

To: Real Estate Department Partners

Notice: RED-20-09

From: Real Estate Department

Date: January 13, 2020

Re: 2019 Common Cited Physical Inspection Non-Compliance Issues

As a service to Owners and Management Companies of Section 42 Developments, IHCD is providing a list of the physical inspection non-compliance issues identified during the 2019 Monitoring Year. The list includes findings identified in the third-party periodic inspection reports, IHCD Pre-8609 inspection reports, and Progress inspections. This information is provided in order to help reduce these repetitive issues in 2020 and future monitoring years.

During the 2019 physical inspection year, the following non-compliance issues were the cited by Van Marter Associates, LLC during periodic inspections:

- Water heater safety valve piping missing
- Inoperable emergency lights
- Inoperable electrical GFCI outlet receptacles
- Missing fire extinguishers
- Smoke detectors missing or missing batteries
- Kitchen range hoods loose/inoperable
- Missing towel bars & tissue holders
- Missing/discharged fire extinguishers
- Inoperable bath exhaust fans
- Missing/broken towel bars/toilet tissue holders
- Damaged doors
- Missing broken light fixture globes/covers
- Expired inspection tags on fire extinguishers
- Drives/parking areas in need of seal-coating/stripping/repairs
- Range hood filters dirty/missing
- Mold/mildew present
- Inoperable fire alarm panels
- Drywall damage
- Sealant/caulking needed in bathrooms & kitchens
- Missing/broken electrical outlet cover-plates



- Loose plumbing fixtures
- Water damage
- Water/plumbing leaks
- Stopped up plumbing fixtures
- Damaged siding
- Damaged fascia's
- Damaged soffits
- Inoperable electrical outlets
- Fire sprinkler system inspection stickers expired
- Exposed live electrical wiring/parts
- Loose/broken handrails/guardrails

During the 2019 physical inspection year, the following non-compliance issues were the cited during Pre-8609 inspections:

- Flammable storage cabinets not being electrically grounded/bonded as required
- Smoke detectors mounted closer than 4" to the ceiling
- Single source smoke detectors (ionization) installed when combination smoke detectors (Ionization/photo-electric **or** ionization/CO) required
- Missing smoke detectors
- Inoperable smoke detectors
- Batteries missing from smoke detectors
- Smoke detector dust/construction covers not removed after construction completed
- No back-flow protection on faucets with hose threads and outside spigots
- Flue gas vent connectors with negative rise
- Spare stock of fire sprinkler heads not containing all types & temperature ratings for spares
- Windows in stairwells not safety glazing
- Windows in hazardous locations not safety glazing

During the 2019 physical inspection year, the following non-compliance issues were the cited during construction/progress inspections:

- Broken roof/ceiling trusses improperly repaired
- Missing gusset plates on trusses
- Improper smoke detector locations/clearances to smoke detectors
- Windows in hazardous locations that did not contain safety glazing (tempered glass)
- Improperly repaired roof/ceiling and floor trusses
- Altered trusses
- Improperly installed trusses
- Improperly designed trusses
- Obstructions to fire sprinkler heads
- Improper back-flow protection
- Improper protection of piping
- Improper sizing of the drain/waste/venting system
- Not meeting the QAP Minimum Design requirements (Not installing combination smoke detectors or range hood fire suppressors)