

Attachment #23 HSM IRM Table

Exterior Visual Inspection	Issue	Allowable Action	Certification or Training to perform action	Client Education	Condition for Deferral	Condition for Referral	Funding & Measure Type			
							DOE	LIHEAP	Crisis	Questar
Site Drainage	Exterior grade does not slope 2% within the first 10'	None	IWTC Auditor Training	Inform issue and document	Bulk moisture prevents WX	None				
	Site drainage causing bulk moisture in crawl space or basement	Repairs to existing gutters, downspouts to prevent bulk moisture in crawl/basement.	OSHA 10	How to clean & maintain gutters	Extensive drainage issues.	Work scope exceeds program	HSM, IRM	HSM, IRM		
	Lawn sprinklers causing bulk moisture in crawl space or basement	Re-aiming of sprinklers	None	How to adjust sprinklers	Modification to system is required.	None	HSM, IRM	HSM, IRM		
Roof Condition	Noticeable roofing damage	Minor Repair	Agency OJT	Inform of issue and document	Signs of structural issues	Cost exceeds Cumulative SIR	IRM	IRM	NAM	
	Visibly missing flashing @ horizontal to vertical transitions	Minor Repair	Agency OJT	Inform of issue and document	Signs of structural issues	Cost exceeds Cumulative SIR	IRM	IRM	NAM	
	No attic ventilation	Install adequate attic ventilation	Agency OJT	Inform of issue and document	Signs of structural issues	Cost exceeds Cumulative SIR	IRM	IRM		
	Visible signs of the roof sagging, buckling, or other structural issues.	None	N/A	Inform of issue and document	Signs of structural issues	Work scope exceeds program				

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							DOE	LIHEAP	Crisis	Questar
When testing indicates a venting problem	Chimney missing spark arrestor	Install spark arrestor	RMGA	Inform of issue and document	None	N/A	HSM, IRM	HSM, IRM	NAM	
	B-vent terminates less than 2' above any intake within 10'	Raise b-vent or make other necessary correction.	RMGA	Inform of issue and document	None	N/A	HSM, IRM	HSM, IRM	NAM	
	Improper dryer or exhaust fan venting	Install dryer vent kit or correct exhaust fan venting	Agency OJT	Inform of issue and document	None	N/A	HSM, IRM	HSM, IRM	NAM	

Exterior Wall Condition	Noticeable bulging or buckling of exterior walls	None	N/A	Inform issue and document	Signs of structural issues	Work scope exceeds program				
	Other signs of structural issues with walls.	None	N/A	Inform issue and document	Signs of structural issues	Work scope exceeds program				
	Door or Window missing/damaged	Repair or Replace missing/damaged window	Agency OJT	Inform issue and document	None	Cost exceeds SIR	IRM	IRM	NAM	
	Siding missing or framing exposed	Minor Repair	Agency OJT	Inform issue and document	Signs of structural issues	Cost exceeds SIR	IRM	IRM	NAM	
	Cement tile siding	Removal of whole tiles only. Do not drill.	Agency OJT, safe removal & replacement	Inform of issue & agency procedures and document	Visible ACM	N/A	ECM	ECM		

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							DOE	LIHEAP	Crisis	Questar
Foundation Condition	Noticeable bulging or buckling of foundation walls	None	N/A	Inform of issue and document	Signs of structural issues	Work scope exceeds program				
	No crawl space ventilation	Install adequate ventilation	Agency OJT	Inform of issue and document	Structurally infeasible	Work scope exceeds program	HSM, IRM	HSM, IRM		
	No vapor barrier in crawl space	Install vapor barrier	Agency OJT	Inform of issue and document	Physical limitations prohibit install	N/A	HSM	HSM		
	Outside crawl space access missing cover.	Build/repair and Install access cover	Agency OJT	Inform of issue and document	None	N/A	ECM, IRM	ECM, IRM		

Gas line inspection	Leaking fuel supply in dwelling	Repair or replace piping @ leak. Evacuate client and contact utility.	RMGA mandatory NATE recommended	Inform client of warning signs and to evacuate	None	None	HSM	HSM	NAM	NAM
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Other Safety Issues	Visible signs of mold	Install ventilation. Limited spot cleaning.	Agency OJT ASHRAE 62.2 training	Inform client provide Mold Guide book	Anything that is above spot cleaning	Work scope exceeds program	HSM	HSM		
	Electrical hazards	Minor repairs to facilitate WX	Electrical contractor or other electrical safety training	Inform of issue and document	Re-wiring work needed	Work scope exceeds program	HSM	HSM		
	Site hazards that will affect WX workers	Minor Repairs to facilitate WX	Agency OJT	Inform of issue and document	Rehab work beyond scope of program	None	HSM, IRM	HSM, IRM		
	Unsanitary Conditions: sewer leaks, animal waste	None	N/A	Inform of issue and document	Any unsanitary condition that poses a risk to WX Worker	N/A				
	Pests	Spraying to facilitate WX.	Agency OJT	Inform of issue and document	Infestation	None	HSM	HSM		

