

Leaks Version 1-2

Definition: A hazardous, unintentional emission of liquid through a hole, crack, or loose connection.

Name none

Variants:

Most none

Common

Materials:

Most none

Common

Components:

Location & Inspection of Leaks

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - Mobility for access to all areas of the property - Understanding of plumbing
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Tools for Location & Inspection	Useful:	reflection mirror
	Required:	moisture meter, flashlight, infrared camera, camera

Common Locations:	Unit/Inside:	ceilings, floors, walls, toilets, sinks, dishwashers, washer and dryers, water heaters
	Outside:	n/a

How to Locate:	Visual Observation:	Look at all items that are connected to a water supply source. Look at the ceiling, floors and walls for evidence of a previous or current leak
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Possible Deficiencies:	Deficiency 1:	Water stain is found as evidence of leak
	Deficiency 2:	Leak is active with unidentifiable origin
	Deficiency 3:	Leak is active with identifiable origin

Deficiency 1: Evidence of leak – water stain

Rationale: Corrective Maintenance, Indirect: It is reasonable to expect tenants to report extensive water stains and for facilities management to fix that damage in accordance with established maintenance plans.

Routine Maintenance, Indirect: It is reasonable to expect that extensive water stains would be identified through routine daily observations and for facilities management to fix that damage in accordance with established maintenance plans.

Health and Safety Determination: This is not a health and safety issue. It is a condition and appearance issue and should be corrected in accordance to the property management's established maintenance plans.

How to Inspect: Visual Observation: Look at the ceiling, floor, walls for presence of a water stain.

Action: Photograph the stain using an infrared camera to help determine if this is an active leak.

Action: Touch the leak with the moisture meter and get a reading of moisture that is present.

Action: Measure the dimensions water stain using a measuring device. If the stain is out of reach, ask the POA for a ladder, or visually estimate the dimensions of the stain.

Action: Photograph the water stain.

Please Note: **For the purpose of this inspection, if the area that was stained has been painted over—even if the color is not identical to the original, do not record deficiency.**

Record deficiency if: there is evidence of a previous leak or water stain.

Level 1: the stain is approximately 0-10 square feet
Level 2: the stain is approximately 10-30 square feet
Level 3: the stain is approximately 30-100 square feet

Deficiency 2: Leak is active with unidentifiable origin

Rationale:

Health, Indirect: A water leak can increase surface moisture levels, which provides an environment favorable for mold growth, which can trigger respiratory issues, including asthma.

Safety, Indirect: A water leak can lead to water ponding on the floor, which presents a possible slip and fall hazard.

Usability or Operability of Fixtures, Indirect: Plumbing fixtures may be working, but a leak may prevent residents from having full use of the fixtures.

Corrective Maintenance, Direct: It is reasonable to expect tenants to report active leaks and for facilities management to prioritize a work order response to fix that deficiency.

Routine Maintenance, Direct: It is reasonable to expect that active leaks in public areas would be identified, including through routine daily observations, and facilities management would prioritize work orders to fix this deficiency.

Health and Safety Determination: This is a standard health and safety issue requiring a repair, correction, or act of abatement within 30 days.

How to Inspect:

Visual Observation: Look at the ceiling, floor, walls for presence of puddles or moisture. Look—if presence of puddles or moisture is found— at the pipes connecting any item to a water supply, including, toilets, showers/bathtubs, sinks, water heaters, and washer and dryers to identify the exact location of the leak. Photograph the evidence of a leak if origin cannot be identified.

Please Note: **This deficiency is generally applied to instances where there is an active leak from a ceiling or wall, but the inspector is unable to determine the origin because of the non-invasive inspection**

Record deficiency if: evidence of an active leak is present but origin cannot be identified.

Level 1: leak is confined to a location not in the path of travel
Level 2: leak is on a direct path of travel and presents slip hazard

Deficiency 3: Active leak with identifiable origin

Rationale:

Health, Indirect: A water leak can increase surface moisture levels, which provides an environment favorable for mold growth, which can trigger respiratory issues, including asthma.

Safety, Indirect: A water leak can lead to water ponding on the floor, which presents a possible slip and fall hazard.

Usability or Operability of Fixtures, Indirect: Plumbing fixtures may be working, but a leak may prevent residents from having full use of the fixtures.

Corrective Maintenance, Direct: It is reasonable to expect tenants to report active leaks and for facilities management to prioritize a work order response to fix that deficiency.

Routine Maintenance, Direct: It is reasonable to expect that active leaks in common areas would be identified, including through routine daily observations, and facilities management would prioritize work orders to fix this deficiency.

Health and Safety Determination: This is a standard health and safety issue requiring a repair, correction, or act of abatement within 30 days.

How to Inspect:

Visual Observation: Look at the ceiling, floor, walls for presence of puddles or moisture. Look—if presence of puddles or moisture is found— at the pipes connecting any item to a water supply, including, toilets, showers/bathtubs, sinks, water heaters, and washer and dryers to identify the exact location of the leak. Photograph the leak’s origin once identified.

Please Note: **Condensation around air conditioners does not count as a deficiency.**

Record deficiency if: evidence of an active leak is present and origin can be identified.

Level 1: leak is confined to a location not in the path of travel
Level 2: leak is on a direct path of travel and presents slip hazard

Leaks, Version 1-2 (26 Dec 2019)

Summary of Changes (from Version 1)

- The **Rationales** and the **Health and Safety Determinations** have been updated, following in-house review and public comment.
- Copy edits