

Exterior Lighting

Definition: Devices used for illumination of building exterior and surrounding grounds to provide safe travel and enhance security.

Name Variants: flood lights, motion-sensor lights, security lights, spotlights

Most Common Materials: plastic, copper, aluminum, brass, glass, stainless steel

Most Common Components: fixture casing, ballast, wires, starter socket, tube socket, tube receptacle, ballast attachment screw, light posts.

Location and Inspection of Exterior Lighting

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

Tools for Location & Inspection	Useful:	None
	Required:	None

Common Locations:	Outside:	exterior building walls, exterior stairwells, exterior pathways, porches, entry ways, parking lots.
-------------------	----------	---

How to Locate:	Visual Observation:	Look along pathways leading to building entry ways, at exterior ceilings or canopies at entry doorways, at exterior building walls, walls and ceilings at exterior stairwells, parking lots.
----------------	---------------------	--

Possible Deficiencies:	Deficiency 1:	Exterior light fixture will not illuminate.
	Deficiency 2:	Exterior light fixture is not secure.
	Deficiency 3:	Exterior light fixture does not continuously emit light.
	Deficiency 4:	Exterior light fixture is not present at building's entrance.

Deficiency 1:

Exterior light fixture will not illuminate.

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Creates risk of injury to resident as result of tripping or falling due to lack of illumination. Compromises resident personal security because non-illuminated areas could encourage potential criminal activity.

Health and Safety	Standard:	This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.
-------------------	------------------	---

How to Inspect:	Action:	Look at exterior lighting.
	Request for Help:	Ask the POA representative to turn on all exterior lighting.
	Visual Observation:	Look at the exterior fixtures and determine if they are illuminated.
	Request for Info:	Ask the POA representative to identify any exterior lights that are operated by photocells or timers.
	Action:	Check—if photocell or timer operated exterior lights are present—for damage that would indicate inoperability.

Record deficiency if:	exterior light fixture fails to illuminate when turned on or photocell and timed lighting is damaged in such a way as to indicate inoperability.
-----------------------	--

Deficiency 2: Exterior light fixture is not secure.

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

Health and Safety: Creates risk of injury if lighting fixture (or pole) falls on resident.

Health and Safety **Standard:** **This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.**

How to Inspect: Visual Observation: Look at the exterior light fixtures and determine if they are securely attached to a surface or, if on a pole, the pole is leaning.

Record deficiency if: exterior lighting is not securely attached to a surface or, if on a pole, is leaning.

Deficiency 3:

Exterior light fixture does not continuously emit light.

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

Health and Safety: Creates risk of injury to resident as result of tripping or falling due to lack of illumination.

Health and Safety **Standard:** **This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.**

How to Inspect: Action: Identify locations of exterior lighting and ask the POA representative to turn on all exterior lighting.

Visual Observation: Look at the exterior lighting fixtures and determine if they stop emitting light or flickering on and off.

Record deficiency if: any exterior light fixture stops emitting light or starts flickering on and off.

<u>Deficiency 4:</u>		Exterior light fixture is not present at building entrance.
Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Creates risk of injury to resident as result of tripping or falling due to lack of illumination. Compromises resident personal security because non illuminated areas could encourage potential criminal activity.
Health and Safety	Standard:	This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.
How to Inspect:	Visual Observation:	Look at building entrances and observe if an exterior light fixture is present to illuminate each entrance.
Record deficiency if:	no exterior light fixture is present to illuminate building entrance.	