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Interior Visual Inspection	Certification or Training to Conduct testing	Issue	Allowable Action	Certification or Training to perform action	Client Education	Condition for Deferral	Condition for Referral	Funding & Measure Type			
								DOE	LIHEAP	Crisis	Questar
Living Area	IWTC Auditor Training	Visible signs of mold, mildew	Install ventilation. Limited spot cleaning.	Agency OJT ASHRAE 62.2 training	Inform client provide Mold Guide book	Anything that is above spot cleaning	Work exceeds scope of program	HSM	HSM	NAM	
	IWTC Auditor Training	No dryer venting	Install dryer venting system to outside.	Agency OJT	Cleaning of dryer duct	Structurally infeasible	None	HSM	HSM	NAM	
	IWTC Auditor Training	No Smoke Detectors or existing are inoperable.	Install 1 smoke detector on each level of the building and 1 in every hallway serving sleeping areas.	Agency OJT	Changing battery & testing	None	None	HSM	HSM		
	IWTC Auditor Training	No Carbon Monoxide Detectors or existing inoperable.	Install 1 CO detector on each level.	Agency OJT	Changing battery & testing	None	None	HSM	HSM		
	IWTC Auditor Training	Signs of remodeling	Defer	N/A	Inform of State policy.	N/A	None				
	IWTC Auditor Training	Unvented Space Heaters	Removal or Defer	N/A	Safety hazards of these appliances.	Client refuses removal	None	HSM	HSM		
	IWTC Auditor Training	Pests	Minor spraying to facilitate WX.	Agency OJT	Inform of issue and document	Infestation	None	HSM	HSM		
	IWTC Auditor Training	Unsanitary conditions	Defer	N/A	Inform of issue and document	Any unsanitary condition that poses a risk to WX Worker	N/A	HSM	HSM		
	IWTC Auditor Training	Solid Fuel Heating Systems	Positive pressure blower door test and positive pressure ASHRAE compliance	IWTC Auditor Training	Inform client.	None	N/A	HSM	HSM		

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								DOE	LIHEAP	Crisis	Questar
Attic	IWTC Auditor Training	Visible signs of water leaks or water damage.	Minor Repair incidental to effected ECM	Agency OJT	Inform client of issue and document	Cost exceeds SIR of measure	Work exceeds scope of program	HSM, IRM	HSM, IRM		
	IWTC Auditor Training	Vermiculite insulation in attic	Defer any work that would disturb vermiculite & use positive pressure on blower door. Use positive pressure on ASHRAE compliance.	IWTC Auditor Training, ASHRAE 62.2 training	Inform client of issue and document. Use of controls for ASHRAE fan	Potential of disturbing vermiculite	None	HSM	HSM		
	IWTC Auditor Training	No attic ventilation	Install Attic vents incidental to effected ECM	Agency OJT	Inform client of issue and document	Cost exceeds SIR of measure	None	IRM	IRM		
	IWTC Auditor Training	Knob & Tube wiring in attic	Follow Section in B8. 3 of Guidelines	Licensed electrician	Inform client of issue and document	Cost exceeds SIR of measure	Work exceeds scope of program	IRM	IRM		
	IWTC Auditor Training	Pests	Spraying to facilitate WX.	Agency OJT	Inform of issue and document	Infestation	None	HSM	HSM		

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								DOE	LIHEAP	Crisis	Questar
Crawl Space	IWTC Auditor Training	Visible signs of water leaks or water damage.	Repair incidental to effected ECM	Agency OJT	Inform client of issue and document	Cost exceeds SIR of measure	Work exceeds scope of program	IRM	IRM		
	IWTC Auditor Training	Unsanitary conditions	Defer	N/A	Inform of issue and document	Any unsanitary condition that poses a risk to WX Worker	N/A				
	IWTC Auditor Training	Pests	Spraying to facilitate WX.	Agency OJT	Inform of issue and document	Infestation	None	HSM	HSM		
	IWTC Auditor Training	Electrical hazards	Repairs permitted to allow workers to safely enter.	Agency OJT Licensed Electrician	Inform of issue and document	Re-wiring work needed.	Work exceeds scope of program	HSM	HSM	NAM	
	IWTC Auditor Training	Exposed earth	Install vapor barrier	Agency OJT	Inform of issue and document. Provide EPA radon pamphlet.	None	None	HSM	HSM		
	IWTC Auditor Training	No crawl space ventilation	Install crawl space vents incidental to effected ECM	Agency OJT	Inform of issue and document	Structurally infeasible	None	HSM	HSM	NAM	

