

TITLE: LEAK  
 VERSION: V2.1  
 DATE PUBLISHED: 4/2/21

**DEFINITION:** Gas or Oil: A fuel or gas leak refers to an unintended leak of natural gas or another gaseous product from a pipeline or other containment into any area where the gas or fuel should not be present. Gas leaks can be hazardous to health and the environment.

Sewage System: A sewage system leak refers to the leakage of wastewater out of a sanitary sewer system through broken or damaged pipes.

Water: A water leak can be caused by damage; including a puncture, gash, rust or other corrosion hole, very tiny pinhole leak (possibly in imperfect welds), crack or microcrack, or inadequate sealing between components or parts joined together.

**PURPOSE:** None

**NAME VARIANTS:** Propane; Natural gas; Fuel oil; Septic system

**COMMON MATERIALS:** Cast iron; PVC; Steel; Clay pipe

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

**LOCATION:**  Unit Gas or Oil: Around fuel-fired appliances  
Sewage System: Floor drains, toilets, vents  
Water: Ceilings, floors, walls, toilets, sinks, dishwashers, washer and dryer, water heaters, central water supply lines, sewer lines, steam pipes, drainpipes, central gas line

Inside Gas or Oil: Around fuel-fired appliances  
Sewage System: Floor drains, toilets, vents  
Water: Ceilings, floors, walls, toilets, sinks, dishwashers, washer and dryer, water heaters, central water supply lines, sewer lines, steam pipes, drainpipes, central gas line

Outside Gas or Oil: Around fuel-fired appliances  
Sewage System: Lawn, sewer cleanout  
Water: None

**MORE INFORMATION:** None

**DEFICIENCY 1:** Natural gas, propane, or oil leak.  
**LOCATION:**  Unit  Inside  Outside

**DEFICIENCY 2:** Blocked sewage system.  
**LOCATION:**  Unit  Inside  Outside

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DEFICIENCY 3: Leak in sewage system.  
LOCATION:  Unit  Inside  Outside

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DEFICIENCY 4: Cap to the cleanout is detached or missing.  
LOCATION:  Unit  Inside  Outside

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DEFICIENCY 5: Cleanout cap or riser has penetrative hole or crack.  
LOCATION:  Unit  Inside  Outside

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DEFICIENCY 6: Environmental water intrusion.  
LOCATION:  Unit  Inside

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DEFICIENCY 7: Plumbing leaks.  
LOCATION:  Unit  Inside

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DEFICIENCY I — UNIT: NATURAL GAS, PROPANE, OR OIL LEAK.

DEFICIENCY CRITERIA: There is evidence of a gas, propane, or oil leak.  
 OR  
 There is an uncapped gas or fuel supply line.

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If there is evidence of a gas, propane, or oil leak, or there is an uncapped gas or fuel supply line, then the resident may be exposed to harmful gases and be at an increased risk of asphyxiation, which may result in death.
R2	Safety	Direct	Resident could be injured because of this condition.	If there is evidence of a gas, propane, or oil leak, or there is an uncapped gas or fuel supply line, then there may be an increased safety risk to the resident of fire or explosion, which may result in injury or death.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If there is evidence of a gas, propane or oil leak, or there is an uncapped gas or fuel supply line, then the resident may not be able to operate the affected appliances, which are expected to be provided and maintained as part of their rent.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	A resident is likely to notice evidence of a gas, propane, or oil leak, or that there is an uncapped gas or fuel supply line within the unit, and to recognize it is important enough to report to property management because it may present health or safety hazards. Property management should be expected to prioritize a work order for evidence of a gas, propane, or oil leak because it may result in health or safety hazards.

INSPECTION PROCESS:

- OBSERVATION:
- Look around the furnace, heating oil storage tanks, water heater, boiler, and other fuel-burning mechanical equipment and appliances for drips, puddles, or any visual signs of a leak.
  - Listen for any audible signs of a leak, such as hissing or whistling sounds.
  - Smell for any odors that may indicate a leak, such as the smell of sulfur (due to additives such as Mercaptan).

- Visually inspect for an uncapped gas or fuel supply line.

REQUEST FOR HELP: - None

ACTION: - If evidence is found, immediately notify the POA or property inspection escort.

