

Light Fixtures (Interior)

Classification: Lighting

Definition: Devices used for illumination in a room, hallway or interior space (area lighting).

Name N/A

Variants:

Most plastic, copper, aluminum, brass, glass, stainless steel

Common

Materials:

Most Fixture casing, ballast, wires, starter socket, tube socket, tube receptacle, ballast attachment screw,

Common light posts.

Components:

Location & Inspection of Light Fixtures

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 a light switch
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Tools for Location & Inspection	Useful:	None
	Required:	None

Common Locations:	Inside/Unit:	Interior walls and ceilings, interior stairwells, interior hallways, unit's ceilings or unit's walls.
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How to Locate:	Visual Observation:	Look at ceilings and walls for all interior and unit spaces.
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Possible Deficiencies:	Deficiency 1:	Interior light fixture is missing (resulting in exposed wires).
	Deficiency 2:	Interior light fixture will not illuminate when energized (or not operational).
	Deficiency 3:	Interior light fixture is not securely attached or anchored.
	Deficiency 4:	Interior light fixture does not continuously emit light.

Deficiency 1: Interior light fixture is missing (resulting in exposed wires).

<p>Rationale code(s):</p>	<p>Corrective Maintenance:</p> <p>Routine Maintenance:</p> <p>Health and Safety:</p> <p>Operability:</p>	<p>Indicates that maintenance staff is not responding to complaint-driven work orders.</p> <p>Indicates that maintenance staff is not regularly identifying deficiencies or responding to self-generated work orders.</p> <p>Creates risk of injury to resident as result of tripping or falling due to lack of illumination. Creates risk of fire hazard.</p> <p>Prevents use of light fixture.</p>
<p>Health and Safety</p>	<p>Severe:</p>	<p>This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.</p>
<p>How to Inspect:</p>	<p>Visual Observation:</p>	<p>Look for light fixtures in a room, hallway, or interior space and observe for evidence that a light fixture was present and is missing at time of inspection. Look for exposed wires.</p>
<p>Record deficiency if:</p>	<p>evidence is found that a light fixture was present and is missing at time of inspection resulting in exposed wires.</p> <p>Please Note: If a Light fixture is not installed and the wires are properly concealed then there is no deficiency.</p>	

Deficiency 2: Interior light fixture will not illuminate when energized (or not operational).

<p>Rationale code(s):</p>	<p>Corrective Maintenance:</p> <p>Routine Maintenance:</p> <p>Health and Safety:</p> <p>Operability:</p>	<p>Indicates that maintenance staff is not responding to complaint-driven work orders.</p> <p>Indicates that maintenance staff is not regularly identifying deficiencies or responding to self-generated work orders.</p> <p>Creates risk of injury to resident as result of tripping or falling due to lack of illumination.</p> <p>Prevents use of light fixture.</p>
<p>Health and Safety</p>	<p>Severe:</p>	<p>This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.</p>
<p>How to Inspect:</p>	<p>Action:</p> <p>Visual Observation:</p> <p>Please Note:</p>	<p>Identify mechanism to operate light fixture and energize.</p> <p>Look at the light fixture and determine if it is illuminated.</p> <p>POA can attempt to change the light bulb if fixture does not illuminate.</p>
<p>Record deficiency if:</p>	<p>light fixture fails to illuminate when energized.</p>	

Deficiency 3: Interior light fixture is not securely attached or anchored.

Rationale code(s):	Corrective Maintenance:	Indicates that maintenance staff is not responding to complaint-driven work orders.
	Routine Maintenance:	Indicates that maintenance staff is not regularly identifying deficiencies or responding to self-generated work orders. Indicates that maintenance staff is not regularly replacing batteries.
	Health and Safety:	Creates risk of injury if lighting fixture falls on resident.

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.
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How to Inspect:	Visual Observation:	Look at light fixture and determine if it is securely attached to a surface.
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Record deficiency if:	light fixture is observed to be falling or not securely attached to a surface.	
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Deficiency 4: Interior light fixture does not continuously emit light.

Rationale code(s):	Corrective Maintenance:	Indicates that maintenance staff is not responding to complaint-driven work orders.
	Routine Maintenance:	Indicates that maintenance staff is not regularly identifying deficiencies or responding to self-generated 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 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:	Action:	Identify mechanism to operate light fixture and energize.
	Visual Observation:	Look at the lighting fixtures and observe if they stop emitting light or begin to flicker off and on.

Record deficiency if: any exterior light fixture stops emitting light or begins to flicker off and on.