

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

DEFINITION: A device designed to generate and store hot water for domestic use.  
 PURPOSE: Typical domestic uses of hot water heater include providing hot water for cooking, cleaning, bathing, and space heating.  
 NAME VARIANTS: Hot water heater; Gas water heater; Electric water heater; Tankless water heater; Boiler  
 COMMON MATERIALS: Steel; Sheet metal; Copper; Fiberglass insulation; Glass-lined structure interior; Stainless-steel structure interior  
 COMMON COMPONENTS: Storage tank; Electric heating element; Water supply inlet and water discharge outlet plumbing connections; Pressure relief valve and line; Low-voltage electrical connection (auto-ignition); Temperature control module; Flue gas chimney or stack; Gas fired burner; Gas shutoff valve; Thermocouple  
 LOCATION:  Unit Mechanical rooms, mechanical closets, basements, under stairs, kitchens  
 Inside Mechanical rooms, mechanical closets, basements, under stairs, kitchens  
 Outside Back or side yard  
 MORE INFORMATION: None

DEFICIENCY 1: Temperature pressure relief (TPR) valve is obstructed or relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material.

LOCATION:  Unit  Inside  Outside

DEFICIENCY 2: No hot water.

LOCATION:  Unit  Inside

DEFICIENCY 3: The relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.

LOCATION:  Unit  Inside  Outside

DEFICIENCY 4: Chimney or flue piping is blocked, misaligned, or missing.

LOCATION:  Unit  Inside

DEFICIENCY 5: Gas shutoff valve is damaged, missing, or not installed.

LOCATION:  Unit  Inside  Outside

**DEFICIENCY I — UNIT:** TPR VALVE IS OBSTRUCTED OR RELIEF VALVE DISCHARGE PIPING IS DAMAGED, CAPPED, HAS AN UPWARD SLOPE, OR IS CONSTRUCTED OF UNSUITABLE MATERIAL.

**DEFICIENCY CRITERIA:** TPR valve is obstructed such that the TPR valve is unable to be fully actuated.  
 OR  
 Relief valve discharge piping is damaged (i.e., visibly defective; impacts functionality), capped, has an upward slope, or is constructed of unsuitable material.

**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
R2	Safety	Indirect	Resident could be injured because of this condition.	If the TPR valve is obstructed such that it is unable to be fully actuated or the relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material, and the water within the water heater reaches temperatures above its boiling point, then there may be an increased safety risk to the resident due to a rupturing water heater, which may result in injury.
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 TPR valve that is obstructed such that it is unable to be fully actuated or relief valve discharge piping that is damaged, capped, has an upward slope, or is constructed of unsuitable material. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	Water heaters should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If the TPR valve is obstructed such that it is unable to be fully actuated or the relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material, then it may indicate preventative maintenance activities could be improved.

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**INSPECTION PROCESS:**

- OBSERVATION:**
- Look at the water heater to identify the TPR valve and relief valve discharge piping.
  - Visually inspect to determine if the TPR valve is obstructed such that the TPR valve is unable to be fully actuated.
  - Visually inspect to determine if the relief valve discharge piping is damaged (i.e., visibly defective; impacts functionality), capped, has an upward slope, or is constructed of unsuitable material.
- REQUEST FOR HELP:**
- If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the resident or POA.
- ACTION:**
- None
- More Information:**
- None

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**TOOLS OR EQUIPMENT:**

- REQUIRED:**
- Distance measuring device
- USEFUL:**
- Flashlight; Inspection mirror
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**DEFICIENCY I — INSIDE:** TPR VALVE IS OBSTRUCTED OR RELIEF VALVE DISCHARGE PIPING IS DAMAGED, CAPPED, HAS AN UPWARD SLOPE, OR IS CONSTRUCTED OF UNSUITABLE MATERIAL.

**DEFICIENCY CRITERIA:** TPR valve is obstructed such that the TPR valve is unable to be fully actuated.  
 OR  
 Relief valve discharge piping is damaged (i.e., visibly defective; impacts functionality), capped, has an upward slope, or is constructed of unsuitable material.

