

TITLE: [ELECTRICAL OUTLET](#)

VERSION: VI.3

DATE PUBLISHED: 7/31/20

DEFINITION: Installations that connect to an electricity supply.

PURPOSE: Allows users to safely access power to energize electrical devices.

NAME VARIANTS: Electrical sockets; Power sockets; Plug

COMMON MATERIALS: Metal; Plastic

COMMON COMPONENTS: Receptacle; Outlet; Faceplate

LOCATION: Unit All surfaces inside unit
 Inside All surfaces inside building
 Outside All exterior surface areas of building and site

MORE INFORMATION: None

DEFICIENCY 1: Outlet is broken, cracked, or burned

LOCATION: Unit Inside Outside

DEFICIENCY 2: Improperly wired outlet

LOCATION: Unit Inside Outside

DEFICIENCY 3: Inadequate number of outlets

LOCATION: Unit Inside

DEFICIENCY I — UNIT: OUTLET IS BROKEN, CRACKED, OR BURNED

DEFICIENCY CRITERIA: Any broken, cracked, or burned portion of the outlet is present.

HEALTH AND SAFETY DETERMINATION: Severe Non-Life-Threatening This is a severe health and safety issue that would cause a serious undue burden on the resident if the deficiency is present for an extended period of time.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If outlet is broken, cracked, or burned, then it could be a shock hazard to residents.
R2	Safety	Direct	Resident could be injured because of this condition.	If outlet is broken, cracked, or burned, then it could be a shock hazard to residents.
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 outlet is broken, cracked, or burned, then it is reasonable to expect that maintenance will identify and correct.

INSPECTION PROCESS:

- OBSERVATION: - Identify all outlets.
 - Look at each outlet for signs of damage.
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - Missing (i.e., evidence of prior installation, but now not present or is incomplete) outlets to be recorded under the "Exposed Electrical Conductor" standard.
 - Abandoned receptacles which are blanked are not considered a defect.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight

DEFICIENCY I — INSIDE: [OUTLET IS BROKEN, CRACKED, OR BURNED](#)

DEFICIENCY CRITERIA: Any broken, cracked, or burned portion of the outlet is present.

HEALTH AND SAFETY DETERMINATION: Severe Non-Life-Threatening This is a severe health and safety issue that would cause a serious undue burden on the resident if the deficiency is present for an extended period of time.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 30 days

RATIONALE:

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 - Abandoned receptacles which are blanked are not considered a defect.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight

DEFICIENCY I — OUTSIDE: OUTLET IS BROKEN, CRACKED, OR BURNED

DEFICIENCY CRITERIA: Any broken, cracked, or burned portion of the outlet is present.

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 - Abandoned receptacles which are blanked are not considered a defect.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight

DEFICIENCY 2 — UNIT: [IMPROPERLY WIRED OUTLET](#)

DEFICIENCY CRITERIA: Outlet does not match the dwelling wiring system (i.e., ground or unground).

OR

Outlet is not properly wired or energized.

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 outlet is not properly wired, then the safety of devices the resident uses daily may be jeopardized.
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 outlet is not properly wired, then the resident may not be able to utilize a feature of their home that is expected to be included and maintained as part of their rent.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	If outlet is not properly wired, then it may indicate that preventative maintenance activities are not being addressed as outlet wiring should be included in preventative maintenance plans.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If outlet is not properly wired, then it may require significant work to properly rewire and resolve this defect.

INSPECTION PROCESS:

OBSERVATION: - Identify all outlets.

REQUEST FOR HELP: - None

ACTION: Two-pronged, ungrounded outlets:

- Using a two-wire tester, determine whether outlet is energized and properly wired.

Three-pronged, grounded outlets:

- Using a three-pronged outlet tester, determine whether outlet is properly grounded.

More Information: - A three-prong outlet which is properly protected with a GFCI may not be grounded or a three-prong outlet can be protected through a GFCI circuit breaker located in the electrical subpanel.

TOOLS OR EQUIPMENT:

REQUIRED:

- Flashlight
- Electrical testing equipment

USEFUL:

- None

DEFICIENCY 2 — INSIDE: [IMPROPERLY WIRED OUTLET](#)

DEFICIENCY CRITERIA: Outlet does not match the dwelling wiring system (i.e., ground or unground).

OR

Outlet is not properly wired or energized.

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:

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INSPECTION PROCESS:

OBSERVATION: - Identify all outlets.

REQUEST FOR HELP: - None

ACTION: Two-pronged, ungrounded outlets:

- Using a two-wire tester, determine whether outlet is energized and properly wired.

