

Doors General

Definition: A hinged or sliding panel that covers an opening in a building or room that provides a separation for privacy and security.

Doors General includes door associated with bedrooms, bathrooms, janitor rooms, stairwells, laundry rooms and other common area doors.

Doors General excludes entry doors, fire doors, and closet doors

Name sliding door, entrance, entry, egress, exit

Variants:

Most Common Materials: wood, steel, fiberglass, vinyl, composite, glass

Most Common Components:

frame, sill, jamb, handle, door sweep, lock set, threshold, hinge, casing, handle,

Location and Inspection Door General

Abilities or Knowledge Needed:	Visual acuity for location & inspection Mobility for access to all areas of the property Understand the components and the operability of the device
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Tools for Location & Inspection	Useful	none
	Required	flashlight, measuring device

Common Locations:	Unit/Inside:	hallways, stairwells, laundry rooms, community rooms, bedrooms, bathrooms, living rooms, dining rooms
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How to Locate:	Visual Observation:	Look for a point of ingress or egress inside a building.
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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 (A lite includes glass within door slab, side lites, or transoms that are part of the door assembly.)
	Deficiency 3:	Door has surface damage

Deficiency 1:

Door will not open, close, latch, or lock

Rationale:	Routine Maintenance:	Indicates that maintenance staff is not regularly identifying deficiencies or responding to self-generated work orders.
	Privacy:	Decreases the privacy within affected location.
	Operability:	Prevents proper use of the door.
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 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° 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.
	Please Note:	If a deadbolt is present, it must function.
Record deficiency if:	door does not open a minimum of 32 inches, does not close, does not latch, or does not lock	

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

Rationale:	Routine Maintenance:	Indicates that maintenance staff is not regularly identifying deficiencies or responding to self-generated work orders.
	Privacy:	Decreases the privacy within affected location.
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:	Visually inspect the surface of the door assembly, looking for any holes that penetrate through the door, frame, or a lite.
	Action:	Turn on flashlight and shine light on the hole from one side of the door.
	Visual Observation:	Visually inspect the other side of the door to see if the light is visible.
Record deficiency if:	there is a hole of any size that penetrates through the door, frame, or a lite.	

Deficiency 3:

Door has surface damage

Rationale: Routine Maintenance: Indicates that maintenance staff is not regularly identifying deficiencies or responding to self-generated 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: Visually inspect the surface of the door assembly, looking for surface damage, which includes delamination, material separation, or a non-penetrative hole.
Action: Measure the surface damage with a measuring device.

Record deficiency if: there is delamination or material separation of 2 inches or more on the door surface, or a non-penetrative hole with a diameter of 2 inches or greater is found.