More Information: - None

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

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DEFICIENCY I — INSIDE: [NATURAL GAS, PROPANE, OR OIL LEAK.](#)

DEFICIENCY CRITERIA: There is evidence of a gas, propane, or oil leak.  
 OR  
 There is an uncapped gas or fuel supply line.

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If there is evidence of a gas, propane, or oil leak, or there is an uncapped gas or fuel supply line, then the resident may be exposed to harmful gases and be at an increased risk of asphyxiation, which may result in death.
R2	Safety	Direct	Resident could be injured because of this condition.	If there is evidence of a gas, propane, or oil leak, or there is an uncapped gas or fuel supply line, then there may be an increased safety risk to the resident of fire or explosion, which may result in injury or death.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If there is evidence of a gas, propane or oil leak, or there is an uncapped gas or fuel supply line, then the resident may not be able to operate the affected appliances, which are expected to be provided and maintained as part of their rent.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	Property management would be expected to ensure that staff members understand how to identify evidence of a gas, propane, or oil leak or there is an uncapped gas or fuel supply line. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy the leak, because it may result in health and safety hazards.

INSPECTION PROCESS:

- OBSERVATION:
- Look around the furnace, heating oil storage tanks, water heater, boiler, and other fuel-burning mechanical equipment and appliances for drips, puddles, or any visual signs of a leak.
  - Listen for any audible signs of a leak, such as hissing or whistling sounds.
  - Smell for any odors that may indicate a leak, such as the smell of sulfur (due to additives such as Mercaptan).

- Visually inspect for an uncapped gas or fuel supply line.

REQUEST FOR HELP: - None

ACTION: - If evidence is found, immediately notify the POA or property inspection escort.

More Information: - None

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

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DEFICIENCY I — OUTSIDE: [NATURAL GAS, PROPANE, OR OIL LEAK.](#)

DEFICIENCY CRITERIA: There is evidence of a gas, propane, or oil leak.  
 OR  
 There is an uncapped gas or fuel supply line.

HEALTH AND SAFETY DETERMINATION: Life-Threatening The Life-Threatening category includes deficiencies that, if evident in the home or on the property, present a high risk of death to resident.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If there is evidence of a gas, propane, or oil leak, or there is an uncapped gas or fuel supply line, then the resident may be exposed to harmful gasses and be at an increased risk of illness.
R2	Safety	Direct	Resident could be injured because of this condition.	If there is evidence of a gas, propane, or oil leak, or there is an uncapped gas or fuel supply line, then there may be an increased safety risk to the resident of fire or explosion, which may result in injury or death.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If there is evidence of a gas, propane or oil leak, or there is an uncapped gas or fuel supply line, then the resident may not be able to operate the affected appliances, which are expected to be provided and maintained as part of their rent.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	Property management would be expected to ensure that staff members understand how to identify evidence of a gas, propane, or oil leak or there is an uncapped gas or fuel supply line. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy the leak, because it may result in health and safety hazards.

INSPECTION PROCESS:

- OBSERVATION:
- Look around the furnace, heating oil storage tanks, water heater, boiler, and other fuel-burning mechanical equipment and appliances for drips, puddles, or any visual signs of a leak.
  - Listen for any audible signs of a leak, such as hissing or whistling sounds.
  - Smell for any odors that may indicate a leak, such as the smell of sulfur (due to additives such as Mercaptan).

- Visually inspect for an uncapped gas or fuel supply line.

REQUEST FOR HELP: - None

ACTION: - If evidence is found, immediately notify the POA or property inspection escort.

More Information: - None

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

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DEFICIENCY 2 — UNIT: [BLOCKED SEWAGE SYSTEM.](#)

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

HEALTH AND SAFETY DETERMINATION: Severe Non-Life-Threatening      The Severe Non-Life-Threatening 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If wastewater is unable to drain resulting in sewer backup, then the resident may be exposed to raw sewage.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If wastewater is unable to drain resulting in sewer backup, then the resident may be exposed to raw sewage.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If wastewater is unable to drain resulting in sewer backup, then the resident may not have access to the use of a toilet or shower.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If wastewater is unable to drain resulting in sewer backup, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	It is reasonable to expect this deficiency will be observed through routine maintenance, and its presence may indicate that routine work orders are not being addressed.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	Sewage systems should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If wastewater is unable to drain resulting in sewer backup, then it may indicate preventative maintenance activities could be improved.