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Heating System Inspection	Certification or Training to Conduct testing	Issue	Allowable Action	Certification or Training to perform action	Client Education	Condition for Deferral	Condition for Referral	Funding & Measure Type			
								DOE	LIHEAP	Crisis	Questar
Gas line inspection (Visual inspection and combustible gas detector)	RMGA mandatory NATE recommended	Leaking fuel supply in dwelling	Repair or replace piping @ leak. Evacuate client and contact utility.	RMGA mandatory NATE recommended	Inform client of warning signs and to evacuate	None	None	HSM	HSM	NAM	NAM
	RMGA mandatory NATE recommended	Unlisted flex connector, visible damage or corrosion.	Replace with listed connector.	RMGA mandatory NATE recommended	Inform client and document	None	None	HSM	HSM	NAM	NAM
	RMGA mandatory NATE recommended	Flex connector incorrect size for appliance	Replace with listed connector sized for appliance.	RMGA mandatory NATE recommended	Inform client and document	None	None	HSM	HSM	NAM	NAM
	RMGA mandatory NATE recommended	Missing drip leg on gas line	Install drip leg	RMGA mandatory NATE recommended	Inform client and document	None	None	HSM	HSM	NAM	NAM
	RMGA mandatory NATE recommended	Inoperable or Missing fuel shut off valve @ appliance.	Install fuel shut off valve.	RMGA mandatory NATE recommended	Inform client and document	None	None	HSM	HSM	NAM	NAM
Red Tagged System	RMGA mandatory NATE recommended	System has been identified by qualified person as being unsafe.	Repair violation.	RMGA mandatory NATE recommended	Care, use & maintenance of HVAC system	None	None	HSM	HSM	NAM	NAM
	RMGA mandatory NATE recommended	System has been identified by qualified person as being unsafe & needs replacement.	Replace system using Questar, LIHEAP, or Crisis funds.	RMGA mandatory NATE recommended	Care, use & maintenance of HVAC system	None	None		NAM	NAM	NAM
Combustion safety testing (Combustion gas analyzer)	RMGA mandatory NATE recommended	Heating System producing CO 100ppm or greater	Clean & tune then retest.	RMGA mandatory NATE recommended	Care, use & maintenance of HVAC system	None	None	HSM	HSM	NAM	NAM
	RMGA mandatory NATE recommended	Heating System producing CO 100ppm or greater after clean & tune.	Replace system using Questar, LIHEAP, or Crisis funds.	RMGA mandatory NATE recommended	Care, use & maintenance of HVAC system	None	None		NAM	NAM	NAM
	RMGA mandatory NATE recommended	Heating system producing CO at any level in air distribution ducts	Replace system using Questar, LIHEAP, or Crisis funds.	RMGA mandatory NATE recommended	Care, use & maintenance of HVAC system	None	None		NAM	NAM	NAM

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Heating System Inspection	Certification or Training to Conduct testing	Issue	Allowable Action	Certification or Training to perform action	Client Education	Condition for Deferral	Condition for Referral	Funding & Measure Type			
								DOE	LIHEAP	Crisis	Questar
Venting system	RMGA mandatory NATE recommended	Unsafe venting of combustion appliance.	Repair or replacement of venting system as needed. Correct conditions causing back drafting.	RMGA mandatory NATE recommended	Care, use & maintenance of HVAC system	None	None	HSM	HSM	NAM	NAM
	RMGA mandatory NATE recommended	Galvanized vent connector	Replace with b-vent or aluminum connector	RMGA mandatory NATE recommended	Inform client and document	None	None	HSM	HSM	NAM	NAM
	IWTC WCDT	Combustion appliance back drafting during CAZ Testing	Repair or replacement of venting system as needed. Correct conditions causing back drafting.	RMGA mandatory NATE recommended	Care, use & maintenance of HVAC system	None	None	HSM	HSM	NAM	NAM
Ductwork	IWTC Auditor Training State Asbestos Inspector	Asbestos tape on duct joints	Handle according to E2. 5 Asbestos in Guidelines	Agency OJT Utah DEQ License	Inform client and document	Exceeds limits of Agency not licensed	None	ECM, IRM	ECM, IRM	NAM	
Piping	IWTC Auditor Training State Asbestos Inspector	Asbestos on pipes	Handle according to E2. 5 Asbestos in Guidelines	Agency OJT Utah DEQ License	Inform client and document	Exceeds limits of Agency not licensed	None	ECM, IRM	ECM, IRM	NAM	