**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  
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**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Indirect	Resident could be injured because of this condition.	If the TPR valve is obstructed such that it is unable to be fully actuated or the relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material, and the water within the water heater reaches temperatures above its boiling point, then there may be an increased safety risk to the resident due to a rupturing water heater, which may result in injury.
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 TPR valve that is obstructed such that it is unable to be fully actuated or relief valve discharge piping that is damaged, capped, has an upward slope, or is constructed of unsuitable material. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.
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**INSPECTION PROCESS:**

- OBSERVATION:**
- Look at the water heater to identify the TPR valve and relief valve discharge piping.
  - Visually inspect to determine if the TPR valve is obstructed such that the TPR valve is unable to be fully actuated.
  - Visually inspect to determine if the relief valve discharge piping is damaged (i.e., visibly defective; impacts functionality), capped, has an upward slope, or is constructed of unsuitable material.
- REQUEST FOR HELP:**
- If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the resident or POA.
- ACTION:**
- None
- More Information:**
- None

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**TOOLS OR EQUIPMENT:**

- REQUIRED:**
- Distance measuring device
- USEFUL:**
- Flashlight; Inspection mirror
-

**DEFICIENCY I — OUTSIDE:** TPR VALVE IS OBSTRUCTED OR RELIEF VALVE DISCHARGE PIPING IS DAMAGED, CAPPED, HAS AN UPWARD SLOPE, OR IS CONSTRUCTED OF UNSUITABLE MATERIAL.

**DEFICIENCY CRITERIA:** TPR valve is obstructed such that the TPR valve is unable to be fully actuated.  
 OR  
 Relief valve discharge piping is damaged (i.e., visibly defective; impacts functionality), capped, has an upward slope, or is constructed of unsuitable material.

**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
R2	Safety	Indirect	Resident could be injured because of this condition.	If the TPR valve is obstructed such that it is unable to be fully actuated or the relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material, and the water within the water heater reaches temperatures above its boiling point, then there may be an increased safety risk to the resident due to a rupturing water heater, which may result in injury.
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 TPR valve that is obstructed such that it is unable to be fully actuated or relief valve discharge piping that is damaged, capped, has an upward slope, or is constructed of unsuitable material. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	Water heaters should be checked during periodic property inspections, and according to industry best practices, should be included in a preventative maintenance plan. If the TPR valve is obstructed such that it is unable to be fully actuated or the relief valve discharge piping is damaged, capped, has an upward slope, or is constructed of unsuitable material, then it may indicate preventative maintenance activities could be improved.

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**INSPECTION PROCESS:**

- OBSERVATION:**
- Look at the water heater to identify the TPR valve and relief valve discharge piping.
  - Visually inspect to determine if the TPR valve is obstructed such that the TPR valve is unable to be fully actuated.
  - Visually inspect to determine if the relief valve discharge piping is damaged (i.e., visibly defective; impacts functionality), capped, has an upward slope, or is constructed of unsuitable material.
- REQUEST FOR HELP:**
- If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the resident or POA.
- ACTION:**
- None
- More Information:**
- None

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**TOOLS OR EQUIPMENT:**

- REQUIRED:**
- Distance measuring device
- USEFUL:**
- Flashlight; Inspection mirror
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DEFICIENCY 2 — UNIT: NO HOT WATER.

DEFICIENCY CRITERIA: Hot water does not dispense after the handle is engaged.

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 hot water does not dispense after the handle is engaged, then the resident cannot maintain personal hygiene, which may result in sickness.
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 hot water does not dispense after the handle is engaged, then the resident is unable to maintain household hygiene, including washing clothes and dishes, cleaning, etc.
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 hot water does not dispense after the handle is engaged, then the resident is unable to fully use a fixture 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.	A resident is likely to notice if hot water does not dispense after the handle is engaged and to recognize it is important enough to report to property management because it may present health and sanitary hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in health and sanitary hazards.

INSPECTION PROCESS:

OBSERVATION: - None

REQUEST FOR HELP: - None

ACTION: - Turn the faucet handle to activate hot water.  
 - Feel the water coming out of the faucet to determine if it is heating up.



More Information: - None

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

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**DEFICIENCY 2 — INSIDE: NO HOT WATER.**

**DEFICIENCY CRITERIA:** Hot water does not dispense after the handle is engaged.

**HEALTH AND SAFETY DETERMINATION:** N/A Deficiencies critical to habitability but not presenting a substantive health or safety risk to resident.

**CORRECTION TIMEFRAME:** N/A

**HCV PASS / FAIL:** N/A

**HCV CORRECTION TIMEFRAME:** N/A

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
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 hot water does not dispense after the handle is engaged, then the resident may not be able to fully use a fixture.
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 if hot water does not dispense after the handle is engaged. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in usability barriers.

