

Repair/Replace Items – Quick Reference List

General Conditions

- Potential for imminent structural failure
- Severe deterioration of walls/floors
- No water. No hot water. No electricity
- Staircase or stoop cannot support load
- Sump pump without proper discharge piping
- Missing/improperly installed smoke detectors
- Floor coverings with serious trip hazards
- Broken glass and exposed edges with cut hazard
- Chimney structurally unsafe - visible deterioration of flue liner

Gas Connection Problems

- Kinked, deteriorated or improperly connected gas pipes
- Unapproved gas connector
- Broken/seized/inoperable gas valves
- Improperly capped/plugged gas valves

Water heater and/or boiler problems

- scorched, missing/broken valves
- leaking
- installed on combustible surface and guidelines prohibit
- no temperature/pressure relief valve
- missing, inoperative, improperly located discharge pipe
- flue improperly installed, evidence of back spillage
- no combustion air

Plumbing issues

- unsanitary plumbing fixtures. missing vent stacks.
- improperly abandoned plumbing lines
- improperly operating or no sink in kitchen
- improperly operating or no sink in or near toilet room
- no toilet facility
- no water connections to shower or tub
- improper repairs allowing sewer gas in leaks
- broken, cracked, leaking fixtures
- improperly capped, abandoned drain lines
- water must flow at least a pencil width in lowest tap
- no anti-syphon ball cock in toilet
- visible leakage in waste lines

Electrical issues

- over-fused, tampering to or alteration of wiring
- improper grounding of electrical outlets
- extension cords used as wiring (under floors/through wall)
- broken electrical receptacles. Missing cover plates
- No GFCI in remodeled bath areas
- exterior mast broken or improperly secured
- electric wires over outside pool or hot tub

Heating system problems

- signs of leakage, cracks in combustion chamber, uneven discoloration of heat exchanger
- cracked or damaged casing

- improper clearance to combustibles
- missing or clearly defective shut off
- heating system flue not properly installed/sealed, holes caused by rust/corrosion
- free standing space heater that takes own combustion air from room (gas)

Clutter - egress obstruction

Sanitation - excessive garbage

Vermin - infestations