

Violation	Description	% of Abatement
WMC 16.04.039	Rental of a residential dwelling unit after denial, revocation, suspension or non-renewal of residential rental license	100%
H-401.3 H-401.4	Nonfunctioning kitchen sink and lavatory basin	10—25%
H-401.3 H-401.4	Nonfunctioning flush water closet	Not only facility 5—10% Only facility 50—75%
H-401.3 H-401.4	Nonfunctioning bathtub or shower	Not only facility 5—10% Only facility 25—50%
H-400.3	Water pressure/volume 1. None 2. Inadequate	>48 hours 50—95% 10—25%
H-400.3.1	Hot water tank not provided or not functional	5—50%
H-400.5 H-400.6 WMC 6.44.040(A)	Garbage and refuse storage facility - inadequate or not provided	5%
H-302.7 H-302.8	Required exits 1. Not provided or totally unusable 2. Partially usable	10—25% per exit 5—10% per exit

Violation	Description	% of Abatement
H-302.9.2	Screens <ol style="list-style-type: none"> 1. No screens provided or all screens in need of repair 2. Not all screens provided or some screens in need of repair 	10—25% 5—10%
	Electrical services and wiring <ol style="list-style-type: none"> 1. No electricity 2. Unfused circuits 3. Overfused circuits 4. Exposed wires, damages or bare wires presenting shock hazards 	48 hours 50—95% 10—25% 5—10% 25—75%
H-401.6 H-401.6.1		
H-401.6 H-401.6.1 H-403.5	Lighting <ol style="list-style-type: none"> 1. Required light switches not provided or functioning 	5% per switch
H-403.4	Lighting <ol style="list-style-type: none"> 2. Public halls and/or stairs not lit 3. Outside entrance doors not lit 	5—25% 5—25%
H-400.4	Heat <ol style="list-style-type: none"> 1. Not heated or consistently below 55 degrees 2. Inadequate or occasionally inadequate (55—69 degree) 	24—48 hrs 25% >48 hrs 50—95% 10—25%

Violation	Description	% of Abatement
H-303.8	Interior floors, walls, ceilings, roof <ol style="list-style-type: none"> 1. Unsafe to the degree the room is unusable 2. Incapable of affording privacy 3. Appropriate floor surfacing not provided, or damaged so that it does not function to provide ease of maintenance 	Not a kit, only bath 25—50% Kit or only bath 50—95% 5—10% per room
	<ol style="list-style-type: none"> 4. Unsealed gaps allowing collection of dirt and other matter which creates a cleaning or sanitation problem 	5%
H-401.2.1	Chimney <ol style="list-style-type: none"> 1. Not properly removing combustible products 2. In danger of collapse 	50—75% 10—25%
H-302.7 (ext)	Exterior and interior doors, basement hatchway doors <ol style="list-style-type: none"> 1. Missing and affecting privacy, health, safety, and security 2. Hazardous unhinged, requiring excessive force to open, door or hardware interfering with egress/ingress 	10—50% 10—50%

Violation	Description	% of Abatement
H-302.7	<p>Windows (one or more)</p> <p>1. Missing from 1st floor, basement or other window openings accessible by balconies, fire escapes, trees, etc and negating dwelling unit or lodging room security</p>	25—50%
	<p>2. Hazardous - windows which must be propped open, broken windows with glass shards in the frame</p>	10—50%
H-302.7.4	Door locks - no lock or not functional	25—75%
H-302.7	<p>Window sash locks - not functional or not provided</p> <p>1. First floor, basement, and all other windows accessible by balconies, fire escapes, trees, or other existing means</p> <p>2. All other windows where required</p>	<p>10—25%</p> <p>5%</p>
H-302.6	Inside and outside stairs and/or porch - hazardous	<p>Egress only 50—95%</p> <p>Not only egress 25—50%</p>

Violation	Description	% of Abatement
H-302.6	<p>Required appurtenances to any porch or stair such as handrails and guardrails</p> <ol style="list-style-type: none"> 1. Missing or inadequate when protecting an elevation less than four feet (4') 2. Missing or inadequate when protecting an elevation greater than four feet (4') 	<p>5—10%</p> <p>10—50%</p>
H-401.3 H-401.4	<p>Leaking water supply or drain piping not containing sewage to extent it interferes with tenants full use of all or part of premises</p> <ol style="list-style-type: none"> 1. In kitchen, bathroom, bedroom or other living areas 2. Other areas 	<p>10—25%</p> <p>5—10%</p>
H-401.3 H-401.4	<p>Leaking or obstructing drain piping containing sewage that causes backup of sewage into fixtures, onto floors, or through ceilings or walls (including basement)</p>	50—90%
H-401.2	<p>Failure to clean and disinfect common area after sewage backup</p> <p>Owner not maintaining common areas in sanitary conditions</p>	<p>10—25%</p> <p>5—25%</p>
H-401.2.1	<p>Failure to clean and disinfect basement after sewage backup</p>	10—25%

Violation	Description	% of Abatement
H-303.7	Severe infestation of pests, whether occasional or chronic	10—50%
SPS 321.09 SPS 321.097 SPS 362.0907 SPS 362.1200	Smoke alarms and carbon monoxide detectors not installed where required	5—25% per missing detector
H-303.2	<p>Basement Water and Moisture Problems</p> <ol style="list-style-type: none"> 1. Basement water violation use in nonhabitable area; water, mold and/or mildew accumulation 2. Basement water violation use in habitation: damp, continually wet, standing water, mold and mildew accumulation 	<p>5—25%</p> <p>5—75%</p>