

## Cabinets Version 1-2

Definition: Boxes with or without doors mounted to the wall and/or floor, designed for storage of food and other household items.

Name cupboards, linen cabinet, vanity cabinet,  
Variants:

Most wood, metal, laminate, glass, plastic  
Common  
Materials:

Most doors, drawers, hinges, knobs, slide track, shelves  
Common  
Components:

## Location and Inspection of Cabinets

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - Mobility for access to all areas of the property - Understanding of item's components
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Tools for Location & Inspection	Useful:	Flashlight
	Required:	none

Common Locations:	Unit/Inside:	kitchens, bathrooms, laundry
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How to Locate:	Visual Observation:	Look in kitchens near kitchen appliances. Look in bathrooms near the sink
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Possible Deficiencies:	Deficiency 1:	Cabinets missing in dwelling unit kitchen
	Deficiency 2:	Drawer and door will not open or close
	Deficiency 3:	Drawer and door is missing

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

**Rationale:** Usability or Operability of Fixtures, Direct: It is reasonable to expect that cabinets will be present in kitchens.  
  
Corrective Maintenance, Direct: It is reasonable to expect a tenant to report if cabinets are missing from a dwelling unit kitchen and for facilities management to prioritize a work order response to fix that deficiency.

**Health and Safety Determination:** This is not a health and safety issue. It is a function and operability issue and should be corrected in accordance to the property management’s established maintenance plans.

**How to Inspect:** Visual Observation: Look in the kitchen and visibly confirm that cabinets are installed.

**Record deficiency if:** Cabinets missing in dwelling unit kitchen  
  
**Please Note:** **For the purposes of this inspection, only kitchens within dwelling units are required to have cabinets.**

**Deficiency 2: Cabinet drawer and door will not open or close.**

**Rationale:** Usability or Operability of Fixtures, Direct: If cabinet drawers and doors will not open or close, this reduces usability and operability of the cabinets.

Corrective Maintenance, Direct: It is reasonable to expect tenants to report if cabinet drawers and doors will not open or close and for facilities management to prioritize a work order response to fix that deficiency.

**Health and Safety Determination:** This is not a health and safety issue. It is a function and operability issue and should be corrected in accordance to the property management’s established maintenance plans.

**How to Inspect:**

**Visual Observation:** Approach the cabinets in all kitchens and bathrooms and identify a handle, knob, or means to open them.

**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.)

**Action:** Count the total number of cabinets in both the kitchen and in the bathroom.

Count how many drawers and doors do not open or close in each of those areas.

**Record deficiency if:** 50% of drawers and doors will not close in either the kitchen or bathroom.

**Deficiency 3:      Drawer and door is missing.**

**Rationale:**            Usability or Operability of Fixtures, Direct: If cabinet drawers and doors are missing, this reduces usability and operability of the cabinets.

                                 Corrective Maintenance, Direct: It is reasonable to expect tenants to report if cabinet drawers and doors are missing and for facilities management to prioritize a work order response to fix that deficiency.

**Health and Safety Determination:**      This is not a health and safety issue. It is a function and operability issue and should be corrected in accordance to the property management’s established maintenance plans.

**How to Inspect:**            Visual Observation:      Look at the cabinets.

                                 Action:                              Count the total number of cabinets in both the kitchen and in the bathroom. Count how many drawers and doors are missing in each of those areas.

**Record deficiency if:**            50% of drawers and doors in the kitchen or bathroom are missing.

# Cabinets, Version 1-2 (26 Dec 2019)

## Summary of Changes (from Version 1)

- The **Rationales** and the **Health and Safety Determinations** have been updated, following in-house review and public comment.
- Copy edits