PASS TRAINING Dine Learn







PASS TRAINING - DINE & LEARN

Presented December 15, 2021

Presentation:

How to Inspect a Unit – Part 2

Presenter:

PowerPoint – Bobby West– QA Construction Analyst / REAC UPCS Trainer

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Some Updates since the Last Dine & Learn

- REAC started inspections again in Summer of 2021
- > **REAC UPCS Training webpage has been updated:**
 - > 7 of last 8 Dine & Learns are on the REAC UPCS Training webpage
 - **>** How to Inspect a Unit Part 1 from May 26, 2021, will be added soon
 - > Up coming Phase IIs in 2022
- > UPCS Certification Training re-started last summer
 - > There were 6 Phase IIs from July to November in 2021
 - Locations were:
 - Columbus, OH
 - Dallas
 - > Nashville
 - > Hartford, CT
 - > Indianapolis
 - > Denver

Some Updates since the Last Dine & Learn

- > 45 new Inspector Candidates went through Phase II training this year
 - ➢ 35 passed their Phase IIs (78% pass rate)
- ➢ Phoenix will be the 1st Phase II in 2022 the week Feb 7 − 11
- > Tentatively, there are 9 Phase IIs scheduled for 2022
 - > Other tentative Phase II locations in 2022 are:
 - > New Orleans
 - > St. Louis
 - > Pittsburg
 - > Seattle

Upcoming Dine & Learns and the Subjects to be Covered

Upcoming Dine & Learns

Jan. 12, 2022 @ 7:00 pm (EST) - How to Inspect a Unit Part 3

TBD @ 7:00 pm (EST) – How to Inspect a Unit Part 4 (last of this series)





UNIT INSPECTION PART II

DEFICIENCY DEFINITIONS

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COURSE OBJECTIVE

Welcome to the Unit Inspection training course. The objective of this course is to provide an overview of areas and items that are required to be inspected during a UPCS Unit Inspection. Additionally, this course will give descriptions, photos, and possible deficiency levels for each inspectable area or item within a unit (Part II), in accordance with the Revised Dictionary of Deficiency Definitions (Reference: Federal Register/Vol.77, No. 154/Thursday, August 9, 2012/Notices).

UNIT INSPECTIONS TABLE OF CONTENTS

ITEMS TO INSPECT IN A "UNIT" ARE AS FOLLOWS:

<u>Part 1</u>

• <u>Bathroom</u>

- <u>Call-for-Aid</u>
- <u>Ceiling</u>

• <u>Doors</u>

<u>Part 2</u>

- <u>Electrical System</u>
- <u>Floors</u>
 - Hot Water Heater
 - HVAC System

<u>Part 3</u>

- <u>Kitchen</u>
- Laundry Area
- <u>Lighting</u>
- <u>Outlets/Switches</u>
- <u>Patio/Porch/Balcony</u>

<u> Part 4</u>

- <u>Smoke Detector</u>
- <u>Stairs</u>
- <u>Walls</u>
- <u>Windows</u>
- <u>Health & Safety</u>

ELECTRICAL SYSTEM

Portion of the unit that safely provides electrical power throughout the building. Includes equipment that provides control, protection, metering, and service.

This inspectable item can have the following deficiency:

- Blocked Access to Electric Panel
- <u>Burnt Breakers</u>
- Evidence of Leaks/Corrosion
- Frayed Wiring
- **GFI Inoperable**
- Missing Breakers/Fuses
- Missing Covers to Electrical Panel



Blocked Access to Electrical Panel (Electrical System – Unit)

Deficiency: A fixed obstruction or item of sufficient size and weight can delay or prevent access to any panel board switch in an emergency.

Note: If you see an item that is easy to remove, like a picture, do not note this as a deficiency.

Level of Deficiency:

Level 1: N/A Level 2: N/A Level 3: One or more fixed item(s) of sufficient size and weight can impede access to the unit's electrical panel during an emergency.





BLOCKED ACCESS TO ELECTRIC PANEL PHOTOS



Blocked Electrical Panel, not readily accessible

PREV

Burnt Breakers (Electrical System – Unit)

Deficiency: Breakers have carbon on the plastic body, or the plastic body is melted and scarred.

Level of Deficiency:

Level 1: N/A Level 2: N/A Level 3: You see any carbon residue, melted breakers, or arcing scars.





