

Fences - General

Definition: A vertical structure that acts to control access as a means of ingress or egress, provide a measure of privacy, and add aesthetic appeal.

Please Note: **Please Note:** For the purposes of this inspection, these fences include all fences that are NOT security fences.

Name privacy fence, decorative fence, perimeter fences (if not designed for security)
Variants:

Most Common Materials: wood, chain link, brick, stone, pre-cast concrete, vinyl, PVC

Most Common Components: post, lock, gate, fencing material

Location and Inspection of Fences - General

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:	measuring tape

Common Locations:	Outside:	decks, patios, perimeter of property
-------------------	----------	--------------------------------------

How to Locate:	Visual Observation:	Look on the outside of the property, decks, patios, perimeter
----------------	---------------------	---

Possible Deficiencies:	Deficiency 1:	Fence has hole
	Deficiency 2:	Gate does not open, close, latch, or lock
	Deficiency 3:	Fence section is leaning

Deficiency 1:

Fence has hole

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 each section of the fence for the presence of holes.
Action: Approximate what percentage of the section of the fence is made up of holes.

Record deficiency if: a hole is found that is approximately 10% or greater of the area of a single section of fence.

Please Note: A single section of fence is the portion of fence located between two consecutive posts.

Deficiency 2:

Gate does 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.
	Operability:	Prevents the proper use of a fence.
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 fence for gate. If gate is not present, disregard this deficiency. If gate is present, continue these steps.
	Request for Help:	Ask—if lock is present on gate—the POA representative to unlock gate.
	Action:	Open gate fully. Close gate fully and latch gate. Attempt to open gate without engaging the latch.
	Request for Help:	Ask—if lock is present of gate—POA representative to lock gate.
	Action:	Attempt to open locked gate while engaging the latch.
Record deficiency if:	gate will not open with latch engaged, will open when locked or latched, or will not close or latch.	

Deficiency 3:

Fence section is leaning

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increase the probability of injury to the resident by falling down Decreases the security to the resident because it could allow intruders on the property or within a secure area
	Operability:	This prevents the proper use of a fence.

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 fence and identify if it is leaning.
	Action:	Determine—if leaning—the approximate angle of the lean by comparing the leaning portion to the vertical position that the fence should have. Approximate how far from the intended vertical position the leaning portion is to the ground.

Record deficiency if:	the leaning portion of the fence is halfway to the ground, or approximately 45 ° off the intended vertical position.
-----------------------	--

