

TITLE: PRIVATE ROADS AND DRIVEWAYS

VERSION: VI.3

DATE PUBLISHED: 7/31/20

DEFINITION: Road leading from a public road to a dwelling or garage.

PURPOSE: An area on private property where automobiles and other vehicles are operated or allowed to stand.

NAME VARIANTS: None

COMMON MATERIALS: Asphalt; Concrete; Dirt; Gravel; Paving stones; Steel

COMMON COMPONENTS: Asphalt; Concrete; Dirt; Gravel; Paving stones; Expansion joints; Curbs; Gutters; Utility access covers; Rebar

LOCATION:

<input type="checkbox"/>	Unit	None
<input type="checkbox"/>	Inside	None
<input checked="" type="checkbox"/>	Outside	Throughout the site

MORE INFORMATION: For the purpose of this inspection, only inspect private roads owned and maintained by the property. If you have any doubt about ownership of the road, ask the POA to provide documentation clarifying the ownership of the road.

DEFICIENCY 1: Road or driveway access to the property is blocked or impassable for vehicles

LOCATION: Outside

DEFICIENCY 2: Road or driveway has potholes

LOCATION: Outside

DEFICIENCY I — OUTSIDE: ROAD OR DRIVEWAY ACCESS TO THE PROPERTY IS BLOCKED OR IMPASSABLE FOR VEHICLES

DEFICIENCY CRITERIA: Road or driveway access to the property is blocked or impassable for vehicles.

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	Indirect	Condition could affect resident’s mental, or physical, or psychological state.	If road or driveway access is blocked, then emergency vehicles would have trouble accessing the property; time delay/limited access might cause a delay in response time.
R4	Security	Indirect	Resident cannot control access to unit or property because of this condition.	If road or driveway access is blocked, then emergency vehicles would have trouble accessing the property; time delay/limited access might cause a delay in response time.
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 road or driveway access is blocked, then resident may not be able to fully utilize a feature that is expected to be provided 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 road or driveway access is blocked, then it will likely be identified during routine maintenance activities and the presence of this defect may indicate that self-generated work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION:

- Look at each road that provides access to the property.
- Look to ensure that each road providing access to the property is free from any obstruction that would render the road blocked or impassable (e.g. downed trees, debris, impassable holes, snowbanks, parked cars, or flooding that would prevent a vehicle from gaining access to the property).

REQUEST FOR HELP: - None

ACTION: - None

More Information:

- For the purpose of this inspection, do not record this deficiency for designed permanent fixtures installed to control access (e.g. electronic gates or locked fences).
- If the property has these, the POA must show that they function and allow access to the road or driveway.
- Temporary obstructions for a specific function (e.g. road maintenance) should not be cited.

TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

DEFICIENCY 2 — OUTSIDE: ROAD OR DRIVEWAY HAS POTHOLES

DEFICIENCY CRITERIA: Any one pothole is greater than 4 inches deep and 144 square inches wide.

OR

Any number of potholes taken cumulatively is greater than 4 inches deep and 144 square inches wide.

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	Indirect	Resident could be injured because of this condition.	If pothole(s) present, then there is potential for increased risk of injury from tripping or falling.
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 pothole(s) present, then resident may not be able to fully utilize a feature that is expected to be provided and maintained as part of their rent.
R7	Increased Monetary Impact to Resident	Direct	Resident would incur additional costs because of this condition.	If pothole(s) present, then there is an increased risk of damage to resident's vehicle.
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 pothole(s) present, then resident will likely report this, and the presence of this defect may indicate that complaint-driven 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 pothole(s) present, then it will likely be identified during routine maintenance activities and the presence of this defect may indicate that self-generated work orders are not being addressed.
PPI	Market Appeal	Direct	If this defect occurs, HUD or the property would suffer reputational harm.	If pothole(s) present, then this deficiency can be seen by the public and may result in reputational harm.

INSPECTION PROCESS:

- OBSERVATION:** - Observe all private road and driveway to identify any potholes.
- REQUEST FOR HELP:** - Ask the POA for the total square footage of private roads and driveways on the property.
- ACTION:** - Measure the dimensions of each identified pothole.
- Calculate the affected area.
- More Information:** - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - Distance measuring device
- USEFUL:** - None
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SUMMARY OF CHANGES

TITLE: PRIVATE ROADS AND DRIVEWAYS
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
Common Materials	Revised common materials	VI.3	2020-07-31
Common Components	Revised common components	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
Deficiency 1	Separated by inspectable location – Outside	VI.3	2020-07-31
Title	Added inspectable location		
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	Separated by inspectable location – Outside	VI.3	2020-07-31
Title	Revised 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, action, and more information		
Tools or Equipment	Field added to deficiency		
Rationales	Updated following in-house review and public comment	VI-2	2019-12-26
Health and Safety Determinations	Updated following in-house review and public comment	VI-2	2019-12-26