BURNT BREAKERS PHOTOS



Burnt Breaker in Electrical Panel



Evidence of Leaks/Corrosion (Electrical System – Unit)

Deficiency: You see liquid stains, rust marks, or other signs of corrosion on electrical enclosures or hardware.

Note: Do not consider surface rust a deficiency if it does not affect the condition of the electrical enclosure.

Level of Deficiency:

Level 1: N/A

Level 2: N/A

Level 3: Any corrosion that affects the condition of the components that carry electrical current.

-OR Any stains or rust on the interior of electrical enclosures.

-OR Any evidence of water leaks in the enclosure or hardware.



EVIDENCE OF LEAKS CORROSION PHOTOS



Frayed Wiring (Electrical System – Unit)

Deficiency: You see nicks, abrasions, or fraying of the insulation that expose wires that conduct current.

Note: Do not consider this a deficiency for wires that are not intended to be insulated, such as grounding wires.

Level of Deficiency:

Level 1: N/A Level 2: N/A Level 3: You see any nicks, abrasions, or fraying of the insulation that expose any conducting wire.



PREV

NEXT

FRAYED WIRING PHOTOS



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GFI – Inoperable (Electrical System – Unit)

Deficiency: The GFI does not function.

Level of Deficiency:

Level 1: N/A Level 2: N/A Level 3: The GFI does not function.



PREV

Comment:

Level 3: If this condition is a health and safety concern, you must record it under "Electrical Hazards (Health and Safety)."

Note: To determine whether the GFI is functioning, you must press the self-test button in the GFI unit.

INOPERABLE GFI RECEPTACEL PHOTOS



If trip button does not reset after testing of GFI outlet, it is inoperable, or trip button will not trip, it is inoperable



PREV NEXT

Missing Breakers/Fuses (Electrical System – Unit)

Deficiency: In a panel board, main panel board, or other electrical box that contains circuit breakers/fuses, you see an open circuit breaker position that is not appropriately blanked-off.

Level of Deficiency:

Level 1: N/A Level 2: N/A Level 3: You see an open breaker port.





Missing Breakers/Fuses (Electrical System – Unit)



Missing Breaker or Open Port, exposing live electrical connections

- KW

MISSING COVERS

Deficiency: The cover is missing from any electrical device box, panel box, switch gearbox, control panel, etc., with exposed electrical connections.

Level of Deficiency:

Level 1: N/A Level 2: N/A Level 3: A cover is missing, and you see exposed electrical connections.



MISSING COVERS PHOTOS



Examples Of Electrical Panel Defects





NIS REPAIR PHOTO



NIS Repair - sheet metal prefabricated cover.



A 100



The visible horizontal surface system within a room or area underfoot; the horizontal division between 2 stories of a structure.

This inspectable item can have the following deficiencies:

- **Bulging/Buckling**
- Hard Floor Covering Missing/Damaged Flooring/Tiles
- Mold/Mildew/Water Stains/Water Damage
- Peeling/Needs Paint
- <u>Rot/Deteriorated Subfloor</u>
- Soft Floor Covering Damage





Bulging/Buckling (Floors – Unit)

Deficiency: A floor is bowed, deflected, sagging, or is no longer aligned horizontally.

Level of Deficiency:

Level 1: N/A Level 2: N/A Level 3: You see bulging, buckling, sagging, or a lack of horizontal alignment.

Comment:

Level 3: If you have any doubt about the severity of this condition, request an inspection by a structural engineer.

Note: The comment above is intended only for POAs doing a pre-REAC inspections, and should never be offered by a REAC inspector during an Inspection of Record.



PREV

FLOORS



BULGING/BUCKLING (FLOORS – UNIT) PHOTOS



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Hard Floor Covering Missing/Damaged Flooring/Tiles (Floors – Unit)

Deficiency: You see that hard flooring, terrazzo, hardwood, ceramic tile, sheet vinyl, vinyl tiles, or other similar flooring material, is missing section(s), or presents a tripping or cutting hazard, associated with but not limited to holes or delamination.

Level of Deficiency:

Level 1: For any single floor surface, you see deficiencies in areas of the floor surface. You estimate that 5% to 10% of the floor is affected, and there are no safety problems.