**INSPECTION PROCESS:**

- OBSERVATION:** - None
- REQUEST FOR HELP:** - None
- ACTION:**
  - Turn the faucet handle to activate hot water.
  - Feel the water coming out of the faucet to determine if it is heating up.
- More Information:** - None

**TOOLS OR EQUIPMENT:**

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

**DEFICIENCY 3 — UNIT:** THE RELIEF VALVE DISCHARGE PIPING IS MISSING OR TERMINATES GREATER THAN 6 INCHES OR LESS THAN 2 INCHES FROM WASTE RECEPTOR FLOOD-LEVEL.

**DEFICIENCY CRITERIA:** The relief valve discharge piping is missing (i.e., evidence of prior installation, but is now not present or is incomplete).  
 OR  
 The relief valve discharge piping terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.

**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
R2	Safety	Direct	Resident could be injured because of this condition.	If the relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level, there may be an increased safety risk to the resident of thermal burns, which may result in injury.
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 if the relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency as it may result in safety hazards.

**INSPECTION PROCESS:**

- OBSERVATION:** - Look at the water heater to determine if the relief valve discharge piping is missing.
- REQUEST FOR HELP:** - If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the resident or POA.
- ACTION:** - Measure the distance between the termination point of the relief valve discharge piping and the waste receptor flood-level.

More Information: - If the relief valve discharge piping is plumbed through the wall and the inspector is unable to visually identify the termination point, then do not record as a deficiency.

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**TOOLS OR EQUIPMENT:**

**REQUIRED:** - Distance measuring device

**USEFUL:** - Flashlight; Inspection mirror

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**DEFICIENCY 3 — INSIDE:** THE RELIEF VALVE DISCHARGE PIPING IS MISSING OR TERMINATES GREATER THAN 6 INCHES OR LESS THAN 2 INCHES FROM WASTE RECEPTOR FLOOD-LEVEL.

**DEFICIENCY CRITERIA:** The relief valve discharge piping is missing (i.e., evidence of prior installation, but is now not present or is incomplete).  
 OR  
 The relief valve discharge piping terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.

**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
R2	Safety	Direct	Resident could be injured because of this condition.	If the relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level, there may be an increased safety risk to the resident of thermal burns, which may result in injury.
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 if the relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency as it may result in safety hazards.

**INSPECTION PROCESS:**

- OBSERVATION:** - Look at the water heater to determine if the relief valve discharge piping is missing.
- REQUEST FOR HELP:** - If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the resident or POA.
- ACTION:** - Measure the distance between the termination point of the relief valve discharge piping and the waste receptor flood-level.

More Information: - If the relief valve discharge piping is plumbed through the wall and the inspector is unable to visually identify the termination point, then do not record as a deficiency.

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**TOOLS OR EQUIPMENT:**

**REQUIRED:** - Distance measuring device

**USEFUL:** - Flashlight; Inspection mirror

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**DEFICIENCY 3 — OUTSIDE:** THE RELIEF VALVE DISCHARGE PIPING IS MISSING OR TERMINATES GREATER THAN 6 INCHES OR LESS THAN 2 INCHES FROM WASTE RECEPTOR FLOOD-LEVEL.

**DEFICIENCY CRITERIA:** The relief valve discharge piping is missing (i.e., evidence of prior installation, but is now not present or is incomplete).  
 OR  
 The relief valve discharge piping terminates greater than 6 inches or less than 2 inches from waste receptor flood-level.

**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
R2	Safety	Direct	Resident could be injured because of this condition.	If the relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level, there may be an increased safety risk to the resident of thermal burns, which may result in injury.
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 if the relief valve discharge piping is missing or terminates greater than 6 inches or less than 2 inches from waste receptor flood-level. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency as it may result in safety hazards.

**INSPECTION PROCESS:**

- OBSERVATION:** - Look at the water heater to determine if the relief valve discharge piping is missing.
- REQUEST FOR HELP:** - If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the resident or POA.
- ACTION:** - Measure the distance between the termination point of the relief valve discharge piping and the waste receptor flood-level.

More Information: - If the relief valve discharge piping is plumbed through the wall and the inspector is unable to visually identify the termination point, then do not record as a deficiency.

