

## Bathtubs and Showers

**Definition:** An installation often found in bathrooms that dispenses clean water used for bathing and self-care as well as contains a method for draining used water.

**Name** soaker, tub  
**Variants:**

**Most Common Materials:** porcelain, enameled steel, acrylic, fiberglass (FRP), enameled cast iron, cast polymer (cultured marble, granite, or onyx)

**Most Common Components:** bathtub, bathtub decorative side panel, shower, tub/shower valve, shower head, faucets, drain, mechanical water stopper

## Location and Inspection of Bathtubs and Showers

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - 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
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How to Locate:	Visual Observation:	Look in bathrooms near plumbing.
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Possible Deficiencies:	Deficiency 1:	Bathtub or shower is missing
	Deficiency 2:	Bathtub or shower fails to dispense hot water
	Deficiency 4:	Bathtub fails to retain water
	Deficiency 5:	Bathtub or shower fails to drain water

## Deficiency 1:      Bathtub or shower is missing where required

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Prevents ability to properly clean oneself. Increases probability of unhygienic living conditions.
Health and Safety:	Severe:	This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.
How to Inspect:	Visual Observation:	Look in the bathroom to verify the presence of a bathtub or shower.
Record deficiency if:	bathtub or shower is missing where required.	
	Please Note:	Some OHP properties, care facilities and group homes do not require bathtubs/showers in dwelling units. All other HUD assisted properties are required to have one functional bathtub or shower in each dwelling unit.

## Deficiency 2: No hot water

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Prevents ability to properly clean oneself. Increases probability of unhygienic living conditions.
	Operability:	Prevents proper use of bathtub or shower.
Health and Safety:	Severe:	This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.
How to Inspect:	Action:	Turn handle of the bathtub or shower to dispense water.
	Visual Observation:	Look to see if water is being dispensed steadily or at all.
	Action:	Turn handle in the $\frac{3}{4}$ position to the "hot" setting and wait 15 seconds for water to heat up.
	Action:	Place hand under water and determine if hot water is being dispensed while ensuring that the water is not scorching.
	Request for Info:	Ask—if no water or no hot water is dispensed at all after turning the handles—the POA representative if the issue is due to the utilities being shut off for any reason. Request—if they answer affirmatively, documents that verify this information.
Record deficiency if:		there is no water flow or hot water when handles are $\frac{3}{4}$ turned to the "hot" setting and there is no verified justification provided by the POA representative.

## Deficiency 3:      Bathtub fails to retain water

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Prevents ability to properly clean oneself. Increases probability of unhygienic living conditions.
	Operability:	Prevents proper use of bathtub.
Health and Safety	Standard:	This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.
How to Inspect:	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
	Visual Observation:	Look at the tub to see if the water level is decreasing. Water level should remain consistent for at least 15 seconds.
	Please Note:	For the purpose of this inspection, if a bathtub is in a common area is missing a stopper, do not record deficiency.  If a shower is located inside a dwelling unit and does not have a stopper, do not record deficiency.
Record deficiency if:	bathtub fails to retain water for at least 15 seconds.	

## Deficiency 4:      Bathtub or shower fails to drain water

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Prevents ability to properly clean oneself. Increases probability of unhygienic living conditions.
	Operability:	Prevents proper use of bathtub or shower.

Health and Safety:	Severe:	This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.
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How to Inspect:	Action:	Pull stopper handle or insert stopper if available to seal the drain shut. Turn handle to release water and let water fill for 15 seconds. Turn handle to off position. Release the stopper (if present) and wait for water level to decrease.
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	Please Note:	For this inspection, if a bathtub is in a common area is missing a stopper, do not record deficiency.
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If a shower is located inside a dwelling unit and does not have a stopper, do not record deficiency.

Record deficiency if:	water is not draining at all. Do not record deficiency if draining, but slowly.
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