

**TITLE:** LEAK — SEWAGE SYSTEM

**VERSION:** V3.0

**DATE PUBLISHED:** 06/20/23

**DEFINITION:** A sewage system leak refers to the leakage of wastewater out of a sanitary sewer system.

**PURPOSE:** None

**COMMON COMPONENTS:** Liquid; Leach field; Gas trap; Sewer backup valve; Sewer line; Pipe; Drain; Sewer cleanout; Cap; Riser

**LOCATION:**

<input checked="" type="checkbox"/>	Unit	Drains, toilets, vents, sewer cleanout, cap
<input checked="" type="checkbox"/>	Inside	Drains, toilets, vents, sewer cleanout, cap
<input checked="" type="checkbox"/>	Outside	Sewer cleanout, cap

**MORE INFORMATION:** None

**DEFICIENCY 1:** Blocked sewage system.

**LOCATION:**  Unit  Inside  Outside

**DEFICIENCY 2:** Leak in sewage system.

**LOCATION:**  Unit  Inside  Outside

**DEFICIENCY 3:** Cap to the cleanout or pump cover is detached or missing.

**LOCATION:**  Unit  Inside  Outside

**DEFICIENCY 4:** Cleanout cap or riser is damaged.

**LOCATION:**  Unit  Inside  Outside

DEFICIENCY I — UNIT:            **BLOCKED SEWAGE SYSTEM.**

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DEFICIENCY CRITERIA:            Wastewater is unable to drain resulting in sewer backup.

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HEALTH AND SAFETY DETERMINATION:    **Severe**                    The Severe category includes deficiencies that, if evident in the home or on the property, present a high risk of permanent disability, or serious injury or illness, to a resident; or the physical security or safety of a resident or their property would be seriously compromised.

CORRECTION TIMEFRAME:            24 hours

HCV PASS / FAIL:                    Fail

HCV CORRECTION TIMEFRAME:        30 days

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INSPECTION PROCESS:

OBSERVATION:                    - Observe a foul stench coming from drains.  
    - Look for any slow-draining bathtubs or laundry lines.  
    - Look to see if the use of other fixtures associated with main line lead to water backup in places such as toilets or showers.

REQUEST FOR HELP:                - None

ACTION:                              - None

More Information:                 - None

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DEFICIENCY I — INSIDE:            **BLOCKED SEWAGE SYSTEM.**

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DEFICIENCY CRITERIA:            Wastewater is unable to drain resulting in sewer backup.

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HEALTH AND SAFETY DETERMINATION:    **Severe**                            The Severe category includes deficiencies that, if evident in the home or on the property, present a high risk of permanent disability, or serious injury or illness, to a resident; or the physical security or safety of a resident or their property would be seriously compromised.

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REQUEST FOR HELP:                - None

ACTION:                            - None

More Information:                - None

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**DEFICIENCY I — OUTSIDE:      BLOCKED SEWAGE SYSTEM.**

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**DEFICIENCY CRITERIA:**               Wastewater is unable to drain resulting in sewer backup.

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**HEALTH AND SAFETY DETERMINATION:**   Severe                The Severe category includes deficiencies that, if evident in the home or on the property, present a high risk of permanent disability, or serious injury or illness, to a resident; or the physical security or safety of a resident or their property would be seriously compromised.

**CORRECTION TIMEFRAME:**           24 hours

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  - Look for any slow-draining bathtubs or laundry lines.  
  - Look to see if the use of other fixtures associated with main line lead to water backup in places such as toilets or showers.

**REQUEST FOR HELP:**               - None

**ACTION:**                             - None

**More Information:**               - None

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**DEFICIENCY 2 — UNIT: LEAK IN SEWAGE SYSTEM.**

**DEFICIENCY CRITERIA:** There is evidence of a sewer line or fitting leaking.

**HEALTH AND SAFETY DETERMINATION:** Severe      The Severe category includes deficiencies that, if evident in the home or on the property, present a high risk of permanent disability, or serious injury or illness, to a resident; or the physical security or safety of a resident or their property would be seriously compromised.

**CORRECTION TIMEFRAME:** 24 hours

**HCV PASS / FAIL:** Fail

**HCV CORRECTION TIMEFRAME:** 30 days

**INSPECTION PROCESS:**

**OBSERVATION:** - Look at the ceiling, floor, and walls for evidence of a leaking sewer line or fitting to include stains, puddles, visible effluent, a strong odor, and infestation.