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**TOOLS OR EQUIPMENT:**

**REQUIRED:** - Distance measuring device

**USEFUL:** - Flashlight; Inspection mirror

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**DEFICIENCY 4 — UNIT: CHIMNEY OR FLUE PIPING IS BLOCKED, MISALIGNED, OR MISSING.**

**DEFICIENCY CRITERIA:** Chimney or flue piping is blocked, misaligned, or missing (i.e., evidence of prior installation, but now not present or is incomplete).

**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
R2	Safety	Direct	Resident could be injured because of this condition.	If the chimney or flue piping is blocked, misaligned, or missing, then the resident may be exposed to carbon monoxide leaks.
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 if the chimney or flue piping is blocked, misaligned, or missing and to recognize it is important enough to report to property management because it may present safety hazards. Property management should be expected to prioritize a work order to remedy this deficiency because it may result in safety hazards.

**INSPECTION PROCESS:**

**OBSERVATION:**

- Look at fuel-fired water heaters to ensure that the flue is present and not negatively pitched.
- Look for holes, disconnected pieces, or misalignment at connections along the run of the flue pipe that could allow the venting of dangerous gases into the dwelling.
- Check taped joints to ensure that the tape is not covering a void in the flue pipe.
- Look at the horizontal flue vent connection and confirm that there is not a negative pitch in the vent.
- Verify supports are present on the pipe to maintain clearances and to avoid separation of joints or other damage.

**REQUEST FOR HELP:** - If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the resident or POA.

**ACTION:** - None

**More Information:** - None

**TOOLS OR EQUIPMENT:**

**REQUIRED:** - None

**USEFUL:** - Flashlight; Inspection mirror; Level

**DEFICIENCY 4 — INSIDE: CHIMNEY OR FLUE PIPING IS BLOCKED, MISALIGNED, OR MISSING.**

**DEFICIENCY CRITERIA:** Chimney or flue piping is blocked, misaligned, or missing (i.e., evidence of prior installation, but now not present or is incomplete).

**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
R2	Safety	Direct	Resident could be injured because of this condition.	If the chimney or flue piping is blocked, misaligned, or missing, then the resident may be exposed to carbon monoxide leaks.
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 if chimney or flue piping is blocked, misaligned, or missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this as it may result in safety hazards.

**INSPECTION PROCESS:**

- OBSERVATION:**
- Look at fuel-fired water heaters to ensure that the flue is present and not negatively pitched.
  - Look for holes, disconnected pieces, or misalignment at connections along the run of the flue pipe that could allow the venting of dangerous gases into the dwelling.
  - Check taped joints to ensure that the tape is not covering a void in the flue pipe.
  - Look at horizontal flue vent connection and confirm that there is not a negative pitch in the vent.
  - Verify supports are present on the pipe to maintain clearances and to avoid separation of joints or other damage.

- REQUEST FOR HELP:**
- If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the resident or POA.

- ACTION:**
- None

- More Information:**
- None

**TOOLS OR EQUIPMENT:**

- REQUIRED:**
- None

- USEFUL:**
- Flashlight; Inspection mirror; Level

**DEFICIENCY 5 — UNIT: GAS SHUTOFF VALVE IS DAMAGED, MISSING, OR NOT INSTALLED.**

**DEFICIENCY CRITERIA:** Gas shutoff valve is damaged (i.e., visibly defective; impacts functionality).  
 OR  
 Gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete).  
 OR  
 Gas shutoff valve is not installed (i.e., never installed, but should have been).

**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
R2	Safety	Indirect	Resident could be injured because of this condition.	If the gas shutoff valve is damaged, missing, or not installed and there is a need to shut off the gas, then there may be an increased safety risk to the resident of fire, which may result in injury or death.
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 gas shutoff valve that is damaged, missing, or not installed. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.

**INSPECTION PROCESS:**

**OBSERVATION:** - Look at the water heater to determine if the gas shutoff valve is damaged, missing, or not installed.

**REQUEST FOR HELP:** - If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the resident or POA.

**ACTION:** - None

**More Information:** - None

**TOOLS OR EQUIPMENT:**

**REQUIRED:** - None

**USEFUL:** - Flashlight; Inspection mirror

**DEFICIENCY 5 — INSIDE: GAS SHUTOFF VALVE IS DAMAGED, MISSING, OR NOT INSTALLED.**

**DEFICIENCY CRITERIA:** Gas shutoff valve is damaged (i.e., visibly defective; impacts functionality).  
 OR  
 Gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete).  
 OR  
 Gas shutoff valve is not installed (i.e., never installed, but should have been).

