

**TITLE:** EXPOSED ELECTRICAL CONDUCTOR

**VERSION:** VI.3

**DATE PUBLISHED:** 7/31/20

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**DEFINITION:** A hazard that exists when any wire and electrical conductor is easily accessible or visible and not concealed by conduit, jacketing, sheathing, or an approved electrical enclosure.

**PURPOSE:** None

**NAME VARIANTS:** Wires; Electrical conductor; Busbar; Terminal; Wire connection; Cables

**COMMON MATERIALS:** Copper; Plastic; Metal; Aluminum

**COMMON COMPONENTS:** Wires; Electrical conductor; Busbar; Terminal; Wire connection; Cables; Junction box

**LOCATION:**

<input checked="" type="checkbox"/>	Unit	Plugs, light fixtures, switches, junction box, appliances
<input checked="" type="checkbox"/>	Inside	Plugs, light fixtures, switches, junction box, appliances
<input checked="" type="checkbox"/>	Outside	Plugs, light fixtures, switches, junction box

**MORE INFORMATION:** None

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**DEFICIENCY I:** Exposed electrical wire

**LOCATION:**  Unit  Inside  Outside

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DEFICIENCY I — UNIT: EXPOSED ELECTRICAL WIRE

DEFICIENCY CRITERIA: There is exposed electrical wiring.

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If there are exposed electrical wires, then resident could be at risk for electric shock.
R2	Safety	Direct	Resident could be injured because of this condition.	If there are exposed electrical wires, then there is an increased probability of an electrical fire.
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 there are exposed electrical wires, then it reasonable to expect the resident to report 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 there are exposed electrical wires, then it is likely that property management / maintenance staff is not identifying deficiencies or responding to self-generated work orders.

INSPECTION PROCESS:

OBSERVATION: Look at all inspectable items powered by electricity, including but not limited to:

- Major appliances
- Lights
- Outlets
- Smoke detectors
- Building system (e.g. fire alarms, emergency lighting in SROs)

Look for any wires or conductors that are not concealed by jacketing, conduit, sheathing, or an electrical enclosure (e.g. faceplate, lid, cover, door, or fixture).

REQUEST FOR HELP: - None

ACTION: - None

More Information: This defect includes:

- Meter bases from weather head to ground level
- Knockouts

- Device cover plates that are missing (i.e. evidence of prior installation, but now not present or is incomplete)
- Device cover plates that are damaged (i.e. visibly defective; impacts functionality)
- Fixtures and hardwire smoke detectors
- Visible wire nuts on electrical conductors
- Wiring that is insulated but not protected by shielding or conduit

This defect does not include low voltage wires (e.g. speakers, coax, alarm, signal wire, doorbell, thermostat, telephone).

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TOOLS OR EQUIPMENT:

- REQUIRED:        - None
- USEFUL:            - Flashlight; Inspection mirror
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DEFICIENCY I — INSIDE: EXPOSED ELECTRICAL WIRE

DEFICIENCY CRITERIA: There is exposed electrical wiring.

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If there are exposed electrical wires, then resident could be at risk for electric shock.
R2	Safety	Direct	Resident could be injured because of this condition.	If there are exposed electrical wires, then there is an increased probability of an electrical fire.
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 there are exposed electrical wires, then it reasonable to expect the resident to report 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 there are exposed electrical wires, then it is likely that property management / maintenance staff is not identifying deficiencies or responding to self-generated work orders.

INSPECTION PROCESS:

OBSERVATION: Look at all inspectable items powered by electricity, including but not limited to:

- Major appliances
- Lights
- Outlets
- Smoke detectors
- Building system (e.g. fire alarms, emergency lighting in SROs)

Look for any wires or conductors that are not concealed by jacketing, conduit, sheathing, or an electrical enclosure (e.g. faceplate, lid, cover, door, or fixture).

REQUEST FOR HELP: - None

ACTION: - None

More Information: This defect includes:

- Meter bases from weather head to ground level
- Knockouts

- Device cover plates that are missing (i.e. evidence of prior installation, but now not present or is incomplete)
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TOOLS OR EQUIPMENT:

- REQUIRED:       - None
- USEFUL:           - Flashlight; Inspection mirror
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DEFICIENCY I — OUTSIDE: EXPOSED ELECTRICAL WIRE

DEFICIENCY CRITERIA: There is exposed electrical wiring.

HEALTH AND SAFETY DETERMINATION: Life-Threatening This is a life-threatening issue requiring a 24-hour repair, correction, or act of abatement.

CORRECTION TIMEFRAME: 24 hours

HCV — CORRECTION TIMEFRAME: 24 hours

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If there are exposed electrical wires, then resident could be at risk for electric shock.
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INSPECTION PROCESS:

- OBSERVATION:** Look at all inspectable items powered by electricity, including but not limited to:
- Major appliances
  - Lights
  - Outlets
  - Smoke detectors
  - Building system (e.g. fire alarms, emergency lighting in SROs)
- Look for any wires or conductors that are not concealed by jacketing, conduit, sheathing, or an electrical enclosure (e.g. faceplate, lid, cover, door, or fixture).
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:** This defect includes:
- Meter bases from weather head to ground level
  - Knockouts

- Device cover plates that are missing (i.e. evidence of prior installation, but now not present or is incomplete)
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TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight; Inspection mirror
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**SUMMARY OF CHANGES**

**TITLE:** EXPOSED ELECTRICAL CONDUCTOR  
**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
Deficiency I	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 “Life-Threatening” determination; added standardized description		
Correction Timeframe	Field added; response input as “24 hours”		
HCV — Correction Timeframe	Field added; response input as “24 hours”		
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		
Title	All titles updated	VI-1	2019-11-26
Definition	Updated	VI-1	2019-11-26
Name Variants	Updated	VI-1	2019-11-26



Most Common Components	Updated	VI-I	2019-11-26
Tools for Location and Inspection	Updated	VI-I	2019-11-26
Common Locations	Updated	VI-I	2019-11-26
How to Locate	Updated	VI-I	2019-11-26
Deficiency I	Updated	VI-I	2019-11-26
Rationale	Updated		
How to Inspect	Updated		
Inspection Process and Procedures	Updated		