

Bath Ventilation

Classification: Ventilation

Definition: A mechanical device or operable window designed to exhaust air from the interior of a bathroom to the outside of a building

Name vent fan, exhaust fan, window fan

Variants:

Most plastic, metal, vinyl

Common

Materials:

Most mechanical device: motor, fan, cover

Common

Components: operable window: frame, glass, locks

Location & Inspection of Bath Ventilation

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - Audio acuity for detection of functionality - Mobility for access to all areas of the property - Understanding of item's components
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Tools for Location & Inspection	Useful:	none
	Required:	none

Common Locations:	Unit/Inside:	bathrooms
	Outside:	rooftops (for high rise buildings), bathrooms in pool area

How to Locate:	Visual Observation:	Look up at the ceiling or wall in a bathroom for evidence of a vent fan or operable window.
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Possible Deficiencies:	Deficiency 1:	Vent fan does not function, is missing, and there is no operable window
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Deficiency 1: Vent fan does not function, is missing, and there is no operable window

Rationale:	Maintenance:	Indicates maintenance is not identifying deficiencies or responding to self-generated or complaint-driven work orders
	Health and Safety:	Increases the likelihood of mold growth
	Operability:	Prevents proper usage of ventilation system

Health and Safety	Standard:	This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.
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How to Inspect:	Visual Observation:	(Exhaust fan) Look for the presence of an exhaust fan or vent and a corresponding switch on the wall or ceiling.
	Action:	Activate the switch if present to see if the exhaust fan turns on.
	Request for Info:	Ask—in the event that there is a vent, but no switch—the POA representative how the space is being ventilated. If they respond that the vent is connected to an event-activated vent elsewhere in the building, disregard this deficiency.
	Visual Observation:	(Operable Window) Look for a window that is able to be opened from the inside.

Record deficiency if:	if neither an exhaust fan nor window are present or, if both are present but not operable.
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