

**TITLE:** FENCE — SECURITY  
**VERSION:** VI.3  
**DATE PUBLISHED:** 7/31/20

**DEFINITION:** A locking barrier, railing, or other upright structure, typically of wood or wire, fully enclosing an area of ground to mark a boundary, and control access. Fence must be 4 feet or greater.

**PURPOSE:** Establishes a visual boundary and provides security and safety. Can help control access as a means of ingress or egress, through the addition of a gate.

**NAME VARIANTS:** Privacy fence; Protective fence; Perimeter fence; Safety fence; Utility fence

**COMMON MATERIALS:** Wood; Chain link; Brick; Stone; Pre-case concrete; Vinyl; PVC; Iron

**COMMON COMPONENTS:** Post; Lock; Gate; Fencing material; Hinge; Latch; Nails

**LOCATION:**

<input type="checkbox"/>	Unit	None
<input type="checkbox"/>	Inside	None
<input checked="" type="checkbox"/>	Outside	Decks, patios, perimeter of property

**MORE INFORMATION:** This item includes, but is not limited to utility fencing, fencing around unprotected heights (retaining wall fencing does not need to be enclosed), storm water management pond, pool fencing, daycares, also includes the gates associated with this item.

**DEFICIENCY 1:** Fence components are missing

**LOCATION:**  Outside

**DEFICIENCY 2:** Gate does not open, close, latch, or lock

**LOCATION:**  Outside

**DEFICIENCY 3:** Fence demonstrates signs of collapse

**LOCATION:**  Outside

DEFICIENCY I — OUTSIDE: FENCE COMPONENTS ARE MISSING

**DEFICIENCY CRITERIA:** Fence components are missing (i.e. evidence of prior installation, but now not present or is incomplete), resulting in a hole that is approximately 10% or greater of the area of a single section of fence.  
 Components may include, but are not limited to, pickets, posts, and panels.

**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 fence has missing components, and it falls, then resident may be exposed to hazards.
R4	Security	Direct	Resident cannot control access to unit or property because of this condition.	If fence has missing components, then resident may be unable to control access to the property.
R5	Privacy	Direct	Condition limits the resident's reasonable expectation of privacy in their dwelling.	If fence has missing components, then it may limit the privacy of the property.
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 fence has missing components, then the resident may be unable to use a feature of the home that is expected to be maintained as part of 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 fence has missing components, then it will likely be observed through regular maintenance activities and its presence may indicate that self-generated work orders are not being addressed.

**INSPECTION PROCESS:**

- OBSERVATION:** - Look at each section of the fence for missing pickets or fence portions.
- REQUEST FOR HELP:** - None
- ACTION:** - Determine the approximate percentage of the section of fence impacted.
- More Information:** - A single section of fence is the portion of fence located between two consecutive posts.  
 - If security fence is not present, then disregard this deficiency.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Distance measuring device
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**DEFICIENCY 2 — OUTSIDE: GATE DOES NOT OPEN, CLOSE, LATCH, OR LOCK**

**DEFICIENCY CRITERIA:** Gate will not open.

OR

Gate will open when locked or latched.

OR

Gate will not close.

**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 gate does not open, and there is an emergency, then resident may be limited in their ability to leave the property, or delay entry by emergency personnel.
R4	Security	Direct	Resident cannot control access to unit or property because of this condition.	If gate does not close, latch, or lock, then resident may be unable to control access to the property.
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 gate does not open, close, latch, or lock, then resident may not be able to fully utilize a feature that is expected to be included and maintained as part of 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 the gate does not open, close, latch, or lock, then it will likely be observed through regular maintenance activities and its presence may indicate that self-generated work orders are not being addressed.

**INSPECTION PROCESS:**

**OBSERVATION:** - None

**REQUEST FOR HELP:** - If lock is present on gate, ask the POA to unlock gate.

- If lock is present on gate, ask the POA to lock gate.
- ACTION:**
- Open the gate fully.
  - Close gate fully and latch gate.
  - Attempt to open gate without engaging the latch.
  - Attempt to open locked gate while engaging the latch.
- More Information:**
- For the purpose of this inspection, when looking at fencing for pools and daycares, the fence does not need to be locked but must have a means to lock.
  - If the fence is enclosing a utility item with the lock owned by the utility company, then just ensure that the gate is locked.

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**TOOLS OR EQUIPMENT:**

- REQUIRED:** - None
- USEFUL:** - None

DEFICIENCY 3 — OUTSIDE: FENCE DEMONSTRATES SIGNS OF COLLAPSE

DEFICIENCY CRITERIA: Fence demonstrates signs of collapse.

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 fence is unstable, then it may present a hazard to the resident.
R4	Security	Direct	Resident cannot control access to unit or property because of this condition.	If fence is unstable, then resident may not be able to control access to the property.
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 fence is unstable, then resident may not be able to fully utilize a feature that is expected to be included and maintained as part of 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 fence is unstable, then it will likely be observed through regular maintenance activities and its presence may indicate that self-generated work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Look for failing (e.g. rotten, eaten, rusted, cracking) fence post that allows all or part of a fence panel to become unstable, lean, or fall.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

**SUMMARY OF CHANGES**

**TITLE:** FENCE - SECURITY

**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 locations — Outside</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”		
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 — Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
Title	Added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety 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; response revised
<b>Deficiency 3</b>	<b>Separated by inspectable locations – Outside</b>
	<b>VI.3</b>
	<b>2020-07-31</b>
Title	Revised title; added inspectable locations
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