

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

DEFINITION: A basin with hardware designed to dispense and hold clean water (hot and cold) and discharge wastewater.
 PURPOSE: Typically used for cooking, cleaning, and drinking.
 NAME VARIANTS: Kitchen sink; Bathroom sink; Utility sink; Clinical sink; Janitor's sink
 COMMON MATERIALS: Plastic; Copper; Porcelain; Fiberglass; Stainless steel; Cast iron
 COMMON COMPONENTS: Basin; Faucet; Handle; Drain; Drain line; Supply valve; Supply line; Stopper; Garbage disposal; Drain control; Sink overflow
 LOCATION: Unit Kitchen, bathroom, laundry area, and other interior space
 Inside Kitchen, bathroom, laundry area, and other interior space
 Outside None
 MORE INFORMATION: None

DEFICIENCY 1: Sink or component thereof is missing
 LOCATION: Unit Inside

DEFICIENCY 2: Improperly functioning faucet
 LOCATION: Unit Inside

DEFICIENCY 3: Sink is not draining
 LOCATION: Unit Inside

DEFICIENCY 4: Sink is improperly installed, pulling away from wall, there are gaps between the sink and wall, or it is leaning
 LOCATION: Unit Inside

DEFICIENCY 5: Sink is damaged and does not hold water
 LOCATION: Unit Inside

DEFICIENCY I — UNIT: SINK OR COMPONENT THEREOF IS MISSING

DEFICIENCY CRITERIA: Sink hardware, faucet, handle, stopper, or drain valve 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 If this is the only available sink adjacent to a bath or kitchen, then a severe H&S determination should be assigned with 24-hour correction timeframe.

HCV — CORRECTION TIMEFRAME: Within 30 days If this is the only available sink adjacent to a bath or kitchen, then a severe non-life threatening H&S determination should be assigned with 24-hour correction timeframe.

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 sink or component thereof is missing, then resident may not be able to properly dispose of wastewater.
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 sink or component thereof is missing, then resident may not be able to utilize a fixture 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 sink or component thereof is missing, then resident will likely report, and the presence of this deficiency may indicate complaint-based maintenance orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: Look at the sink to verify presence of common components and hardware, including:

- Handle(s),
- Stopper,
- Knob(s), and
- Faucet or drain valve.

REQUEST FOR HELP: - None

ACTION: - Turn on hot and cold water, test basin for functionality and stability.
 - Test the garbage disposal, if present.

More Information: - If sink contains a garbage disposal, it must be operational

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Inspection mirror

DEFICIENCY I — INSIDE: SINK OR COMPONENT THEREOF IS MISSING

DEFICIENCY CRITERIA: Sink hardware, faucet, handle, stopper, or drain valve 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 If this is the only available sink adjacent to a bath or kitchen, then a severe H&S determination should be assigned with 24-hour correction timeframe.

HCV — CORRECTION TIMEFRAME: Within 30 days If this is the only available sink adjacent to a bath or kitchen, then a severe non-life threatening H&S determination should be assigned with 24-hour correction timeframe.

RATIONALE:

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INSPECTION PROCESS:

OBSERVATION: Look at the sink to verify presence of common components and hardware, including:

- Handle(s),
- Stopper,
- Knob(s), and
- Faucet or drain valve.

REQUEST FOR HELP: - None

ACTION: - Turn on hot and cold water, test basin for functionality and stability.
 - Test the garbage disposal, if present.

More Information: - If sink contains a garbage disposal, it must be operational

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Inspection mirror

DEFICIENCY 2 — UNIT: IMPROPERLY FUNCTIONING FAUCET

DEFICIENCY CRITERIA: Control knobs do not activate or deactivate hot and cold water.

OR

Water is directed outside of the basin

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
R2	Safety	Direct	Resident could be injured because of this condition.	If faucet is not working correctly, then resident may not be able to regulate water temperature.
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 faucet is not working correctly, then resident may not be able to properly clean.
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 faucet is not working correctly, then resident may be unable to use sink.
R7	Increased Monetary Impact to Resident	Direct	Resident would incur additional costs because of this condition.	If faucet is not working correctly, and the resident is unable to halt the waterflow, then they may incur added utility costs.
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.	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.

INSPECTION PROCESS:

OBSERVATION: - None

REQUEST FOR HELP: - None

- ACTION:**
- Turn control knob or knobs to ensure water flow from both hot and cold controls, and water temperature can be regulated.
 - Confirm water is directed to basin and not outside of the basin.
 - Turn control off, ensure that there is not the present of a constant drip of water when turned to the off position.

More Information: - If hot water is not working, then evaluate this under the hot water heater standard.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — INSIDE: IMPROPERLY FUNCTIONING FAUCET

DEFICIENCY CRITERIA: Control knobs do not activate or deactivate hot and cold water.

OR

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INSPECTION PROCESS:

OBSERVATION: - None

REQUEST FOR HELP: - None

ACTION:

- Turn control knob or knobs to ensure water flow from both hot and cold controls, and water temperature can be regulated.
- Confirm water is directed to basin and not outside of the basin.
- Turn control off, ensure that there is not the present of a constant drip of water when turned to the off position.

More Information: - If hot water is not working, then evaluate this under the hot water heater standard.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 3 — UNIT: SINK IS NOT DRAINING

DEFICIENCY CRITERIA: Water is not draining from the basin of the sink.

