

HCV-HQS Remote Video Inspection: Best Practices

Electrical, Plumbing, HVAC and Building Exterior



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Introduction: Learning Outcomes

Topic: Electrical, Plumbing, Heating Ventilation and Air Conditioning (HVAC), and Building Exterior.

Learning outcomes:

- To know the inspectable items for the Electrical System, Plumbing System, and HVAC Systems.
- To learn the RVI protocol to inspect each inspectable item for the Electrical System, Plumbing System, and HVAC Systems.
- To know the inspectable items for the Building Exterior.
- To learn the RVI protocol to inspect each inspectable item for the Building Exterior.

Conducting the RVI: Electrical, HVAC, and Plumbing Systems

- Electrical hazards
- Adequacy of heating equipment
- Safety of heating equipment
- Ventilation and adequacy of cooling
- Water heater
- Water supply
- Plumbing
- Sewer connection



Conducting the RVI: Electrical System Script

The inspector gives the proxy the following directions to inspect the electrical system:

- a. Slowly move to the electrical service panel or the fuse box.
- b. Open the panel door and point your camera at the breakers or fuses.
- c. Show me with your camera: The top, sides, and bottom of the service panel or fuse box.



Conducting the RVI: Plumbing System Script

The inspector gives the proxy the following directions to inspect the plumbing system:

- a. Slowly move to the plumbing system.
- b. Show me with your camera: The main water shutoff valve.
- c. Show me with your camera: The water supply pipes.
- d. Show me with your camera: The drainpipes.
- e. Show me with your camera: The floor drains.
- f. Move to the water heater, and show me with your camera: The top, sides, and bottom of the water heater so I can see the tank, TPR valve, discharge pipe, and vent pipe.



Conducting the RVI: Heating System Script

The inspector gives the proxy the following directions to inspect the heating system:

- a. If possible, show me with your camera the thermostat, and turn it up 10 degrees.
- b. Move to the furnace or boiler and show me with your camera: The top, sides, and bottom of the furnace or boiler.
- c. Show me with your camera: The vent pipe at the top of the furnace or boiler.
- d. Show me with your camera: The heat ducts or boiler pipes.
- e. When finished, turn the thermostat down 10°F.



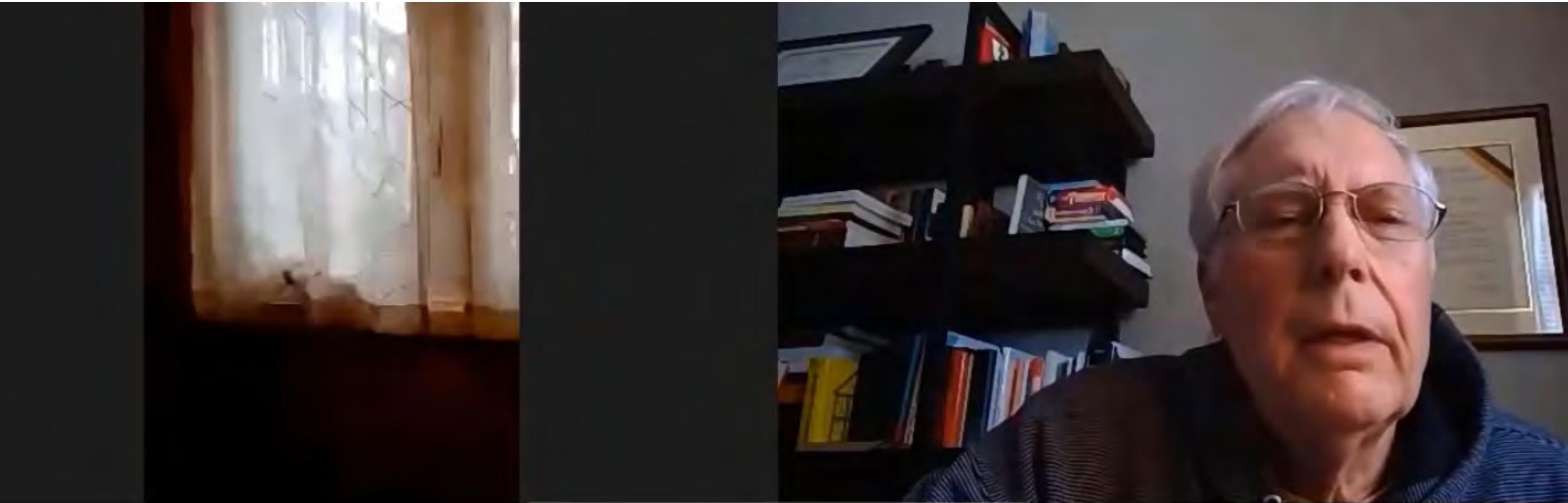
Conducting the RVI: Cooling System Script

