCESS:

- OBSERVATION:** - Look at the ceiling, floor, and walls for evidence of a leaking sewer line or fitting to include stains, puddles, visible effluent, a strong odor, and infestation.
- REQUEST FOR HELP:** - None
- ACTION:** - Ask POA for copy of approved sanitary system certificate.
- More Information:** - Private sanitary systems are typically certified or approved by a local authority such as a building or health department.

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - Flashlight; Inspection mirror

DEFICIENCY 5 — OUTSIDE: CAP IS DETACHED OR MISSING

DEFICIENCY CRITERIA: Cap to the cleanout is detached or is missing.

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	Direct	Condition could affect resident's mental, or physical, or psychological state.	If cap to the cleanout is detached or missing, then resident may be exposed to raw sewage.
R2	Safety	Direct	Resident could be injured because of this condition.	If cap to the cleanout is detached or missing, then resident may be exposed to raw sewage.
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 cap to the cleanout is detached or missing, then resident may be exposed to raw sewage.
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 cap to the cleanout is detached or missing, then resident may not be able to fully utilize the toilet or shower which is expected to be maintained as part of their rent.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	It is reasonable to expect this deficiency to be observed through routine maintenance and its presence may indicate that routine work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION:
- Look at each cleanout and identify where the cleanout cap should be located
 - Look to ensure that the cap is present and is securely attached to the cleanout.
 - Look on the ground along the outside of the building for PVC or metal piping that has a cleanout cap.
 - Locate the cleanout and caps by observing the vertical piping (stack) at the lowest level of the building.
 - Look between the main drain and the buildings sewer or septic system.

REQUEST FOR HELP: - None

ACTION: - Gently touch or tap the cap to make sure that it is securely attached.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 6 — OUTSIDE: CAP OR RISER HAS PENETRATIVE HOLE OR CRACK

DEFICIENCY CRITERIA: There is a hole or crack penetrating through a cleanout cap or riser.

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	Direct	Condition could affect resident's mental, or physical, or psychological state.	If the cap or riser has penetrative hole or crack, then sewer gases may enter into the conditioned area or space and impact resident's air quality.
R2	Safety	Direct	Resident could be injured because of this condition.	If the cap or riser has a penetrative hole or crack, then resident may be exposed to raw sewage.
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 the cap or riser has penetrative hole or crack, then this could allow sewage to openly flow from sewer if there is a backup (could also back up into the unit).
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	It is reasonable to expect that this deficiency will be detected during routine maintenance activities.

INSPECTION PROCESS:

- OBSERVATION:**
- Look at each cleanout and thoroughly examine the riser and the cap.
 - Look for any holes or cracks in the riser or cap that would allow for contaminated air or sewage to seep out.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:**
- Note this item is located on the ground and is often hit and cracked by lawnmowers, so inspect carefully.
 - An intentionally drilled hole into the cap for easier access to the cleanout is considered a defect.

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - Flashlight; Inspection mirror

DEFICIENCY 7 — UNIT: ENVIRONMENTAL WATER INTRUSION

DEFICIENCY CRITERIA: Unintended water intrusion is present.

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	Direct	Condition could affect resident's mental, or physical, or psychological state.	If environmental water intrusion is present, then resident may be subjected to mold and mildew or unstable surfaces.
R2	Safety	Direct	Resident could be injured because of this condition.	If environmental water intrusion is present, then resident may be subjected to mold and mildew or unstable surfaces resulting in poor air quality.
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 environmental water intrusion is present, then resident may be exposed to an unsanitary environment.
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 environmental water intrusion is present, then it is reasonable to expect this deficiency will be reported and may indicate that maintenance is not addressing complaint-based work orders.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	Roof maintenance, gutter cleaning, and exterior caulking should be included in preventative maintenance plan.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	Deficiency could be costly depending on the time the intrusion was present.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	Water intrusion can damage structural components.

INSPECTION PROCESS:

- OBSERVATION:
- Look for any leaking or discoloration.
 - Look for swelling window sills or moisture around the interior of windows or doors.
 - Look for deteriorating components on ceiling or walls.