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 sink is not draining correctly, then resident may not be able to dispose of waste.
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 sink is not draining correctly, then resident may be unable to use sink, which is expected to be maintained as part of their rent.
MI	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.	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.

INSPECTION PROCESS:

OBSERVATION: - Look to see if water is draining.

REQUEST FOR HELP: - None

ACTION: - Pull stopper handle or insert stopper if available in order to seal the drain shut.
 - Turn handle to partially fill sink with water.
 - Push stopper handle or remove stopper.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY 3 — INSIDE: SINK IS NOT DRAINING

DEFICIENCY CRITERIA: Water is not draining from the basin of the sink.

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INSPECTION PROCESS:

OBSERVATION: - Look to see if water is draining.

REQUEST FOR HELP: - None

ACTION: - Pull stopper handle or insert stopper if available in order to seal the drain shut.
 - Turn handle to partially fill sink with water.
 - Push stopper handle or remove stopper.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY 4 — UNIT: SINK IS IMPROPERLY INSTALLED, PULLING AWAY FROM WALL, LEANING, OR THERE ARE GAPS BETWEEN THE SINK AND WALL

DEFICIENCY CRITERIA: Sink is improperly installed, pulling away from wall, there are gaps between the sink and wall, or it is leaning.

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
R2	Safety	Direct	Resident could be injured because of this condition.	If sink is improperly installed, then resident may be injured if sink were to fall.
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 sink is improperly installed, then resident would report, and the presence of this defect may indicate 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.	If sink is improperly installed, then it should be observed during daily maintenance activities and the presence of this defect may indicate self-generated work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: Inspect for the following:

- Signs of pulling away from the wall.
- Appearance of a gap between the sink and wall.
- Movement of the sink when water is turned on or off.
- Downward lean of the front edge of sink toward floor.
- Signs of separation at seams of a vanity if sink is mounted on a vanity, or the vanity is pulling away from the wall.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY 4 — INSIDE: SINK IS IMPROPERLY INSTALLED, PULLING AWAY FROM WALL, LEANING, OR THERE ARE GAPS BETWEEN THE SINK AND WALL

DEFICIENCY CRITERIA: Sink is improperly installed, pulling away from wall, there are gaps between the sink and wall, or it is leaning.

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

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OBSERVATION: Inspect for the following:

- Signs of pulling away from the wall.
- Appearance of a gap between the sink and wall.
- Movement of the sink when water is turned on or off.
- Downward lean of the front edge of sink toward floor.
- Signs of separation at seams of a vanity if sink is mounted on a vanity, or the vanity is pulling away from the wall.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY 5 — UNIT: SINK IS DAMAGED AND DOES NOT HOLD WATER

DEFICIENCY CRITERIA: Sink is damaged (i.e. visibly defective; impacts functionality) and unable to hold water.

OR

Sink is damaged (i.e. visibly defective; impacts functionality) and there are obvious indications that the sink would be unable to hold 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 sink is damaged and does not hold water, then resident's ability to maintain a sanitary environment may be limited.
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 sink is damaged and does not hold water, then resident may not be able to utilize a fixture that is assumed to be included in their rent.
MI	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 sink is damaged and does not hold water, then it is likely that the resident will report, and its presence could indicate a lack of routine maintenance.

INSPECTION PROCESS:

- OBSERVATION:**
- Look at the sink to see if the water level is decreasing.
 - If so, check under the sink for cracks, holes, or broken seals that are allowing water to leak from the basin.
 - Check that the stopper is able to maintain a complete seal with the drain.
 - If the sink design is such that there is no built-in mechanical stopper or if no other stopper is available, look for obvious indications (e.g., cracks, holes, or broken seals) that the sink would be unable to hold water were a stopper available.

REQUEST FOR HELP: - None

- ACTION:**
- If available, pull stopper handle or insert stopper in order to seal the drain shut.
 - Turn handle to partially fill sink with water.

- Turn handle to stop the flow of water.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY 5 — INSIDE: SINK IS DAMAGED AND DOES NOT HOLD WATER

DEFICIENCY CRITERIA: Sink is damaged (i.e. visibly defective; impacts functionality) and unable to hold water.

OR

Sink is damaged (i.e. visibly defective; impacts functionality) and there are obvious indications that the sink would be unable to hold 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
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REQUEST FOR HELP: - None

ACTION:

- If available, pull stopper handle or insert stopper in order to seal the drain shut.
- Turn handle to partially fill sink with water.

- Turn handle to stop the flow of water.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

SUMMARY OF CHANGES

TITLE: SINK
 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
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 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; added note regarding “Severe” determination if this is the only available sink adjacent to a bath or kitchen		
Correction Timeframe	Field added; response input as “Within 30 days”; added note regarding “Severe” determination if this is the only available sink adjacent to a bath or kitchen		
HCV — Correction Timeframe	Field added; response input as “Within 30 days”; added note regarding “Severe” determination if this is the only available sink adjacent to a bath or kitchen		
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 2	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 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 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 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 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 5	Separated by inspectable locations – Unit and Inside	VI.3	2020-07-31
Title	Revised title; added inspectable locations (previously Deficiency 4)		
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; response revised