M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If wastewater is unable to drain resulting in sewer backup, then the repair may be costly depending on the scope of the deficiency.
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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

**TOOLS OR EQUIPMENT:**

- REQUIRED:** - None
- USEFUL:** - Flashlight

DEFICIENCY 2 — INSIDE: [BLOCKED SEWAGE SYSTEM.](#)

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

HEALTH AND SAFETY DETERMINATION: Severe Non-Life-Threatening The Severe Non-Life-Threatening 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If wastewater is unable to drain resulting in sewer backup, then the resident may be exposed to raw sewage.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If wastewater is unable to drain resulting in sewer backup, then the resident may be exposed to raw sewage.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If wastewater is unable to drain resulting in sewer backup, then the resident may not have access to the use of a toilet or shower.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If wastewater is unable to drain resulting in sewer backup, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	It is reasonable to expect this deficiency will be observed through routine maintenance, and the presence of this deficiency may indicate that routine work orders are not being addressed.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	Sewage systems should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If wastewater is unable to drain resulting in sewer backup, then it may indicate preventative maintenance activities could be improved.

<b>M4</b>	<b>Capital Cost</b>	<b>Direct</b>	This defect, on its own, is significant enough to be a capital cost to repair.	If wastewater is unable to drain resulting in sewer backup, then the repair may be costly depending on the scope of the deficiency.
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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

**TOOLS OR EQUIPMENT:**

- REQUIRED:** - None
- USEFUL:** - Flashlight

DEFICIENCY 2 — OUTSIDE: [BLOCKED SEWAGE SYSTEM.](#)

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

HEALTH AND SAFETY DETERMINATION: Severe Non-Life-Threatening      The Severe Non-Life-Threatening 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If wastewater is unable to drain resulting in sewer backup, then the resident may be exposed to raw sewage.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If wastewater is unable to drain resulting in sewer backup, then the resident may be exposed to raw sewage.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If wastewater is unable to drain resulting in sewer backup, then the resident may not have access to the use of a toilet or shower.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If wastewater is unable to drain resulting in sewer backup, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	It is reasonable to expect this deficiency to be observed through routine maintenance and its presence may indicate that routine work orders are not being addressed.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	Sewage systems should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If wastewater is unable to drain resulting in sewer backup, then it may indicate preventative maintenance activities could be improved.

M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If wastewater is unable to drain resulting in sewer backup, then the repair may be costly depending on the scope of the deficiency.
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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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**TOOLS OR EQUIPMENT:**

- REQUIRED:** - None
- USEFUL:** - Flashlight
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DEFICIENCY 3 — UNIT: LEAK IN SEWAGE SYSTEM.

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

HEALTH AND SAFETY DETERMINATION: Severe Non-Life-Threatening The Severe Non-Life-Threatening 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If there is evidence of a sewer line or fitting leaking, then the resident may be exposed to raw sewage.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If sewer has a leak, then the resident may be exposed to raw sewage.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If there is evidence of a sewer line or fitting leaking, then the resident may not have access to the use of a toilet or shower.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If there is evidence of a sewer line or fitting leaking, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	It is reasonable to expect this deficiency will be observed through routine maintenance, and the presence of this deficiency may indicate that routine work orders are not being addressed.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	Sewage systems should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If there is evidence of a sewer line or fitting leaking, then it may indicate preventative maintenance activities could be improved.

<b>M4</b>	<b>Capital Cost</b>	<b>Direct</b>	This defect, on its own, is significant enough to be a capital cost to repair.	If there is evidence of a sewer line or fitting leaking, then the repair may be costly depending on the scope of the deficiency.
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**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:** - Private sanitary systems are typically certified or approved by a local authority such as a building or health department.

**TOOLS OR EQUIPMENT:**

- REQUIRED:** - None
- USEFUL:** - Flashlight; Inspection mirror



DEFICIENCY 3 — INSIDE: [LEAK IN SEWAGE SYSTEM.](#)

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

HEALTH AND SAFETY DETERMINATION: Severe Non-Life-Threatening The Severe Non-Life-Threatening 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If there is evidence of a sewer line or fitting leaking, then the resident may be exposed to raw sewage.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If there is evidence of a sewer line or fitting leaking, then the resident may be exposed to raw sewage.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If there is evidence of a sewer line or fitting leaking, then the resident may not have access to the use of a toilet or shower.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If there is evidence of a sewer line or fitting leaking, then the resident will likely report this, and the presence of this defect may indicate that complaint-based work orders are not being addressed.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	It is reasonable to expect this deficiency will be observed through routine maintenance, and the presence of this deficiency may indicate that routine work orders are not being addressed.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	Sewage systems should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If there is evidence of a sewer line or fitting leaking, then it may indicate preventative maintenance activities could be improved.