- Examine the interior for cracks, failing window glazing and anywhere else that water could intrude.

REQUEST FOR HELP: - None

- ACTION:
- Listen for any water drips.
 - Smell for moldy or musty scents.
 - If you do smell something moldy or musty, follow the scent to its source.
 - If leak is not active, ask resident or POA if leaking has occurred.

More Information: - Water intrusion is the unwelcome presence of water leaking into the interior. It is usually caused by rain water. Typically, water intrusion is a result of structural damage, poor installation of building materials, degrading materials, or defective building materials.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Inspection mirror

DEFICIENCY 7 — INSIDE: ENVIRONMENTAL WATER INTRUSION

DEFICIENCY CRITERIA: Unintended water intrusion is present.

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	Direct	Condition could affect resident's mental, or physical, or psychological state.	If environmental water intrusion is present, then resident may be subjected to mold and mildew or unstable surfaces.
R2	Safety	Direct	Resident could be injured because of this condition.	If environmental water intrusion is present, then resident may be subjected to mold and mildew or unstable surfaces resulting in poor air quality.
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 environmental water intrusion is present, then resident may be exposed to an unsanitary environment.
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 environmental water intrusion is present, then it is reasonable to expect this deficiency will be reported and may indicate that maintenance is not addressing complaint-based work orders.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	Roof maintenance, gutter cleaning, and exterior caulking should be included in preventative maintenance plan.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	Deficiency could be costly depending on the time the intrusion was present.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	Water intrusion can damage structural components.

INSPECTION PROCESS:

- OBSERVATION:
- Look for any leaking or discoloration.
 - Look for swelling window sills or moisture around the interior of windows or doors.
 - Look for deteriorating components on ceiling or walls.

- Examine the interior for cracks, failing window glazing and anywhere else that water could intrude.

REQUEST FOR HELP: - None

- ACTION:
- Listen for any water drips.
 - Smell for moldy or musty scents.
 - If you do smell something moldy or musty, follow the scent to its source.
 - If leak is not active, ask resident or POA if leaking has occurred.

More Information: - Water intrusion is the unwelcome presence of water leaking into the interior. It is usually caused by rain water. Typically, water intrusion is a result of structural damage, poor installation of building materials, degrading materials, or defective building materials.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Inspection mirror

DEFICIENCY 8 — UNIT: PLUMBING LEAKS

DEFICIENCY CRITERIA: Failure of a plumbing system that allows for water intrusion in unintended areas.

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 there is a plumbing leak, then resident may be subjected to mold and mildew or unstable surfaces.
R2	Safety	Indirect	Resident could be injured because of this condition.	If plumbing leak is present, then resident may be subjected to mold and mildew or unstable surfaces resulting in poor air quality.
R3	Sanitary	Indirect	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If plumbing leak is present, then resident may be exposed to an unsanitary environment.
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 there is a plumbing leak, then the resident may be unable to utilize a fixture or appliance that is assumed to be included in 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 there is a plumbing leak, then it is reasonable to expect this deficiency will be reported and may indicate that maintenance is not addressing complaint-based work orders.
M4	Capital Cost	Indirect	This defect, on its own, is significant enough to be a capital cost to repair.	If there is a plumbing leak, and the resulting water intrusion has been present for a long period of time, then the potential for damage is increased resulting in costly repairs.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If plumbing leak is present, then structural components may be damaged.

INSPECTION PROCESS:

- OBSERVATION:**
- Look for mold or mildew, peeling paint or wallpaper, wall that is warped or stained for no apparent reason, a buckled, cracked or water-stained floor or ceiling.
 - Inspect all visible plumbing connections including gas traps, supply lines, and direct connections to fixture.
- REQUEST FOR HELP:**
- None
- ACTION:**
- Listen for any water drips.
 - Smell for moldy or musty scents.
 - If you do smell something moldy or musty, follow the scent to its source.
 - If leak is not active, ask resident or POA if leaking has occurred.
- More Information:**
- Mold thrives in moist, dark areas, which are typically hidden behind walls or under flooring.

