

**TITLE:** CABINETS  
**VERSION:** VI.3  
**DATE PUBLISHED:** 7/31/20

**DEFINITION:** A box-shaped piece of furniture with doors and/or drawers. Some cabinets stand alone while others may be built into, or attached to, a wall.

Generally, cabinets may have:

- One or more doors on the front, mounted with door hardware, and occasionally a lock
- One or more doors, drawers, and/or shelves

**PURPOSE:** Storing items, including food, sanitation, and household supplies.

**NAME VARIANTS:** Linen cabinet; Vanity cabinet; Kitchen cabinet; Pantry; Cupboard

**COMMON MATERIALS:** Wood; Metal; Laminate; Glass; Plastic; Particle board; Composites

**COMMON COMPONENTS:** Doors; Drawers; Hinges; Knobs; Drawer guide or slide; Shelves; Case or box

**LOCATION:**

<input checked="" type="checkbox"/>	Unit	Kitchens, bathrooms, laundry
<input checked="" type="checkbox"/>	Inside	Kitchens, bathrooms, laundry
<input type="checkbox"/>	Outside	None

**MORE INFORMATION:** Sharp edges, sinks, and leaks are related standards.

**DEFICIENCY 1:** Cabinets missing in dwelling unit kitchen

**LOCATION:**  Unit

**DEFICIENCY 2:** Cabinet components are damaged or missing

**LOCATION:**  Unit  Inside

**DEFICIENCY 3:** Cabinet case or box is damaged or loose

**LOCATION:**  Unit  Inside

DEFICIENCY I — UNIT: CABINETS MISSING IN DWELLING UNIT KITCHEN

DEFICIENCY CRITERIA: Within the dwelling unit kitchen, 25% or more of the cabinets are missing (i.e. evidence of prior installation, but now not present or is incomplete).

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If cabinets are missing in dwelling unit kitchen, then resident may not have sufficient ability to store food and dishes in a safe manner.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If cabinets are missing in dwelling unit kitchen, then resident is unable to use a feature that is expected to be included and maintained as a part of their rent.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If cabinets are missing in dwelling unit kitchen, then resident will likely report this defect and for facilities management to prioritize a work order response to fix that deficiency.

INSPECTION PROCESS:

OBSERVATION: - Look in the dwelling unit kitchen.  
 - Visibly confirm that cabinets are installed and present.

REQUEST FOR HELP: - None

ACTION: - If cabinets missing, calculate the percentage of missing cabinets:  
 - Count the number of total cabinets.  
 - Count the number of missing cabinets.  
 - Divide the total number of cabinets by the missing number of cabinets.

More Information: - Only dwelling unit kitchens are required to have cabinets under this deficiency.  
 - Classifying a kitchen in non-traditional housing units:  
 - A kitchen must contain an area to store, prepare, and cook food.  
 - If all three criteria are not met, then it is not considered a kitchen.  
 - A microwave is a substitute for a range, stove, or oven to establish a kitchen; however, it is not inspected and does not take the place of an inoperable range, stove, or oven.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

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**DEFICIENCY 2 — UNIT: CABINET COMPONENTS ARE DAMAGED OR MISSING**

**DEFICIENCY CRITERIA:** 50% or more of the kitchen, bath, or laundry cabinet doors, drawers, or shelves are missing (i.e. evidence of prior installation, but now not present or is incomplete).

OR

50% or more of the kitchen, bath, or laundry cabinet doors, drawers, or shelves are damaged (i.e. visibly defective; impacts functionality).

OR

50% or more of the kitchen, bath, or laundry cabinet doors, drawers, or shelves are inoperable (i.e. overall system or component thereof not meeting function or purpose; with or without visible damage).

**HEALTH AND SAFETY DETERMINATION:** Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

**CORRECTION TIMEFRAME:** Within 30 days

**HCV — CORRECTION TIMEFRAME:** Within 30 days

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If cabinet components are missing, then resident may not have sufficient ability to store food, dishes, personal or cleaning items in a safe and sanitary manner.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If cabinet components are missing, then resident may be unable to use a feature that is expected to be included and maintained in their rent.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If cabinet components are missing, then they should be identified through normal maintenance activities and the presence of this defect may indicate that routine maintenance activities are not being addressed.

**INSPECTION PROCESS:**

- OBSERVATION:**
- Survey cabinets in all kitchens, bathrooms, and laundry rooms for missing, damaged, or inoperable components.
  - Visually assess the operation of the cabinet.

- Look for shelves mounting bracket or hardware.

REQUEST FOR HELP: - None

ACTION: - Attempt to open every drawer and door.  
- Drawers and doors should open fully until stopped by the inherent limitations of the hinges or slide tracks.  
- Some slide tracks do not have stops; in these instances, open drawer until you can see the back of drawer.  
- Calculate the total number of doors, drawers, and shelves, then divide by the total of missing drawers, doors, and shelves.

More Information: - To calculate percentage of cabinet components that are deficient, evaluate kitchen, bath and laundry cabinet separately.  
- Deficiencies are based on defects observed on individual components (doors, drawers, or shelves) as a percentage of the same component's total for all the cabinets in the room.

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

**DEFICIENCY 2 — INSIDE: CABINET COMPONENTS ARE DAMAGED OR MISSING**

**DEFICIENCY CRITERIA:** 50% or more of the kitchen, bath, or laundry cabinet doors, drawers, or shelves are missing (i.e. evidence of prior installation, but now not present or is incomplete).

OR

50% or more of the kitchen, bath, or laundry cabinet doors, drawers, or shelves are damaged (i.e. visibly defective; impacts functionality).