The inspector gives the proxy the following directions to inspect the cooling system:

- a. If the outside temperature is greater than 60°F, turn the thermostat down 10°F.
- b. Move to the outside, point your camera at the air conditioner, and hold a piece of paper over it so I can see air blowing from the unit.
- c. Return inside and tell me whether the air coming out of the heat registers is cold or, if using a thermometer, show me the cooling temperature.
- d. Remember to turn the thermostat back up 10°F.
- e. For window or wall air conditioner units, if the outside temperature is above 60°F, turn the unit on and tell me whether you feel cold air, or show me the cooling temperature using a thermometer.
- f. Turn off the cooling unit.



Video Clip: Utility Room Inspection



- [Colette] Here's the utility room.

Conducting the RVI: Building Exterior

- Condition of the foundation
- Condition of the stairs, rails, and porches
- Condition of the roof and gutters
- Condition of exterior surfaces
- Condition of the chimney
- LBP: Exterior surfaces
- Manufactured homes: Tiedowns



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Conducting the RVI: Building Exterior Script

The inspector gives the proxy the following directions to inspect the building exterior:

- a. Walk slowly around the building, stop at each wall elevation, and show me with your camera the following:
 - Roof.
 - Gutters, downspouts, and splash blocks.
 - Exterior wall surfaces.
 - Chimney.
 - Doors and windows.
 - Stairs, porches, and balconies.
 - Foundation.
 - Deteriorated paint.
- b. For a manufactured home, point your camera at the tiedown under the home.



Conducting the RVI: Building Exterior Script (continued)



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Video Clip: Building Exterior Inspection



RVI Results

Using HUD Forms 52580-a or 52580 or a data collection device (DCD), the remote inspector will determine the results as one of the following:

Pass

- No deficiencies.

Fail

- Non-life-threatening deficiencies are present (e.g., missing discharge pipe on water heater TPR valve).
- Life-threatening deficiencies are present (e.g., exposed main electrical wires).

Pass With Comment

- Some deficiencies but none are life-threatening.

Inconclusive

- For example, appliances are present, but utilities are shut off on initial inspection.

RVI Results (continued)

- The inspection results will be available immediately.
- The inspector will send the unit's results (i.e., Pass, Pass With Comment, Fail, or Inconclusive) to the proxy via email.
- If the inspection receives a Fail status, the inspector will inform the proxy of what needs to be corrected to receive a Pass status.
- If the proxy wants a same-day reinspection, the proxy tells the inspector during the call. The inspector will inform the proxy of available times.
- If the proxy wants a reinspection at a later date, they must call the public housing authority's Housing Quality Standards (HQS) office to schedule the reinspection.
- The proxy restores their preferred settings on their phone after the inspection and call are completed.

Conducting the RVI: Additional HQS Inspection Modules

- **Unit Interior Rooms:** Living Room, Kitchen, and Bathroom.
- **Unit Interior Rooms:** Bedrooms, Other Rooms Used for Living, All Secondary Rooms.
- **General Health and Safety:** Common Areas, Elevators, and Site and Neighborhood.



Thank You
for Watching!