<b>M4</b>	<b>Capital Cost</b>	<b>Direct</b>	This defect, on its own, is significant enough to be a capital cost to repair.	If there is evidence of a sewer line or fitting leaking, then the repair may be costly depending on the scope of the deficiency.
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**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:** - Private sanitary systems are typically certified or approved by a local authority such as a building or health department.

**TOOLS OR EQUIPMENT:**

- REQUIRED:** - None
- USEFUL:** - Flashlight; Inspection mirror

DEFICIENCY 3 — OUTSIDE: [LEAK IN SEWAGE SYSTEM.](#)

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

HEALTH AND SAFETY DETERMINATION: Severe Non-Life-Threatening The Severe Non-Life-Threatening 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If there is evidence of a sewer line or fitting leaking, then the resident may be exposed to raw sewage.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If there is evidence of a sewer line or fitting leaking, then the resident may be exposed to raw sewage.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If there is evidence of a sewer line or fitting leaking, then the resident may not have access to the use of a toilet or shower.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If there is evidence of a sewer line or fitting leaking, then the resident will likely report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	It is reasonable to expect this deficiency will be observed through routine maintenance, and the presence of this deficiency may indicate that routine work orders are not being addressed.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	Sewage systems should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If there is evidence of a sewer line or fitting leaking, then it may indicate preventative maintenance activities could be improved.

M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If there is evidence of a sewer line or fitting leaking, then the repair may be costly depending on the scope of the deficiency.
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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.

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**TOOLS OR EQUIPMENT:**

- REQUIRED:** - None
- USEFUL:** - Flashlight; Inspection mirror
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DEFICIENCY 4 — UNIT: CAP TO THE CLEANOUT IS DETACHED OR MISSING.

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

HEALTH AND SAFETY DETERMINATION: **Standard**      The Standard 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If the cap to the cleanout is detached or missing, then the resident may be exposed to raw sewage or sewage gases, which may result in illness.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	Property management would be expected to ensure that staff members understand how to identify a cap to the cleanout that is detached or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to attach or replace the cleanout cap because it may result in health hazards.

INSPECTION PROCESS:

- OBSERVATION:      - Look at each cleanout and identify where the cleanout cap should be located.  
 - Look to ensure that the cap is present and is securely attached to the cleanout.  
 - 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:      - Gently touch or tap the cap to make sure that it is securely attached.
- More Information:      - None



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 4 — INSIDE: CAP TO THE CLEANOUT IS DETACHED OR MISSING.

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

HEALTH AND SAFETY DETERMINATION: **Standard**      The Standard 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If the cap to the cleanout is detached or missing, then the resident may be exposed to raw sewage or sewage gases, which may result in illness.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	Property management would be expected to ensure that staff members understand how to identify a cap to the cleanout that is detached or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to attach or replace the cleanout cap because it may result in health hazards.

INSPECTION PROCESS:

- OBSERVATION:      - Look at each cleanout and identify where the cleanout cap should be located.  
 - Look to ensure that the cap is present and is securely attached to the cleanout.  
 - 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:      - Gently touch or tap the cap to make sure that it is securely attached.
- More Information:      - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

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DEFICIENCY 4 — OUTSIDE: CAP TO THE CLEANOUT IS DETACHED OR MISSING.

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

HEALTH AND SAFETY DETERMINATION: **Standard**      The Standard 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If the cap to the cleanout is detached or missing, then the resident may be exposed to raw sewage, which may result in illness.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	Property management would be expected to ensure that staff members understand how to identify a cap to the cleanout that is detached or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to attach or replace the cleanout cap because it may result in health hazards.

INSPECTION PROCESS:

- OBSERVATION:      - Look at each cleanout and identify where the cleanout cap should be located.  
 - Look to ensure that the cap is present and is securely attached to the cleanout.  
 - 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:      - Gently touch or tap the cap to make sure that it is securely attached.
- More Information:      - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

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DEFICIENCY 5 — UNIT: CLEANOUT CAP OR RISER HAS PENETRATIVE HOLE OR CRACK.

