

## Leaks

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

Name none  
Variants:

Most none  
Common  
Materials:

Most none  
Common  
Components:

## Location & Inspection of Leaks

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

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

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

## Deficiency 1: Evidence of leak – water stain

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases likelihood of mildew and mold in that area.
Health and Safety:	<b>Standard:</b>	<b>This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.</b>
How to Inspect:	Visual Observation:	Look at the ceiling, floor, walls for presence of a water stain.
	Action:	Photograph the stain using an infrared camera to help determine if this is an active leak.
	Action:	Touch the leak with the moisture meter and get a reading of moisture that is present.
	Action:	Measure the dimensions water stain using a measuring device. If the stain is out of reach, ask the POA for a ladder, or visually estimate the dimensions of the stain.
	Action:	Photograph the water stain.
	<b>Please Note:</b>	<b>For the purpose of this inspection, if the area that was stained has been painted over—even if the color is not identical to the original, do not record deficiency.</b>
Record deficiency if:	there is evidence of a previous leak or water stain. Level 1: the stain is approximately 0-10 square feet Level 2: the stain is approximately 10-30 square feet Level 3: the stain is approximately 30-100 square feet	

## Deficiency 2: Leak is active with unidentifiable origin

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases the likelihood of mold and mildew. Creates a slip hazard. Increases potential to structural damage of affected area. Puddles can attract pests and encourage breeding of some insects
	Cost:	Repair is significant enough to incur capital cost.
Health and Safety:	<b>Standard:</b>	<b>This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.</b>
How to Inspect:	Visual Observation:	Look at the ceiling, floor, walls for presence of puddles or moisture. Look—if presence of puddles or moisture is found— at the pipes connecting any item to a water supply, including, toilets, showers/bathtubs, sinks, water heaters, and washer and dryers to identify the exact location of the leak. Photograph the evidence of a leak if origin cannot be identified.
	<b>Please Note:</b>	<b>This deficiency is generally applied to instances where there is an active leak from a ceiling or wall, but the inspector is unable to determine the origin because of the non-invasive inspection</b>
Record deficiency if:	evidence of an active leak is present but origin cannot be identified. Level 1: leak is confined to a location not in the path of travel Level 2: leak is on a direct path of travel and presents slip hazard	

## Deficiency 3: Active leak with identifiable origin

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases the likelihood of mold and mildew. Creates a slip hazard. Increases potential to structural damage of affected area. Puddles can attract pests and encourage breeding of some insects
	Cost:	Repair is significant enough to incur capital cost.

Health and Safety: **Standard:** **This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.**

How to Inspect:	Visual Observation:	Look at the ceiling, floor, walls for presence of puddles or moisture. Look—if presence of puddles or moisture is found— at the pipes connecting any item to a water supply, including, toilets, showers/bathtubs, sinks, water heaters, and washer and dryers to identify the exact location of the leak. Photograph the leak’s origin once identified.
	<b>Please Note:</b>	<b>Condensation around air conditioners does not count as a deficiency.</b>

Record deficiency if: evidence of an active leak is present and origin can be identified.  
Level 1: leak is confined to a location not in the path of travel  
Level 2: leak is on a direct path of travel and presents slip hazard