**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

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**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Indirect	Resident could be injured because of this condition.	If the gas shutoff valve is damaged, missing, or not installed and there is a need to shut off the gas, then there may be an increased safety risk to the resident of fire, which may result in injury or death.
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 gas shutoff valve that is damaged, missing, or not installed. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.

**INSPECTION PROCESS:**

- OBSERVATION:** - Look at the water heater to determine if the gas shutoff valve is damaged, missing, or not installed.
- REQUEST FOR HELP:** - If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the POA.
- ACTION:** - None
- More Information:** - None

**TOOLS OR EQUIPMENT:**

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

**DEFICIENCY 5 — OUTSIDE: GAS SHUTOFF VALVE IS DAMAGED, MISSING, OR NOT INSTALLED.**

**DEFICIENCY CRITERIA:** Gas shutoff valve is damaged (i.e., visibly defective; impacts functionality).  
 OR  
 Gas shutoff valve is missing (i.e., evidence of prior installation, but is now not present or is incomplete).  
 OR  
 Gas shutoff valve is not installed (i.e., never installed, but should have been).

**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
R2	Safety	Indirect	Resident could be injured because of this condition.	If the gas shutoff valve is damaged, missing, or not installed and there is a need to shut off the gas, then there may be an increased safety risk to the resident of fire, which may result in injury or death.
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 gas shutoff valve that is damaged, missing, or not installed. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.

**INSPECTION PROCESS:**

**OBSERVATION:** - Look at the water heater to determine if the gas shutoff valve is damaged, missing, or not installed.

**REQUEST FOR HELP:** - If the water heater is located behind a locked door or concealed (e.g., behind an access panel), request access from the POA.

**ACTION:** - None

**More Information:** - None

**TOOLS OR EQUIPMENT:**

**REQUIRED:** - None

**USEFUL:** - Flashlight; Inspection mirror

**SUMMARY OF CHANGES**

**TITLE:** WATER HEATER

**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		
Health and Safety Determination	Outside: Revised description		
Rationale	Unit, Inside, & Outside: Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Unit, Inside, & Outside: Revised Observation and Request for Help		
<b>Deficiency 2</b>		<b>V2.1</b>	<b>2021-04-02</b>
Health and Safety Determination	Inside: Revised description		
Rationale	Inside: Revised rationale categories, types, and explanations; added standardized codes and descriptions		
<b>Deficiency 3</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 rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Unit, Inside, & Outside: Revised Observation, Request for Help, Action, and More Information		
<b>Deficiency 4</b>		<b>V2.1</b>	<b>2021-04-02</b>
Inspection Process	Unit & Inside: Revised Request for Help		
<b>Deficiency 5</b>		<b>V2.1</b>	<b>2021-04-02</b>
Title	Unit, Inside, & Outside: Revised Title		

Deficiency Criteria	Unit, Inside, & Outside: Revised deficiency criteria		
Health and Safety Determination	Unit, Inside, & Outside: Revised description		
Rationale	Unit, Inside, & Outside: Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Unit, Inside, & Outside: Revised Observation and Request for Help		
<b>Definition</b>	<b>Revised definition</b>	<b>V2.0</b>	<b>2020-10-28</b>
<b>Deficiency 1</b>		<b>V2.0</b>	<b>2020-10-28</b>
Title	Copy edits		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
Inspection Process	Copy edits		
<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	Copy edits		
<b>Deficiency 3</b>		<b>V2.0</b>	<b>2020-10-28</b>
Title	Revised title		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
Inspection Process	Copy edits		
<b>Deficiency 4</b>		<b>V2.0</b>	<b>2020-10-28</b>
Title	Copy edits		
Deficiency Criteria	Copy edits		
Health and Safety Determination	Added standardized description		

HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
Inspection Process	Copy edits		
<b>Deficiency 5</b>		<b>V2.0</b>	<b>2020-10-28</b>
Title	Revised title		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
Inspection Process	Revised observation, request for help, and more information		
<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 "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 2</b>	<b>Separated by inspectable locations — Unit and Inside</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 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 “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	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>Separated by inspectable locations — Unit and Inside</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 5</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	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