

TITLE: LEAK — WATER
VERSION: V3.0
DATE PUBLISHED: 06/20/23

DEFINITION: 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

COMMON COMPONENTS: Gas trap; Piping, Drain, Cap, Riser, Plumbing pump, Pump system; Fire suppression sprinkler assembly, including connected pipes and fittings; Water heater; Boiler; Dishwasher; Garbage disposal; Sink; Valves

LOCATION:

<input checked="" type="checkbox"/>	Unit	Ceilings, floors, walls, sinks, dishwashers, washer, water heaters, central water supply lines, drainpipes, sprinkler assembly, plumbing system
<input checked="" type="checkbox"/>	Inside	Ceilings, floors, walls, sinks, dishwashers, washer, water heaters, central water supply lines, drainpipes, sprinkler assembly, plumbing system
<input checked="" type="checkbox"/>	Outside	Central water supply lines, sprinkler assembly, plumbing system

MORE INFORMATION: None

DEFICIENCY 1: Environmental water intrusion.

LOCATION: Unit Inside

DEFICIENCY 2: Plumbing leak.

LOCATION: Unit Inside Outside

DEFICIENCY 3: Fluid is leaking from the sprinkler assembly.

LOCATION: Unit Inside Outside

DEFICIENCY I — UNIT: ENVIRONMENTAL WATER INTRUSION.

DEFICIENCY CRITERIA: Water from the exterior environment is leaking into the interior.

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

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

- OBSERVATION:**
- Look for any leaking or discoloration.
 - Look for swelling windowsills 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 access the interior space.
- REQUEST FOR HELP:**
- If evidence of a leak is present and the leak is not active at the time of the inspection, ask the resident or POA if leaking has occurred.
- ACTION:**
- If evidence of a leak is present and the leak is not active at the time of the inspection, determine if a repair was performed.
- MORE INFORMATION:**
- Water intrusion is the unwelcome presence of water leaking into the interior.
 - Water intrusion may be the result of structural damage, poor installation of building materials, degrading materials, or defective building materials.

DEFICIENCY I — INSIDE: ENVIRONMENTAL WATER INTRUSION.

DEFICIENCY CRITERIA: Water from the exterior environment is leaking into the interior.

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

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 - Examine the interior for cracks, failing window glazing, and anywhere else that water could access the interior space.
- REQUEST FOR HELP:**
- If evidence of a leak is present and the leak is not active at the time of the inspection, ask the POA if leaking has occurred.
- ACTION:**
- If evidence of a leak is present and the leak is not active at the time of the inspection, determine if a repair was performed.
- MORE INFORMATION:**
- Water intrusion is the unwelcome presence of water leaking into the interior.
 - Water intrusion may be the result of structural damage, poor installation of building materials, degrading materials, or defective building materials.

DEFICIENCY 2 — UNIT: PLUMBING LEAK.

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

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

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION:

- Visually inspect for any active plumbing leak.
- Inspect all visible plumbing connections, including gas traps, supply lines, pumps, and direct connections to the fixture.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION:

- If evidence of an inactive leak is present, then evaluate the condition under the Mold-Like Substance Standard.
- Examples of plumbing components and fixtures to evaluate under this deficiency may include, but are not limited to:
 - HVAC
 - Water heater
 - Boiler
 - Dishwasher
 - Garbage disposal
 - Sink
 - Valves
 - Bathtub

DEFICIENCY 2 — INSIDE: PLUMBING LEAK.

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

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REQUEST FOR HELP: - None

ACTION: - None

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DEFICIENCY 2 — OUTSIDE: PLUMBING LEAK.

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

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

CORRECTION TIMEFRAME: 60 days

HCV PASS / FAIL: Pass

HCV CORRECTION TIMEFRAME: N/A

INSPECTION PROCESS:

OBSERVATION: - Evaluate exterior plumbing systems for any leaks.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - Examples of exterior plumbing components to evaluate under this deficiency may include, but are not limited to:
- Exterior hose faucet
- Landscaping sprinkler / irrigation system

DEFICIENCY 3 — UNIT: FLUID IS LEAKING FROM THE SPRINKLER ASSEMBLY.

DEFICIENCY CRITERIA: Fluid is leaking from the sprinkler assembly.

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

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Look at the fire suppression sprinkler assembly and its components to determine if any fluid is leaking from the sprinkler assembly.

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION: - A fire suppression sprinkler assembly is part of the fire protection (sprinkler) system that discharges water or another material when activated once reaching a certain (pre-determined) temperature.
 - Components of a sprinkler assembly may include, but are not limited to:
 - Head
 - Valve
 - Deflector
 - Escutcheon
 - Sprinkler head cover
 - Piping

DEFICIENCY 3 — INSIDE: FLUID IS LEAKING FROM THE SPRINKLER ASSEMBLY.

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CORRECTION TIMEFRAME: 60 days

HCV PASS / FAIL: Pass

HCV CORRECTION TIMEFRAME: N/A

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