

What Are The Repair / Replace Items?

Basement

- Basement stairs – incapable of supporting loads from normal use.
- Basement/Foundation walls – potential for imminent structural failure.
- First floor / Floor system – signs of structural failure or potential for immediate structural failure.
- Columns & Beams – signs of structural failure or potential for immediate structural failure.

Plumbing

- Floor drain – drain is not water sealed or the clean-out plug is missing and/or not secure or does not appear to be functioning.
- Waste & vent piping –
 - Signs of leakage or seepage.
 - Potential for sewer gas.
 - Waste and vent openings not plugged or secured.
- Removed hot or cold water piping from a kitchen sink, water closet, lavatory or bathtub or shower.

Gas Piping

- Improperly installed or supported, or unapproved materials, if gas line is kinked or deteriorated to the extent it may cause a leak.
- Broken or seized as to be inoperable shut-off valve.
- Improperly plugged or capped gas piping related to disconnected appliances.

Water Heater

- Evidence of scorching, missing or broken control valves, or leaking from tank.
- Installation on combustible surface if prohibited by manufacturer's guidelines (if present).
- No temperature and pressure relief valve.
- Improperly located or installed relief valve.
- Drain (discharge) pipe attached to relief valve:
 1. Terminates within 18 inches of floor.
 2. Unthreaded and uncapped on the bottom.
 3. Same size as the relief valve outlet for entire length.
 4. Electric or gas water heater not on.
- Venting system not viewed in operation.
- Vent system has rust holes, negative pitch, open joints, lack of support or poor sealing to the chimney.
- Back spillage evident at draft hood.
- Inadequate clearance of vent piping from combustible materials.
- No off-sets for separate, opposing gas appliances entering a chimney.

Basement Plumbing Fixtures

- Broken, cracked, leaking or unprotected by a water seal trap or conditions present giving rise to unsanitary conditions.
- Unsealed abandoned plumbing fixtures or openings in basement walls.
- A sump pump that discharges to the sewer line.

Electrical Service

- Electricity not supplied to building's electrical service.
- Visibly altered or tampered electrical system that cannot have a reasonable evaluation.
- Electrical shock potential from direct contact.
- Evidence of over-fusing or tampering.
- Electrical service not properly grounded on street side by either ground jumper around meter or ground rod.

Smoke and CO Detectors

- Improperly located, missing or inadequate (such as an open split-level with only one).
- Not operational.

Basement Electrical Outlets & Fixtures

- Extension cords used in-lieu of permanent wiring, or inappropriately used such as under floor coverings or through walls.
- Possible electric shock caused by broken receptacles, switches, missing cover plates, knock-outs or other broken parts.
- Lack of grounded and/or G.F.C.I. outlets in remodeled or upgraded bathroom receptacles.

Heating System

Heating plant (furnace)

- Signs of leakage, cracks in the combustion chamber, cracked and/or damaged casing.
- Improper clearance to combustibles.
- Missing or visibly defective gas shut-off valve.
- Missing water supply backflow preventer or check valve in hot water systems.
- No boiler pressure relief valve in hot water systems.
- Relief valve drain/discharge pipe capped off, plugged or inoperative (hot water systems).

Heat plant combustion venting

- Holes in vent lines caused by rusting or corrosion.
- Vent line not tightly sealed to the chimney.
- Vent line has gaps or is disconnected.
- No offsets in height from opposing flues from separate gas appliances entering a chimney.
- Vent line with inadequate clearance from combustibles.

- Un-vented gas space heaters.

Kitchen, Bathrooms

- Potential for immediate structural failure of a wall or ceiling.
- Potential for structural failure of the floor system.
- Serious tripping hazards such as would be caused by loose flooring materials with 1 inch offsets or greater.

Window & Doors

- Cut hazards caused by exposed edges of cracked or broken panes of window glass.

Electric Outlets & Fixtures

- Immediate potential for shock resulting from missing or damaged components.

Plumbing Fixtures/Mechanical Ventilation

- Kitchen sink not connected to a hot or cold water supply or sewage system.
- Repairs showing signs of leaks or permitting the entrance of sewer gas.
- Unsanitary conditions caused by broken, cracked or leaking plumbing fixtures.
- Improperly capped abandoned drain lines.

Water Flow

- Interrupted, intermittent, no flow or unacceptable amount of flow.
- Water turned off.

Walls or Ceilings

- Observed potential for imminent structural failure of a wall or ceiling.

Floors

- Observed potential for immediate structural failure.
- Serious tripping hazards.

Plumbing Fixtures (bathrooms)

- A dwelling unit that does not have its own bathtub or shower, lavatory and water closet. The lavatory shall be placed in the same room as the water closet or located in close proximity to the door leading directly into the room in which such water closet is located.
- The bathtub, shower and hand lavatory are not properly connected to the source of hot and cold water and the sewer system.
- Repairs showing signs of leaks or permitting entrance of sewer gas.
- Broken, cracked or leaking plumbing fixtures or given rise to unsanitary conditions.
- Interrupted, intermittent or no water flow, or water flow less than acceptable amount.

Hallways & Stairs

- Walls & ceiling components exhibiting a potential for immediate structural failure of a wall or ceiling.
- Floors with a potential for immediate structural failure.
- Tripping hazards in floors.

Sleeping Rooms

- Sleeping rooms (typically in basements) that lack an emergency egress window.

Attic

- Observed immediate potential for structural failure.
- Observed structurally unsound chimney.

Foundation, Exterior Walls, Garages

- Observed evidence of severe structural damage or deterioration.
- Basement / exterior windows with exposed broken or cracked edges that present a cut hazard.
- Exterior stairways, porches and other appurtenances that are incapable of carrying normal loads.
- Leaning, buckling and bulging conditions which would indicate potential for immediate structural failure.

Chimney

- Observed to be not structurally sound or in danger of collapse.
- All transite (asbestos) chimneys with visible deterioration.

Electrical Outlets & Fixtures (exterior)

- Broken receptacles, switches, missing plates and broken parts.
- Exterior mast broken or improperly secured to building.
- Exterior drop wires with inadequate clearance from building openings, grade, etc.

Roof(s)

- Observed potential for immediate structural failure of rafters and/or sheathing.

Miscellaneous:

- Egress / Ingress obstructions caused by excessive amounts of clutter.
- Excessive sanitation problem (garbage, human or animal waste, standing sewage).
- Vermin – cockroaches, mice, rats, insects, etc.)