Three-pronged, grounded outlets:

- Using a three-pronged outlet tester, determine whether outlet is properly grounded.

More Information: - A three-prong outlet which is properly protected with a GFCI may not be grounded or a three-prong outlet can be protected through a GFCI circuit breaker located in the electrical subpanel.

TOOLS OR EQUIPMENT:

- REQUIRED:**
- Flashlight
 - Electrical testing equipment
- USEFUL:**
- None
-

DEFICIENCY 2 — OUTSIDE: [IMPROPERLY WIRED OUTLET](#)

DEFICIENCY CRITERIA: Outlet does not match the dwelling wiring system (i.e., ground or unground).

OR

Outlet is not properly wired or energized.

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

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More Information: - A three-prong outlet which is properly protected with a GFCI may not be grounded or a three-prong outlet can be protected through a GFCI circuit breaker located in the electrical subpanel.

TOOLS OR EQUIPMENT:

REQUIRED: - Flashlight
- Electrical testing equipment

USEFUL: - None

DEFICIENCY 3 — UNIT: INADEQUATE NUMBER OF OUTLETS

DEFICIENCY CRITERIA:

Living Room and / or Bedroom:

- At least two (2) working outlets; OR
- At least one (1) working outlet and one (1) working, permanently installed ceiling or wall light fixture.

Kitchen:

- At least one (1) outlet and one (1) permanent light fixture are present and working.

Bathroom:

- At least one (1) permanent light fixture present and working.

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
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If this defect is present, then the resident may be at a higher risk of injury due to inability to adequately illuminate the space.
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 there is an inadequate number of outlets, then the resident will likely be unable to fully utilize fixtures, features, or appliances, that are expected to be included in their rent.
M1	Corrective Maintenance	Indirect	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 this defect is present, and there was an adequate number of outlets present at the time of the initial inspection, it is likely that maintenance removed an inoperable outlet rather than repairing.

INSPECTION PROCESS:

- OBSERVATION: - Observe that each room has at least the minimum number of working outlets and fixtures identified within the deficiency criteria.
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - Bathroom: An outlet is not required and an outlet cannot be substituted for a permanent light fixture.

TOOLS OR EQUIPMENT:

REQUIRED: - Electrical testing equipment

USEFUL: - None

DEFICIENCY 3 — INSIDE: [INADEQUATE NUMBER OF OUTLETS](#)

DEFICIENCY CRITERIA:

Living Room and / or Bedroom:

- At least two (2) working outlets; OR
- At least one (1) working outlet and one (1) working, permanently installed ceiling or wall light fixture.

Kitchen:

- At least one (1) outlet and one (1) permanent light fixture are present and working.

Bathroom:

- At least one (1) permanent light fixture present and working.

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
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INSPECTION PROCESS:

- OBSERVATION: - Observe that each room has at least the minimum number of working outlets and fixtures identified within the deficiency criteria.
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - Bathroom: An outlet is not required and an outlet cannot be substituted for a permanent light fixture.

TOOLS OR EQUIPMENT:

REQUIRED: - Electrical testing equipment

USEFUL: - None

SUMMARY OF CHANGES

TITLE: ELECTRICAL OUTLETS

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 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
Deficiency 1	Separated by inspectable locations – Unit, Inside, and Outside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to “Severe Non-Life-Threatening” determination; added standardized description		
Correction Timeframe	Field added; response input as “24 hours”		
HCV – Correction Timeframe	Field added; response input as “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		
Deficiency 2	Added by inspectable locations – Unit, Inside, and Outside	VI.3	2020-07-31
Title	Added title; added inspectable locations		
Deficiency Criteria	Added deficiency criteria		
Health and Safety Determination	Added 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	Added rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Added observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Deficiency 3	Added by inspectable locations – Unit and Inside	VI.3	2020-07-31
Title	Added title; added inspectable locations		
Deficiency Criteria	Added deficiency criteria		
Health and Safety Determination	Added 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	Added rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Added observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Item Name	Updated	VI-I	2019-11-25
Definition	Updated	VI-I	2019-11-25
Name Variants	Added	VI-I	2019-11-25
Most Common Components	Added	VI-I	2019-11-25
Abilities or Knowledge Needed	Removed	VI-I	2019-11-25
Common Locations	Updated	VI-I	2019-11-25
How to Locate	Removed	VI-I	2019-11-25
Deficiency I	Updated	VI-I	2019-11-25
Rationale	Updated		
Health and Safety	Updated		
How to Inspect	Updated		



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

Inspection Process and Procedures	Updated
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Record Deficiency if	Updated
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