OR

50% or more of the kitchen, bath, or laundry cabinet doors, drawers, or shelves are inoperable (i.e. overall system or component thereof not meeting function or purpose; with or without visible damage).

**HEALTH AND SAFETY DETERMINATION:** Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

**CORRECTION TIMEFRAME:** Within 30 days

**HCV — CORRECTION TIMEFRAME:** Within 30 days

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If cabinet components are missing, then resident may not have sufficient ability to store food, dishes, or cleaning items in a safe and sanitary manner.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If cabinet components are missing, then resident may be unable to use a feature that is expected to be included and maintained in their rent.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If cabinet components are missing, then they should be identified through normal maintenance activities and the presence of this defect may indicate that routine maintenance activities are not being addressed.

**INSPECTION PROCESS:**

- OBSERVATION:**
- Survey cabinets in all kitchens, bathrooms, and laundry rooms for missing, damaged, or inoperable components.
  - Visually assess the operation of the cabinet.

- Look for shelves mounting bracket or hardware.

REQUEST FOR HELP: - None

ACTION: - Attempt to open every drawer and door.  
- Drawers and doors should open fully until stopped by the inherent limitations of the hinges or slide tracks.  
- Some slide tracks do not have stops; in these instances, open drawer until you can see the back of drawer.  
- Calculate the total number of doors, drawers, and shelves, then divide by the total of missing drawers, doors, and shelves.

More Information: - To calculate percentage of cabinet components that are deficient, evaluate kitchen, bath and laundry cabinet separately.  
- Deficiencies are based on defects observed on individual components (doors, drawers, or shelves) as a percentage of the same component's total for all the cabinets in the room.

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

**DEFICIENCY 3 — UNIT: CABINET CASE OR BOX IS DAMAGED OR LOOSE**

**DEFICIENCY CRITERIA:** Any one cabinet case or box is damaged (i.e. visibly defective; impacts functionality).

OR

The frame is damaged or not securely attached to the wall.

**HEALTH AND SAFETY DETERMINATION:** Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

**CORRECTION TIMEFRAME:** Within 30 days

**HCV — CORRECTION TIMEFRAME:** Within 30 days

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If cabinets are loose, then they are a hazard and could potentially fall on the resident.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If cabinets are loose or damaged, then resident may be unable to use a feature that is expected to be included and maintained in their rent.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If cabinets are loose or damaged, then it is likely the resident will report it this deficiency and its presence may indicate that complaint-based work orders are not being addressed.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If cabinets are loose or damaged, then they should be identified through normal maintenance activities and the presence of this defect may indicate that routine maintenance activities are not being addressed.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If cabinets are loose or damaged, then it may result in a capital cost.

**INSPECTION PROCESS:**

- OBSERVATION:**
- Survey cabinets in all kitchens, bathrooms, and laundry room for damage to the walls, floor, or face.
  - Verify that cabinets are permanently attached to the wall.



- Verify that cabinets are securely mounted to the wall or floor and there is no space between the wall and the cabinets.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

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DEFICIENCY 3 — INSIDE: CABINET CASE OR BOX IS DAMAGED OR LOOSE

DEFICIENCY CRITERIA: The frame is not securely attached to the wall.

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If cabinets are loose, then they are a hazard and could potentially fall on the resident.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If cabinets are loose or damaged, then resident may be unable to use a feature that is expected to be included and maintained in their rent.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If cabinets are loose or damaged, then it is likely the resident will report it this deficiency and its presence may indicate that complaint-based work orders are not being addressed.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If cabinets are loose or damaged, then they should be identified through normal maintenance activities and the presence of this defect may indicate that routine maintenance activities are not being addressed.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If cabinets are loose or damaged, then it may result in a capital cost.

INSPECTION PROCESS:

- OBSERVATION: - Verify that cabinets are permanently attached to the wall.  
 - Verify that cabinets are securely mounted to the wall or floor and there is no space between the wall and the cabinets.
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

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**SUMMARY OF CHANGES**

**TITLE:** CABINETS  
**VERSION:** VI.3  
**DATE PUBLISHED:** 7/31/20

FIELD	CHANGE	VERSION	DATE
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Definition	Revised definition	VI.3	2020-07-31
Purpose	Field added	VI.3	2020-07-31
Name Variants	Revised name variants	VI.3	2020-07-31
Common Materials	Revised common materials	VI.3	2020-07-31
Common Components	Revised common components	VI.3	2020-07-31
Location	Revised inspectable locations	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
<b>Deficiency 1</b>	<b>Separated by inspectable location — Unit</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Added inspectable location		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Standard” determination; added standardized description		
Correction Timeframe	Field added; response input as “Within 30 days”		
HCV — Correction Timeframe	Field added; response input as “Within 30 days”		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
<b>Deficiency 2</b>	<b>Separated by inspectable locations — Unit and Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Standard” determination; added standardized description		

Correction Timeframe	Field added; response input as "Within 30 days"		
HCV – Correction Timeframe	Field added; response input as "Within 30 days"		
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<b>Deficiency 3</b>	<b>Separated by inspectable locations – Unit and Inside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Revised title; added inspectable locations		
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Tools or Equipment	Field added to deficiency		
<b>Rationales</b>	<b>Updated following in-house review and public comment</b>	<b>VI-2</b>	<b>2019-12-26</b>
<b>Health and Safety Determinations</b>	<b>Updated following in-house review and public comment</b>	<b>VI-2</b>	<b>2019-12-26</b>
<b>Copy edits</b>	<b>----</b>	<b>VI-2</b>	<b>2019-12-26</b>