

TITLE: PRIVATE ROADS AND DRIVEWAYS

VERSION: V3.0

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DEFINITION: Road leading from a public road to a dwelling or garage.

PURPOSE: An area on private property where automobiles and other vehicles are operated or allowed to stand.

COMMON COMPONENTS: Asphalt; Concrete; Dirt; Gravel; Paving stones; Expansion joints; Curbs; Gutters; Utility access covers; Rebar

LOCATION:

<input type="checkbox"/>	Unit	None
<input type="checkbox"/>	Inside	None
<input checked="" type="checkbox"/>	Outside	Throughout the site

MORE INFORMATION: For the purpose of this inspection, only inspect private roads owned and maintained by the property. If you have any doubt about ownership of the road, ask the POA to provide documentation clarifying the ownership of the road.

DEFICIENCY 1: Road or driveway access to the property is blocked or impassable for vehicles.

LOCATION: Outside

DEFICIENCY 2: Road or driveway has any one pothole that is 4 inches deep and 1 square foot or greater.

LOCATION: Outside

DEFICIENCY I — OUTSIDE: ROAD OR DRIVEWAY ACCESS TO THE PROPERTY IS BLOCKED OR IMPASSABLE FOR VEHICLES.

DEFICIENCY CRITERIA: Road or driveway access to the property is blocked or impassable for vehicles.

HEALTH AND SAFETY DETERMINATION: Severe The Severe category includes deficiencies that, if evident in the home or on the property, present a high risk of permanent disability, or serious injury or illness, to a resident; or the physical security or safety of a resident or their property would be seriously compromised.

CORRECTION TIMEFRAME: 24 hours

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION:

- Look at each road that provides access to the property.
- Look to ensure that each road providing access to the property is free from any obstruction that would render the road blocked or impassable (e.g., downed trees, debris, impassable holes, snowbanks, parked cars, or flooding that would prevent a vehicle from gaining access to the property).

REQUEST FOR HELP: - None

ACTION: - None

MORE INFORMATION:

- For the purpose of this inspection, do not record this deficiency for designed permanent fixtures installed to control access (e.g., electronic gates or locked fences). If the property has these, the POA must show that they function and allow access to the road or driveway.
- Temporary obstructions for a specific function (e.g., road maintenance) should not be recorded as a deficiency.

DEFICIENCY 2 — OUTSIDE: ROAD OR DRIVEWAY HAS ANY ONE POTHOLE THAT IS 4 INCHES DEEP AND 1 SQUARE FOOT OR GREATER.

DEFICIENCY CRITERIA: Any one pothole is 4 inches deep and 1 square foot or greater.

HEALTH AND SAFETY DETERMINATION: Moderate The Moderate Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 30 days

INSPECTION PROCESS:

OBSERVATION: - Identify each pothole throughout the road or driveway.

REQUEST FOR HELP: - None

ACTION: - Measure the depth and area of each pothole.

MORE INFORMATION: - None