**REQUEST FOR HELP:** - None

**ACTION:** - Ask the POA for a copy of an approved sanitary system certificate.

**MORE INFORMATION:** - If evidence of an inactive leak is present, evaluate the condition under the Mold-Like Substance Standard.  
 - Private sanitary systems are typically certified or approved by a local authority such as a building or health department.

**DEFICIENCY 2 — INSIDE: LEAK IN SEWAGE SYSTEM.**

**DEFICIENCY CRITERIA:** There is evidence of a sewer line or fitting leaking.

**HEALTH AND SAFETY DETERMINATION:** Severe      The Severe category includes deficiencies that, if evident in the home or on the property, present a high risk of permanent disability, or serious injury or illness, to a resident; or the physical security or safety of a resident or their property would be seriously compromised.

**CORRECTION TIMEFRAME:** 24 hours

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**HCV CORRECTION TIMEFRAME:** 30 days

**INSPECTION PROCESS:**

**OBSERVATION:** - Look at the ceiling, floor, and walls for evidence of a leaking sewer line or fitting to include stains, puddles, visible effluent, a strong odor, and infestation.

**REQUEST FOR HELP:** - None

**ACTION:** - Ask the POA for a copy of an approved sanitary system certificate.

**MORE INFORMATION:** - If evidence of an inactive leak is present, evaluate the condition under the Mold-Like Substance Standard.  
 - Private sanitary systems are typically certified or approved by a local authority such as a building or health department.

DEFICIENCY 2 — OUTSIDE: LEAK IN SEWAGE SYSTEM.

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INSPECTION PROCESS:

OBSERVATION: - Look for evidence of a leaking sewer line or fitting to include stains, puddles, visible effluent, a strong odor, and infestation.

REQUEST FOR HELP: - None

ACTION: - Ask the POA for a copy of an approved sanitary system certificate.

MORE INFORMATION: - Private sanitary systems are typically certified or approved by a local authority such as a building or health department.  
- Visible waste in a septic system leach field should be evaluated under this deficiency.

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**DEFICIENCY 3 — UNIT:** CAP TO THE CLEANOUT OR PUMP COVER IS DETACHED OR MISSING.

**DEFICIENCY CRITERIA:** Cap to the cleanout or pump cover is detached or missing (i.e., evidence of prior installation, but now not present or is incomplete).

**HEALTH AND SAFETY DETERMINATION:** Moderate      The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

**CORRECTION TIMEFRAME:** 30 days  
**HCV PASS / FAIL:** Fail  
**HCV CORRECTION TIMEFRAME:** 30 days

**INSPECTION PROCESS:**

- OBSERVATION:**
- Look at each cleanout and identify where the cleanout cap should be located.
  - Look at each pump and identify where the cover should be located.
  - As applicable, look to ensure that the cap or pump cover are present and securely attached.
  - Look on the ground along the outside of the building for PVC or metal piping that has a cleanout cap.
  - Locate the cleanout and caps by observing the vertical piping (stack) at the lowest level of the building.
  - Look between the main drain and the building's sewer or septic system.
- REQUEST FOR HELP:** - None
- ACTION:** - As applicable, gently touch or tap the cap or pump cover to verify if it is securely attached.
- MORE INFORMATION:** - None



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  - Look between the main drain and the building's sewer or septic system.
- REQUEST FOR HELP:** - None
- ACTION:** - As applicable, gently touch or tap the cap or pump cover to verify if it is securely attached.
- MORE INFORMATION:** - None

**DEFICIENCY 4 — UNIT:** CLEANOUT CAP OR RISER IS DAMAGED.

**DEFICIENCY CRITERIA:** Cleanout cap or riser is damaged (i.e., visibly defective; impacts functionality).

**HEALTH AND SAFETY DETERMINATION:** Moderate      The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

**CORRECTION TIMEFRAME:** 30 days

**HCV PASS / FAIL:** Fail

**HCV CORRECTION TIMEFRAME:** 30 days

**INSPECTION PROCESS:**

**OBSERVATION:**

- Look at each cleanout and thoroughly examine the riser and the cap.
- Look for any holes or cracks in the riser or cap that would allow for contaminated air or sewage to seep out.

**REQUEST FOR HELP:** - None

**ACTION:** - None

**MORE INFORMATION:**

- This item is located on the ground and is often hit and cracked by lawnmowers.
- Examples of damage that may impact functionality of the cleanout cap or riser may include, but are not limited to:
  - Unintentional hole
  - Intentionally drilled hole into the cap for easier access to the cleanout
  - Crack

**DEFICIENCY 4 — INSIDE: CLEANOUT CAP OR RISER IS DAMAGED.**

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