

Exposed Wires

Definition: A hazard that exists when any wire or conductor is not concealed by conduit, jacketing, sheathing, or by an approved electrical box enclosure, and is easily accessible or visible.

Name none

Variants:

Most Common Materials: aluminum, copper

Most Common Components: none

Location & Inspection of Exposed Wires

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:	inspection mirror
	Required:	none

Common Locations:	Inside/Units:	kitchen appliances, interior lights, building systems, vents, smoke detectors
	Outside:	exterior lights, building systems

How to Locate:	Visual Observation:	Look at electrical components associated with appliances, lighting, and major building systems.
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Possible Deficiencies:	Deficiency 1:	Exposed wires
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Deficiency 1: Exposed Wires

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases probability of injury by electrical shock. Increases probability of an electrical fire.
	Operability:	Prevents proper use of item that has exposed wires.

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 all major appliances, lights, outlets, smoke detectors, building system, or any inspectable item that is powered by electricity.
	Visual Observation:	Look for any wires or conductors that are not concealed by jacketing, conduit, sheathing, or by a box enclosure, which includes a faceplate, lid, cover, door, or fixture approved to house electrical components.
	Request for Info:	Ask the POA representative if the item with the exposed wire is owned by the property or if it is resident owned.
	Action:	Click—if resident owned—the box marked “resident.”
	Action:	Photograph the exposed wires.
	Please Note:	For the purpose of this inspection, an inspector should record all instances of exposed wire for a resident-owned item. At the end of the inspection, this deficiency will be documented on the Health and Safety report and must be remedied but will not negatively impact on the property’s score.

Record deficiency if: there are exposed wires on any inspectable item.