TOOLS OR EQUIPMENT:

- REQUIRED:**
- None
- USEFUL:**
- Flashlight; Inspection mirror
-

DEFICIENCY 8 — INSIDE: PLUMBING LEAKS

DEFICIENCY CRITERIA: Failure of a plumbing system that allows for water intrusion in unintended areas.

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 there is a plumbing leak, then resident may be subjected to mold and mildew or unstable surfaces.
R2	Safety	Indirect	Resident could be injured because of this condition.	If plumbing leak is present, then resident may be subjected to mold and mildew or unstable surfaces resulting in poor air quality.
R3	Sanitary	Indirect	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If plumbing leak is present, then resident may be exposed to an unsanitary environment.
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 there is a plumbing leak, then the resident may be unable to utilize a fixture or appliance that is assumed to be included in 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 there is a plumbing leak, then it is reasonable to expect this deficiency will be reported and may indicate that maintenance is not addressing complaint-based work orders.
M4	Capital Cost	Indirect	This defect, on its own, is significant enough to be a capital cost to repair.	If there is a plumbing leak, and the resulting water intrusion has been present for a long period of time, then the potential for damage is increased resulting in costly repairs.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If plumbing leak is present, then structural components may be damaged.

INSPECTION PROCESS:

- OBSERVATION:**
- Look for mold or mildew, peeling paint or wallpaper, wall that is warped or stained for no apparent reason, a buckled, cracked or water-stained floor or ceiling.
 - Inspect all visible plumbing connections including gas traps, supply lines, and direct connections to fixture.
- REQUEST FOR HELP:**
- None
- ACTION:**
- Listen for any water drips.
 - Smell for moldy or musty scents.
 - If you do smell something moldy or musty, follow the scent to its source.
 - If leak is not active, ask resident or POA if leaking has occurred.
- More Information:**
- Mold thrives in moist, dark areas, which are typically hidden behind walls or under flooring.

TOOLS OR EQUIPMENT:

- REQUIRED:**
- None
- USEFUL:**
- Flashlight; Inspection mirror
-

SUMMARY OF CHANGES

TITLE: LEAK
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 Materials	Revised common materials	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 1	Separated by inspectable locations — Unit, Inside, and Outside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Life-Threatening” determination; added standardized description		
Correction Timeframe	Field added; response input as “24 hours”		
HCV — Correction Timeframe	Field added; response input as “24 hours”		
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; response revised		
Deficiency 2	Separated by inspectable locations — Unit, Inside, and Outside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Life-Threatening” determination; added standardized description		

Correction Timeframe	Field added; response input as "24 hours"		
HCV – Correction Timeframe	Field added; response input as "24 hours"		
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; response revised		
Deficiency 3	Separated by inspectable locations – Unit, Inside, and Outside	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 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; response revised		
Deficiency 4	Added by inspectable locations – Unit, Inside, and Outside	VI.3	2020-07-31
Title	Added title; added inspectable locations		
Deficiency Criteria	Added 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	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	Field added to deficiency		
Deficiency 5	Added by inspectable locations – Outside	VI.3	2020-07-31
Title	Added title; added 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	Field added to deficiency		
Deficiency 6	Added by inspectable locations – Outside	VI.3	2020-07-31
Title	Added title; added inspectable locations		
Deficiency Criteria	Added 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	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	Field added to deficiency		
Deficiency 7	Added by inspectable locations – Unit and Inside	VI.3	2020-07-31
Title	Added title; added 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	Field added to deficiency		
Deficiency 8	Added by inspectable locations – Unit and Inside	VI.3	2020-07-31
Title	Added title; added 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	Field added to deficiency		
Rationales	Updated following in-house review and public comment	VI-2	2019-12-26
Health and Safety Determinations	Updated following in-house review and public comment	VI-2	2019-12-26
Copy edits	----	VI-2	2019-12-26