DEFICIENCY CRITERIA: There is a hole or crack penetrating through a cleanout cap or riser.

HEALTH AND SAFETY DETERMINATION: **Standard**      The Standard 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If there is a hole or crack penetrating through a cleanout cap or riser, then the resident may be exposed to raw sewage or sewage gases, which may result in illness.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	Property management would be expected to ensure that staff members understand how to identify a hole or crack penetrating through a cleanout cap or riser. Management practices would be expected to assure prompt creation and prioritization of a work order to repair or replace the cleanout cap, because it may result in health hazards.

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:      - Note that this item is located on the ground and is often hit and cracked by lawnmowers.  
 - An intentionally drilled hole into the cap for easier access to the cleanout is considered a deficiency.

TOOLS OR EQUIPMENT:

- REQUIRED:      - None
- USEFUL:      - Flashlight; Inspection mirror

DEFICIENCY 5 — INSIDE: CLEANOUT CAP OR RISER HAS PENETRATIVE HOLE OR CRACK.

DEFICIENCY CRITERIA: There is a hole or crack penetrating through a cleanout cap or riser.

HEALTH AND SAFETY DETERMINATION: Standard The Standard 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If there is a hole or crack penetrating through a cleanout cap or riser, then the resident may be exposed to raw sewage or sewage gases, which may result in illness.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	Property management would be expected to ensure that staff members understand how to identify a hole or crack penetrating through a cleanout cap or riser. Management practices would be expected to assure prompt creation and prioritization of a work order to repair or replace the cleanout cap, because it may result in health hazards.

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: - Note that this item is located on the ground and is often hit and cracked by lawnmowers.  
 - An intentionally drilled hole into the cap for easier access to the cleanout is considered a deficiency.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight; Inspection mirror

DEFICIENCY 5 — OUTSIDE: CLEANOUT CAP OR RISER HAS PENETRATIVE HOLE OR CRACK.

DEFICIENCY CRITERIA: There is a hole or crack penetrating through a cleanout cap or riser.

HEALTH AND SAFETY DETERMINATION: **Standard**      The Standard 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If there is a hole or crack penetrating through a cleanout cap or riser, then the resident may be exposed to raw sewage, which may result in illness.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	Property management would be expected to ensure that staff members understand how to identify a hole or crack penetrating through a cleanout cap or riser. Management practices would be expected to assure prompt creation and prioritization of a work order to repair or replace the cleanout cap, because it may result in health hazards.

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:      - Note that this item is located on the ground and is often hit and cracked by lawnmowers.  
 - An intentionally drilled hole into the cap for easier access to the cleanout is considered a deficiency.

TOOLS OR EQUIPMENT:

- REQUIRED:      - None
- USEFUL:      - Flashlight; Inspection mirror

DEFICIENCY 6 — UNIT: ENVIRONMENTAL WATER INTRUSION.

DEFICIENCY CRITERIA: Environmental water intrusion is present.

HEALTH AND SAFETY DETERMINATION: Standard      The Standard 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If environmental water intrusion is present, then the resident may be subjected to mold and mildew or unstable surfaces.
R2	Safety	Direct	Resident could be injured because of this condition.	If environmental water intrusion is present, then the resident may be subjected to mold and mildew or unstable surfaces resulting in poor air quality.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If environmental water intrusion is present, then the resident may be exposed to an unsanitary environment.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If environmental water intrusion is present, then it is reasonable to expect the resident will report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If environmental water intrusion is present, then the repair may be costly depending on the length of time the intrusion was present.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If environmental water intrusion is present, it may damage structural components.

INSPECTION PROCESS:

- OBSERVATION:
- Look for any leaking or discoloration.
  - Look for swelling window sills or moisture around the interior of windows or doors.

- Look for deteriorating components on the ceiling or walls.
- Examine the interior for cracks, failing window glazing, and anywhere else that water could intrude.

REQUEST FOR HELP: - None

- ACTION:
- Listen for any water drips.
  - Smell for moldy or musty scents.
  - If you do smell something moldy or musty, follow the scent to its source.
  - If the leak is not active, ask the resident or POA if leaking has occurred.

More Information: - Water intrusion is the unwelcome presence of water leaking into the interior. It is usually caused by rain water. Typically, water intrusion is a result of structural damage, poor installation of building materials, degrading materials, or defective building materials.

