

Doors – Unit Entry

Definition: Any door to a dwelling unit leading from public/semi-public to the private space (dwelling unit). This item helps control access into the unit, provides security and privacy, while protecting against weather, infestation, and other elements.

Please Note: For the purpose of this inspection, only inspect unit entry doors

Name n/a
Variants:

Most Common Materials: wood, metal

Most Common Components: door, doorknob, door frame, door slab, deadbolt, lite, transoms

Unit Entry- Location and Inspection of Door

Abilities or Knowledge Needed:	- Visual acuity for location & inspection
	- Mobility for access to all areas of the property
	- Understanding of item's components

Tools for Location & Inspection	Useful:	none
	Required:	flashlight

Common Locations:	Unit/Inside:	entry to unit
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How to Locate:	Visual Observation:	Look at the entrance of the dwelling unit.
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Possible Deficiencies:	Deficiency 1:	Door will not open, close, latch, or lock
	Deficiency 2:	Hole of any size penetrates all the way through the door, frame, or a lite
	Deficiency 3:	Door is missing
	Deficiency 4:	Door surface damage

Deficiency 1: Door will not open, close, latch, or lock

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Decreases the safety and security of a resident. Increases the likelihood that an intruder enters a resident's unit if door does not close or lock. Increases undue stress to the resident if door will not close or lock. Compromises egress if door will not open. Increases likelihood of vermin or weather entering the unit if the door does not close, which could lead to illness or infestation.
	Operability:	Prevents proper use of door.
Health and Safety	Severe:	This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.
How to Inspect:	Visual Observation:	Look at the entrance to a dwelling unit and identify the unit entry door.
	Action:	Grab the doorknob/handle and attempt to open the door
	Visual Observation:	Visually observe that door opens at least 90 degrees or opens at least 32 inches.
	Action:	Attempt to close the door. If self-closure is present, allow door to self-close.
	Visual Observation:	Visually observe that door seats in the frame.
	Action:	While in the closed position, pull the doorknob/handle to ensure that the door is latched. (Exception: sliding doors do not typically latch, but they must lock).
	Action:	Attempt to lock the door using the deadbolt or lock on the doorknob. Each unit entry door is required to have at least one operational lock that can be engaged from the inside of the unit.
	Please Note:	If a deadbolt is present, it must function.
Record deficiency if:	unit entry door does not do any one of the following: open (90*/32"), close (door seats in frame), latch, or lock.	

Deficiency 2: Hole of any size penetrates all the way through the door, frame, or a lite

<p>Rationale:</p>	<p>Maintenance:</p> <p>Health and Safety:</p> <p>Privacy:</p> <p>Cost:</p>	<p>Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.</p> <p>Decreases the safety and security of a resident. Increases the likelihood that an intruder enters a resident’s unit if door has a hole. Provides easier access to unlock the door using the hole. Leads to undue stress to the resident if door will not close or lock. Increases likelihood of vermin or weather entering the unit if the hole is substantial enough, which could lead to illness or infestation.</p> <p>Decreases the privacy of the resident if the hole is large enough to see through.</p> <p>Increases cost of energy bills for heating/cooling because penetrative hole would allow exposure to the exterior elements.</p>
<p>Health and Safety</p>	<p>Standard:</p>	<p>This is a standard health and safety issued requiring a correction, remedy, or act of abatement within 30 days.</p>
<p>How to Inspect:</p>	<p>Visual Observation:</p> <p>Action:</p> <p>Visual Observation:</p>	<p>Visually inspect the surface of the door assembly, looking for any holes that penetrate through the door, frame, or a lite.</p> <p>Turn on flashlight and shine light on the hole from one side of the door.</p> <p>Visually inspect the other side of the door to see if the light is visible.</p>
<p>Record deficiency if:</p>	<p>hole of any size penetrates all the way through the door, frame, or a lite (includes glass within door slab, side lite, or transoms that are part of the door assembly)</p>	

Deficiency 3: Door is missing

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Decreases the safety and security of a resident. Increases the likelihood that an intruder enters a resident's unit if door is missing as resident cannot control access. Increases undue stress to the resident if door is missing. Increases likelihood of vermin or weather entering the unit if the door is missing.
	Operability:	Prevents proper use of door.
	Privacy:	Decreases the privacy of the resident if the door is missing.
	Cost:	Increases cost of energy bills for heating/cooling because a missing door would allow exposure to the exterior elements.
Health and Safety	Severe:	This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.
How to Inspect:	Visual Observation:	Look at the entrance to the unit and visually observe that the door slab is present within the door assembly.
Record deficiency if:	door slab is missing from the door assembly.	

Deficiency 4: Door surface damage

Rationale: Maintenance: Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.

Health and Safety N/A: This is a non-health and safety issue and should be corrected, remedied, or abated in accordance to the POA's established maintenance plans and/or program requirements

How to Inspect: Visual Observation: Look at the entrance to the unit and examine for delamination and separation

Action: Measure any delamination or separation you see.

Record deficiency if: there is any delamination or separation of 2 inches in length or greater.