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Water Heater Inspection	Certification or Training to Conduct testing	Issue	Allowable Action	Certification or Training to perform action	Client Education	Condition for Deferral	Condition for Referral	Funding & Measure Type			
								DOE	LIHEAP	Crisis	Questar
Gas line inspection (Visual inspection and combustible gas detector)	RMGA mandatory NATE recommended	Leaking fuel supply in dwelling	Repair or replace piping @ leak. Evacuate client and contact utility.	RMGA mandatory NATE recommended	Inform client of warning signs and to evacuate	None	None	HSM	HSM	NAM	NAM
	RMGA mandatory NATE recommended	Unlisted flex connector, visible damage or corrosion.	Replace with listed connector.	RMGA mandatory NATE recommended	Inform client and document	None	None	HSM	HSM	NAM	NAM
	RMGA mandatory NATE recommended	Flex connector incorrect size for appliance	Replace with listed connector sized for appliance.	RMGA mandatory NATE recommended	Inform client and document	None	None	HSM	HSM	NAM	NAM
Red Tagged System	RMGA mandatory NATE recommended	System has been identified by qualified person as being unsafe.	Repair violation	RMGA mandatory NATE recommended	Care, use & maintenance of HVAC system	None	None	HSM	HSM	NAM	NAM
	RMGA mandatory NATE recommended	System has been identified by qualified person as being unsafe & needs replacement.	Replace system using Questar, LIHEAP, or Crisis funds.	RMGA mandatory NATE recommended	Care, use & maintenance of HVAC system	None	None		NAM	NAM	NAM
Combustion safety testing (Combustion gas analyzer)	RMGA mandatory NATE recommended	Water heater producing CO 100ppm or greater	Clean & tune then retest.	RMGA mandatory NATE recommended	Care, use & maintenance of HVAC system	None	None	HSM	HSM		
	RMGA mandatory NATE recommended	Water heater producing CO 100ppm or greater after clean & tune.	Replace system using Questar, LIHEAP, or Crisis funds.	RMGA mandatory NATE recommended	Care, use & maintenance of HVAC system	None	None		NAM	NAM	NAM
	RMGA mandatory NATE recommended	System producing CO at any level in air distribution ducts	Replace system using Questar, LIHEAP, or Crisis funds.	RMGA mandatory NATE recommended	Care, use & maintenance of HVAC system	None	None		NAM	NAM	NAM

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Water Heater Inspection	Certification or Training to Conduct testing	Issue	Allowable Action	Certification or Training to perform action	Client Education	Condition for Deferral	Condition for Referral	Funding & Measure Type			
								DOE	LIHEAP	Crisis	Questar
Venting system (visual)	RMGA mandatory NATE recommended	Unsafe venting of combustion appliance.	Repair or replacement of venting system as needed. Correct conditions causing back drafting.	RMGA mandatory NATE recommended	Care, use & maintenance of HVAC system	None	None	HSM	HSM		NAM
	RMGA mandatory NATE recommended	Galvanized vent connector	Replace with b-vent or aluminum connector	RMGA mandatory NATE recommended	Inform client and document	None	None	HSM	HSM		NAM
	IWTC WCDT	Combustion appliance back drafting during CAZ Testing	Repair or replacement of venting system as needed. Correct conditions causing back drafting.	RMGA mandatory NATE recommended	Care, use & maintenance of HVAC system	None	None	HSM	HSM	NAM	NAM