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Inspection mirror

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DEFICIENCY 6 — INSIDE: [ENVIRONMENTAL WATER INTRUSION.](#)

DEFICIENCY CRITERIA: Environmental water intrusion is present.

HEALTH AND SAFETY DETERMINATION: Standard      The Standard 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If environmental water intrusion is present, then the resident may be subjected to mold and mildew or unstable surfaces.
R2	Safety	Direct	Resident could be injured because of this condition.	If environmental water intrusion is present, then the resident may be subjected to mold and mildew or unstable surfaces resulting in poor air quality.
R3	Sanitary	Direct	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If environmental water intrusion is present, then the resident may be exposed to an unsanitary environment.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If environmental water intrusion is present, then it is reasonable to expect the resident will report this, and the presence of this defect may indicate that complaint-based work orders are not being addressed.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If environmental water intrusion is present, then the repair may be costly depending on the length of time the intrusion was present.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If environmental water intrusion is present, it may damage structural components.

INSPECTION PROCESS:

- OBSERVATION:
- Look for any leaking or discoloration.
  - Look for swelling window sills or moisture around the interior of windows or doors.



- Look for deteriorating components on the ceiling or walls.
- Examine the interior for cracks, failing window glazing, and anywhere else that water could intrude.

REQUEST FOR HELP: - None

- ACTION:
- Listen for any water drips.
  - Smell for moldy or musty scents.
  - If you do smell something moldy or musty, follow the scent to its source.
  - If the leak is not active, ask the resident or POA if leaking has occurred.

More Information: - Water intrusion is the unwelcome presence of water leaking into the interior. It is usually caused by rain water. Typically, water intrusion is a result of structural damage, poor installation of building materials, degrading materials, or defective building materials.

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight; Inspection mirror

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DEFICIENCY 7 — UNIT: [PLUMBING LEAKS.](#)

DEFICIENCY CRITERIA: Failure of a plumbing system that allows for water intrusion in unintended areas.

HEALTH AND SAFETY DETERMINATION: Standard      The Standard 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then the resident may be subjected to mold and mildew or unstable surfaces.
R2	Safety	Indirect	Resident could be injured because of this condition.	If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then the resident may be subjected to mold and mildew or unstable surfaces resulting in poor air quality.
R3	Sanitary	Indirect	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then the resident may be exposed to an unsanitary environment.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then the resident may be unable to use a fixture or appliance that is expected to be provided and maintained as part of their rent.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then it is reasonable to expect the resident will report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.
M4	Capital Cost	Indirect	This defect, on its own, is significant enough to be a capital cost to repair.	If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then the repair may be costly depending on the length of time the intrusion was present.

<b>M6</b>	<b>Structural</b>	<b>Direct</b>	This condition indicates potential structural failure of the building or a load-bearing component.	If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then it may damage structural components.
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**INSPECTION PROCESS:**

- OBSERVATION:**
- Look for mold or mildew, peeling paint or wallpaper, a wall that is warped or stained for no apparent reason, or a buckled, cracked, or water-stained floor or ceiling.
  - Inspect all visible plumbing connections, including gas traps, supply lines, and direct connections to the fixture.

- REQUEST FOR HELP:**
- None

- ACTION:**
- Listen for any water drips.
  - Smell for moldy or musty scents.
  - If you do smell something moldy or musty, follow the scent to its source.
  - If the leak is not active, ask the resident or POA if leaking has occurred.

- More Information:**
- Mold thrives in moist, dark areas, which are typically hidden behind walls or under flooring.

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**TOOLS OR EQUIPMENT:**

- REQUIRED:**
- None

- USEFUL:**
- Flashlight; Inspection mirror
-

DEFICIENCY 7 — INSIDE: [PLUMBING LEAKS.](#)

DEFICIENCY CRITERIA: Failure of a plumbing system that allows for water intrusion in unintended areas.