Level 2: You estimate that 10% to 50% of any single floor surface is affected, but there are no safety problems.

Level 3: You estimate that more than 50% of any single floor surface is affected by Level

l deficiencies.

-OR- The condition causes a safety problem.

EXAMPLE PHOTOS

FLOORS

Hard Floor Covering Missing/Damaged Flooring/Tiles (Floors – Unit) Photos



Hardwood floor covering missing and damaged. Left 1s missing tile, right is damaged flooring



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Mold/Mildew/Water Stains/Water Damage (Floors – Unit)

Deficiency: You see mold or mildew that may have been caused by saturation or surface failure or evidence of water infiltration or other moisture producing conditions.

Level of Deficiency:

Level 1: N/A

Level 2: On 1 floor, you see evidence of mold, mildew, water stains, or water damage, such as a darkened area, over a large area (4 square inches to 1 square foot). You may or may not see water.

Level 3: On 1 floor, you estimate that a very large area (more than 1 square foot) of its surface has been substantially saturated or damaged by mold, mildew, water stains, or water damage. The floor surface may have failed.



PREV

FLOORS



Mold/Mildew/Water Stains/Water Damage (Floors – Unit) Photos





FLOORS

Peeling/Needs Paint (Floors – Unit)

Deficiency: For floors that are painted, you see paint that is peeling, cracking, flaking, or otherwise, deteriorated.

Level of Deficiency:

Level 1: The area affected is more than 1 square foot, but less than 4 square feet. Level 2: The area affected is more than 4 square feet. Level 3: N/A



PREV

FLOORS



PEELING/NEEDS PAINT (FLOORS – UNIT) PHOTOS





Rot/Deteriorated Subfloor (Floors – Unit)

Deficiency: The subfloor has decayed or is decaying.

Level of Deficiency:

Level 1: N/A

Level 2: You see small areas of rot or spongy flooring that is more than 1 square foot, but less than 4 square feet.

Level 3: You see large areas of rot, more than 4 square feet, and applying weight causes noticeable deflection.

Note:

If there is any doubt, apply weight to detect noticeable deflection.
 This type of defect typically occurs in kitchens and bathrooms.



PREV

FLOORS



Rot/Deteriorated Subfloor (Floors – Unit) Photos





FLOORS

Soft Floor Covering Damage (Floors – Unit)

Deficiency: You see damaged and/or missing soft floor covering.

Level of Deficiency:

Level 1: You estimate that only 5% to 10% of any single soft floor covering has stains, surface burns, shallow cuts, small holes, tears, loose areas, or exposed seams. The covering is fully functional, and there is no safety hazard.

Level 2: You estimate that 10% to 50% of any single soft floor covering has burn marks, cuts, tears, holes, or large sections of exposed seams that expose the underlying material. There is no safety hazard.

Level 3: You estimate that more than 50% of any single soft floor covering is damaged. -OR- Damage to the soft floor covering exposes the underlying material.

Comment:

Level 3: If this condition is a health and safety concern, you must record it manually under "Hazards (Health and Safety)."

EXAMPLE

PHOTOS

W.A.V

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FLOORS

Soft Floor Covering Damage (Floors – Unit) Photos



HOT WATER HEATER

This inspectable item can have the following deficiencies:

- General Rust/Corrosion
- Inoperable Unit/Components
- Leaking Valves/Tanks/Pipes
- Misaligned Chimney/Ventilation System
- <u>Missing Pressure Relief Valve</u>



General Rust/Corrosion (Hot Water Heater – Unit)

Deficiency: The equipment or associated piping/ducting shows evidence of flaking, oxidation, discoloration, pitting, or crevices.

Level of Deficiency:

Level 1: You see superficial surface rust.
Level 2: You see significant formations of metal oxides, flaking, discoloration, or a pit or crevice.
Level 3: Because of this condition, the equipment or piping does not function.

EXAMPLE PHOTOS



General Rust/Corrosion Photos









Inoperable Unit/Components (Hot Water Heater – Unit)

Deficiency: Hot water supply is not available, because the system or system components have malfunctioned.

Level of Deficiency:

Level 1: N/A Level 2: N/A Level 3: After running, water from the hot water taps is not warmer than room temperature.