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Other Combustion Appliances	Certification or Training to Conduct testing	Issue	Allowable Action	Certification or Training to perform action	Client Education	Condition for Deferral	Condition for Referral	Funding & Measure Type			
								DOE	LIHEAP	Crisis	Questar
Gas line inspection (Visual inspection and combustible gas detector)	RMGA mandatory NATE recommended	Leaking fuel supply in dwelling	Repair or replace piping @ leak. Evacuate client and contact utility.	RMGA mandatory NATE recommended	Inform client of warning signs and to evacuate	None	None	HSM	HSM		NAM
	RMGA mandatory NATE recommended	Unlisted flex connector, visible damage or corrosion.	Replace with listed connector.	RMGA mandatory NATE recommended	Inform client and document	None	None	HSM	HSM		NAM
	RMGA mandatory NATE recommended	Flex connector incorrect size for appliance	Replace with listed connector sized for appliance.	NATE recommended	Inform client and document	None	None	HSM	HSM		NAM
	RMGA mandatory NATE recommended	Missing drip leg on gas line	Install drip leg	NATE recommended	Inform client and document	None	None	HSM	HSM		NAM
	RMGA mandatory NATE recommended	Inoperable or Missing fuel shut off valve @ appliance.	Install fuel shut off valve.	RMGA mandatory NATE recommended	Inform client and document	None	None	HSM	HSM		NAM
Red Tagged System	RMGA mandatory NATE recommended	System has been identified by qualified person as being unsafe.	Repair violation	RMGA mandatory NATE recommended	Care, use & maintenance of HVAC system	None	None	HSM	HSM		NAM
	RMGA mandatory NATE recommended	System has been identified by qualified person as being unsafe & needs replacement.	Replace system using Questar, LIHEAP, or Crisis funds.	RMGA mandatory NATE recommended	Care, use & maintenance of HVAC system	None	None		NAM	NAM	NAM
Combustion safety testing (Combustion gas analyzer)	RMGA mandatory NATE recommended	Combustion appliance producing CO 100ppm or greater	Clean & tune then retest.	RMGA mandatory NATE recommended	Care, use & maintenance of HVAC system	None	None	HSM	HSM		NAM
	RMGA mandatory NATE recommended	Combustion appliance producing CO 100ppm or greater after clean & tune.	Replace system using Questar, LIHEAP, or Crisis funds.	RMGA mandatory NATE recommended	Care, use & maintenance of HVAC system	None	None		NAM	NAM	NAM
	RMGA mandatory NATE recommended	Heating system producing CO at any level in air distribution ducts	Replace system using Questar, LIHEAP, or Crisis funds.	RMGA mandatory NATE recommended	Care, use & maintenance of HVAC system	None	None		NAM	NAM	NAM

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Other Combustion Appliances	Certification or Training to Conduct testing	Issue	Allowable Action	Certification or Training to perform action	Client Education	Condition for Deferral	Condition for Referral	Funding & Measure Type			
								DOE	LIHEAP	Crisis	Questar
Venting system	RMGA mandatory NATE recommended	Unsafe venting of combustion appliance.	Repair or replacement of venting system as needed. Correct conditions causing back drafting.	RMGA mandatory NATE recommended	Care, use & maintenance of HVAC system	None	None	HSM	HSM		NAM
	RMGA mandatory NATE recommended	Galvanized vent connector	Replace with b-vent or aluminum connector	RMGA mandatory NATE recommended	Inform client and document	None	None	HSM	HSM		NAM
	IWTC WCDT	Combustion appliance back drafting during CAZ Testing	Repair or replacement of venting system as needed. Correct conditions causing back drafting.	RMGA mandatory NATE recommended	Care, use & maintenance of HVAC system	None	None	HSM	HSM	NAM	NAM

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Cooling System Inspection	Certification or Training to Conduct testing	Issue	Allowable Action	Certification or Training to perform action	Client Education	Condition for Deferral	Condition for Referral	Funding & Measure Type			
								DOE	LIHEAP	Crisis	Questar
	EPA 608 required NATE recommend	Central AC leaking refrigerant	Reclaim refrigerant & decommission system	EPA 608 required	Inform client and document	None	Client refusal	HSM	HSM		

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ASHRAE Inspection	Certification or Training to Conduct testing	Issue	Allowable Action	Certification or Training to perform action	Client Education	Condition for Deferral	Condition for Referral	Funding & Measure Type			
								DOE	LIHEAP	Crisis	Questar
	IWTC ASHRAE training	Home does not meet current program ASHRAE standards for ventilation	Install mechanical ventilation to meet current program ASHRAE requirements	IWTC ASHRAE training	Use of fan controls	Client refuses mechanical ventilation.	none	HSM	HSM		
	Inspect existing exhaust fans	Existing exhaust fan does not terminate to the outside of the home	Duct exhaust to outside of home	IWTC ASHRAE training	None	None	None	HSM	HSM		

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Lead Inspection	Certification or Training to Conduct testing	Issue	Allowable Action	Certification or Training to perform action	Client Education	Condition for Deferral	Condition for Referral	Funding & Measure Type			
								DOE	LIHEAP	Crisis	Questar
	Lead Inspector licensed by Utah DEQ	Lead is detected using XRF on surfaces that will be disturbed during the weatherization process.	Agency will conduct LSW during installation of measures disturbing lead surfaces.	Lead Renovator licensed by Utah DEQ	Renovate Right pamphlet	Client refuses measures that will disturb lead surfaces.	None	HSM	HSM		