HEALTH AND SAFETY DETERMINATION: **Standard**      The Standard 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then the resident may be subjected to mold and mildew or unstable surfaces.
R2	Safety	Indirect	Resident could be injured because of this condition.	If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then the resident may be subjected to mold and mildew or unstable surfaces resulting in poor air quality.
R3	Sanitary	Indirect	Special sub-set of health hazards related to hygiene. Resident cannot clean or dispose of waste or does not have clean drinking water.	If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then the resident may be exposed to an unsanitary environment.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then the resident may be unable to use a fixture or appliance that is expected to be provided and maintained as part of their rent.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then it is reasonable to expect the resident will report this, and the presence of this deficiency may indicate that complaint-based work orders are not being addressed.
M4	Capital Cost	Indirect	This defect, on its own, is significant enough to be a capital cost to repair.	If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then the repair may be costly depending on the length of time the intrusion was present.

<b>M6</b>	<b>Structural</b>	<b>Direct</b>	This condition indicates potential structural failure of the building or a load-bearing component.	If there is a failure of a plumbing system that allows for water intrusion in unintended areas, then it may damage structural components.
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**INSPECTION PROCESS:**

- OBSERVATION:**
- Look for mold or mildew, peeling paint or wallpaper, a wall that is warped or stained for no apparent reason, or a buckled, cracked, or water-stained floor or ceiling.
  - Inspect all visible plumbing connections, including gas traps, supply lines, and direct connections to the fixture.

- REQUEST FOR HELP:**
- None

- ACTION:**
- Listen for any water drips.
  - Smell for moldy or musty scents.
  - If you do smell something moldy or musty, follow the scent to its source.
  - If the leak is not active, ask the resident or POA if leaking has occurred.

- More Information:**
- Mold thrives in moist, dark areas, which are typically hidden behind walls or under flooring.

**TOOLS OR EQUIPMENT:**

- REQUIRED:**
- None

- USEFUL:**
- Flashlight; Inspection mirror

**SUMMARY OF CHANGES**

**TITLE:** LEAK  
**VERSION:** V2.1  
**DATE PUBLISHED:** 4/2/21

FIELD	CHANGE	VERSION	DATE
<b>Deficiency 1</b>		<b>V2.1</b>	<b>2021-04-02</b>
Title	Unit, Inside, & Outside: Revised title		
Deficiency Criteria	Unit, Inside, & Outside: Revised deficiency criteria		
Rationale	Unit, Inside, & Outside: Revised rationales, types, and explanations		
Inspection Process	Unit, Inside, & Outside: Revised observation and action		
<b>Deficiency 2</b>	<b>Removed previous deficiency 2; captured under revised deficiency 1</b>	<b>V2.1</b>	<b>2021-04-02</b>
Title	Unit, Inside, & Outside: Revised title		
Deficiency Criteria	Unit, Inside, & Outside: Revised deficiency criteria		
Rationale	Unit, Inside, & Outside: Revised rationales, types, and explanations		
Inspection Process	Unit, Inside, & Outside: Revised observation and action		
<b>Deficiency 4</b>	<b>Added Unit &amp; Inside locations</b>	<b>V2.1</b>	<b>2021-04-02</b>
Rationale	Unit, Inside, & Outside: Revised rationales, types, and explanations		
<b>Deficiency 5</b>	<b>Added Unit &amp; Inside locations</b>	<b>V2.1</b>	<b>2021-04-02</b>
Rationale	Unit, Inside, & Outside: Revised rationales, types, and explanations		
Health and Safety Determination	Unit, Inside, & Outside: Revised to "Standard"		
<b>Definition</b>	<b>Copyedits</b>	<b>V2.0</b>	<b>2020-10-28</b>
<b>Deficiency 1</b>		<b>V2.0</b>	<b>2020-10-28</b>
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		

Inspection Process	Observation Copyedits		
<b>Deficiency 2</b>		<b>V2.0</b>	<b>2020-10-28</b>
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
Inspection Process	Observation Copyedits		
<b>Deficiency 3</b>		<b>V2.0</b>	<b>2020-10-28</b>
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
Inspection Process	Observation Copyedits		
<b>Deficiency 4</b>		<b>V2.0</b>	<b>2020-10-28</b>
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
Inspection Process	Observation Copyedits		
<b>Deficiency 5</b>		<b>V2.0</b>	<b>2020-10-28</b>
Deficiency Criteria	Copyedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
<b>Deficiency 6</b>		<b>V2.0</b>	<b>2020-10-28</b>
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
<b>Deficiency 7</b>		<b>V2.0</b>	<b>2020-10-28</b>
Deficiency Criteria	Copyedits		

Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
<b>Deficiency 8</b>		<b>V2.0</b>	<b>2020-10-28</b>
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
<b>Overall Formatting</b>	<b>Complete rework of document format and layout</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Definition</b>	<b>Revised definition</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Purpose</b>	<b>Field added</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Name Variants</b>	<b>Revised name variants</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Common Materials</b>	<b>Revised common materials</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Common Components</b>	<b>Revised common components</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Location</b>	<b>Revised inspectable locations</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>More Information</b>	<b>Field added</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Deficiency I</b>	<b>Separated by inspectable locations — Unit, Inside, and Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to "Life-Threatening" determination; added standardized description		
Correction Timeframe	Field added; response input as "24 hours"		
HCV — Correction Timeframe	Field added; response input as "24 hours"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
<b>Deficiency 2</b>	<b>Separated by inspectable locations — Unit, Inside, and Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Revised title; added inspectable locations		



Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Life-Threatening” determination; added standardized description		
Correction Timeframe	Field added; response input as “24 hours”		
HCV – Correction Timeframe	Field added; response input as “24 hours”		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
<b>Deficiency 3</b>	<b>Separated by inspectable locations — Unit, Inside, and Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Severe Non-Life-Threatening” determination; added standardized description		
Correction Timeframe	Field added; response input as “24 hours”		
HCV – Correction Timeframe	Field added; response input as “30 days”		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
<b>Deficiency 4</b>	<b>Added by inspectable locations — Unit, Inside, and Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Added title; added inspectable locations		
Deficiency Criteria	Added deficiency criteria		
Health and Safety Determination	Revised to “Severe Non-Life-Threatening” determination; added standardized description		
Correction Timeframe	Field added; response input as “24 hours”		
HCV – Correction Timeframe	Field added; response input as “30 days”		
Rationale	Added rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Added observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
<b>Deficiency 5</b>	<b>Added by inspectable locations — Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>

Title	Added title; added inspectable locations
Deficiency Criteria	Added deficiency criteria
Health and Safety Determination	Added "Standard" determination; added standardized description
Correction Timeframe	Field added; response input as "Within 30 days"
HCV – Correction Timeframe	Field added; response input as "Within 30 days"
Rationale	Added rationale categories, types, and explanations; added standardized codes and descriptions
Inspection Process	Added observation, request for help, action, and more information
Tools or Equipment	Field added to deficiency
<b>Deficiency 6</b>	<b>Added by inspectable locations – Outside</b>
	<b>VI.3</b>
	<b>2020-07-31</b>
Title	Added title; added inspectable locations
Deficiency Criteria	Added deficiency criteria
Health and Safety Determination	Revised to "Severe Non-Life-Threatening" determination; added standardized description
Correction Timeframe	Field added; response input as "24 hours"
HCV – Correction Timeframe	Field added; response input as "30 days"
Rationale	Added rationale categories, types, and explanations; added standardized codes and descriptions
Inspection Process	Added observation, request for help, action, and more information
Tools or Equipment	Field added to deficiency
<b>Deficiency 7</b>	<b>Added by inspectable locations – Unit and Inside</b>
	<b>VI.3</b>
	<b>2020-07-31</b>
Title	Added title; added inspectable locations
Deficiency Criteria	Added deficiency criteria
Health and Safety Determination	Added "Standard" determination; added standardized description
Correction Timeframe	Field added; response input as "Within 30 days"
HCV – Correction Timeframe	Field added; response input as "Within 30 days"
Rationale	Added rationale categories, types, and explanations; added standardized codes and descriptions
Inspection Process	Added observation, request for help, action, and more information
Tools or Equipment	Field added to deficiency

<b>Deficiency 8</b>	<b>Added by inspectable locations – Unit and Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Added title; added inspectable locations		
Deficiency Criteria	Added deficiency criteria		
Health and Safety Determination	Added “Standard” determination; added standardized description		
Correction Timeframe	Field added; response input as “Within 30 days”		
HCV – Correction Timeframe	Field added; response input as “Within 30 days”		
Rationale	Added rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Added observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
<b>Rationales</b>	<b>Updated following in-house review and public comment</b>	<b>VI-2</b>	<b>2019-12-26</b>
<b>Health and Safety Determinations</b>	<b>Updated following in-house review and public comment</b>	<b>VI-2</b>	<b>2019-12-26</b>
<b>Copyedits</b>	<b>----</b>	<b>VI-2</b>	<b>2019-12-26</b>