Leaking Valves/Tanks/Pipes (Hot Water Heater – Unit)

Deficiency: You see water leaking from any hot water system component, including valve flanges, stems, bodies, domestic hot water tank, or its piping.

Level of Deficiency:

Level 1: N/A Level 2: N/A Level 3: You see water leaking. Comment:

Level 3: If this condition is a health and safety concern, you must record it manually under "Hazards (Health and Safety)."

EXAMPLE PHOTOS

Leaking Valves/Tanks/Pipes (Hot Water Heater – Unit) Photos



Misaligned Chimney/Ventilation System (Hot Water Heater – Unit) Deficiency: The exhaust system on a gas fired or oil-fired unit is misaligned.

Level of Deficiency:

Level 1: N/A Level 2: N/A Level 3: You see any misalignment of an exhaust system on a gas fired or oil-fired unit that may cause improper or dangerous venting of gases.



Misaligned Chimney/Ventilation System



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Missing Pressure Relief Valve (Hot Water Heater – Unit)

Deficiency: The pressure relief value on the unit water heating system is missing or does not extend to the floor.

Level of Deficiency:

Level 1: N/A Level 2: N/A Level 3: You see that the pressure relief valve on the unit water heating system is either missing or does not extend to the floor.



HVAC SYS

Missing Pressure Relief Valve (Hot Water Heater – Unit) Photos



HVAC SYSTEM

Possible HVAC System Deficiencies:

- <u>Convection/Radiant Heat System Covers</u>
 <u>Missing/Damaged</u>
- <u>General Rust/Corrosion</u>
- Inoperable
- <u>Misaligned Chimney/Ventilation System</u>
- <u>Noisy/Vibrating/Leaking</u>



Convection/Radiant Heat System Covers Missing/Damaged (HVAC – Unit)

EXAMPLE

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Deficiency: A cover on the convection/radiant heat system is missing or damaged, which could cause a burn or related injury.

Level of Deficiency:

Level 1: N/A Level 2: N/A Level 3: At least 1 cover is missing or substantially damaged, allowing contact with heating/surface elements or associated fans.

Comment:

Level 3: When the system is operational during an inspection and you see a deficiency, a real-time hazard exists, you must record it manually under "Hazards (Health and Safety)."



Convection/Radiant Heat System Covers Missing/Damaged (HVAC – Unit) Photos



General Rust/Corrosion (HVAC – Unit)

Deficiency: You see a component of the system with deterioration from oxidation or corrosion of system parts. Deterioration is defined as rust and/or formations of metal oxides, flaking, or discoloration, or a pit or crevice.

Level of Deficiency:

Level 1: You see deterioration from rust and corrosion on the HVAC units in the dwelling unit. The system still provides enough heating or cooling. Level 2: N/A Level 3: N/A



General Rust/Corrosion (HVAC – Unit)



Inoperable (HVAC – Unit)

Deficiency: The heating, cooling, or ventilation system does not function.

Note: If the HVAC system does not operate because of seasonal conditions, do not record this as a deficiency.

Level of Deficiency:

Level 1: N/A Level 2: N/A Level 3: The HVAC system does not function; it does not provide the heating or cooling it should. The system does not respond when the controls are engaged.

> EXAMPLE PHOTOS

Inoperable (HVAC – Unit) Photos



Misaligned Chimney/Ventilation System (HVAC – Unit)

Deficiency: The exhaust system on either a gas, oil fired, or coal unit is misaligned.

Level of Deficiency:

Level 1: N/A Level 2: N/A Level 3: You see any misalignment of an exhaust system on a gas fired, oil fired or coal unit that may cause improper or dangerous venting of gases.



Misaligned Chimney/Ventilation System (HVAC – Unit) Photos





Noisy/Vibrating/Leaking (HVAC – Unit)

Deficiency: The HVAC distribution components, including fans, are the source of unusual vibrations, leaks, or abnormal noise. Examples may include, but are not limited to, screeching, squealing, banging, shaking, etc.

Level of Deficiency:

Level 1: The HVAC system shows signs of abnormal vibrations, other noise, or leaks when engaged. The system still provides enough heating or cooling to maintain a minimum temperature range in the major living areas. Level 2: N/A Level 3: N/A



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Noisy/Vibrating/Leaking (HVAC – Unit) Photos



PREV

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