

TITLE: CABINETS
VERSION: V2.1
DATE PUBLISHED: 4/2/21

DEFINITION: A box-shaped piece of furniture with doors or drawers. Some cabinets free-standing while others may be built into, or attached to, a wall. Generally, cabinets may have:

- One or more doors on the front, mounted with door hardware, and occasionally a lock
- One or more doors, drawers, or shelves.

PURPOSE: Storing items, including food, sanitation, and household supplies.

NAME VARIANTS: Linen cabinet; Vanity cabinet; Kitchen cabinet; Pantry; Cupboard

COMMON MATERIALS: Wood; Metal; Laminate; Glass; Plastic; Particle board; Composites

COMMON COMPONENTS: Doors; Drawers; Hinges; Knobs; Drawer guide or slide; Shelves; Case or box

LOCATION:

<input checked="" type="checkbox"/>	Unit	Kitchens, bathroom, laundry
<input checked="" type="checkbox"/>	Inside	Kitchens, bathroom, laundry
<input type="checkbox"/>	Outside	None

MORE INFORMATION: Sharp edges, sinks, and leaks are related standards.

DEFICIENCY 1: Cabinets are missing in Unit kitchen.

LOCATION: Unit

DEFICIENCY 2: Cabinet components are damaged or missing.

LOCATION: Unit Inside

DEFICIENCY I — UNIT: CABINETS ARE MISSING IN UNIT KITCHEN.

DEFICIENCY CRITERIA: Within the Unit kitchen, 25% or more of the cabinets are missing (i.e., evidence of prior installation, but now not present or is incomplete).

HEALTH AND SAFETY DETERMINATION: Standard
 The Standard 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If cabinets are missing in the Unit kitchen, then the resident may not have sufficient ability to store food and dishes in a safe manner.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If cabinets are missing in the Unit kitchen, then the resident is unable to use a feature that is expected to be included and maintained as a part of their rent.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If cabinets are missing in the Unit kitchen, then the resident will likely report this defect and for facilities management to prioritize a work order response to fix that deficiency.

INSPECTION PROCESS:

- OBSERVATION:**
- Look in the Unit kitchen.
 - Visibly confirm that cabinets are installed and present.
- REQUEST FOR HELP:**
- None
- ACTION:**
- If cabinets missing, calculate the percentage of missing cabinets:
 - Count the number of total cabinets.
 - Count the number of missing cabinets.
 - Divide the total number of cabinets by the missing number of cabinets.
- More Information:**
- Only Unit kitchens are required to have cabinets under this deficiency.
 - Classifying a kitchen in nontraditional housing units:
 - A kitchen must contain an area to store, prepare, and cook food.

- If all three criteria are not met, then it is not considered a kitchen.
- A microwave is a substitute for a range, stove, or oven to establish a kitchen; however, it is not inspected and does not take the place of an inoperable range, stove, or oven.

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight
-

DEFICIENCY 2 — UNIT: CABINET COMPONENTS ARE DAMAGED OR MISSING.

DEFICIENCY CRITERIA: 50% or more of the kitchen, bath, or laundry cabinet doors, drawers, or shelves are missing (i.e., evidence of prior installation, but now not present or is incomplete).
 OR
 50% or more of the kitchen, bath, or laundry cabinet doors, drawers, or shelves are damaged (i.e., visibly defective; impacts functionality).
 OR
 50% or more of the kitchen, bath, or laundry cabinet doors, drawers, or shelves are inoperable (i.e., overall system or component thereof not meeting function or purpose; with or without visible damage).

HEALTH AND SAFETY DETERMINATION: Standard The Standard 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If cabinet components are damaged or missing, then the resident may not have sufficient ability to store food, dishes, or personal or cleaning items in a safe and sanitary manner.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If cabinet components are damaged or missing, then the resident may be unable to use a feature that is expected to be included and maintained in their rent.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If cabinet components are damaged or missing, then this should be identified through normal maintenance activities, and the presence of this deficiency may indicate that routine maintenance activities are not being addressed.

INSPECTION PROCESS:

- OBSERVATION:**
- Survey cabinets in all kitchens, bathrooms, and laundry rooms for missing, damaged, or inoperable components.
 - Visually assess the operation of the cabinet.
 - Look for the shelves' mounting bracket or hardware.

REQUEST FOR HELP: - None

ACTION: - Attempt to open every drawer and door.
- Drawers and doors should open fully until stopped by the inherent limitations of the hinges or slide tracks.
- Some slide tracks do not have stops; in these instances, open the drawer until you can see the back of the drawer.
- Calculate the total number of doors, drawers, and shelves, then divide by the total of missing drawers, doors, and shelves.

More Information: - To calculate the percentage of cabinet components that are deficient, evaluate kitchen, bath and laundry cabinets separately.
- Deficiencies are based on defects observed on individual components (doors, drawers, or shelves) as a percentage of the same component's total for all the cabinets in the room.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY 2 — INSIDE: CABINET COMPONENTS ARE DAMAGED OR MISSING.

DEFICIENCY CRITERIA: 50% or more of the kitchen, bath, or laundry cabinet doors, drawers, or shelves are missing (i.e., evidence of prior installation, but now not present or is incomplete).
 OR
 50% or more of the kitchen, bath, or laundry cabinet doors, drawers, or shelves are damaged (i.e., visibly defective; impacts functionality).
 OR
 50% or more of the kitchen, bath, or laundry cabinet doors, drawers, or shelves are inoperable (i.e., overall system or component thereof not meeting function or purpose; with or without visible damage).

HEALTH AND SAFETY DETERMINATION: Standard The Standard 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R2	Safety	Direct	Resident could be injured because of this condition.	If cabinet components are damaged or missing, then the resident may not have sufficient ability to store food, dishes, or cleaning items in a safe and sanitary manner.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If cabinet components are damaged or missing, the then resident may be unable to use a feature that is expected to be included and maintained in their rent.
M2	Routine Maintenance	Direct	It is reasonable to expect that this deficiency would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.	If cabinet components are damaged or missing, then this should be identified through normal maintenance activities and the presence of this deficiency may indicate that routine maintenance activities are not being addressed.

INSPECTION PROCESS:

- OBSERVATION:**
- Survey cabinets in all kitchens, bathrooms, and laundry rooms for missing, damaged, or inoperable components.
 - Visually assess the operation of the cabinet.
 - Look for the shelves' mounting bracket or hardware.

REQUEST FOR HELP: - None

ACTION: - Attempt to open every drawer and door.
- Drawers and doors should open fully until stopped by the inherent limitations of the hinges or slide tracks.
- Some slide tracks do not have stops; in these instances, open the drawer until you can see the back of the drawer.
- Calculate the total number of doors, drawers, and shelves, then divide by the total of missing drawers, doors, and shelves.

More Information: - To calculate the percentage of cabinet components that are deficient, evaluate kitchen, bath and laundry cabinets separately.
- Deficiencies are based on defects observed on individual components (doors, drawers, or shelves) as a percentage of the same component's total for all the cabinets in the room.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

SUMMARY OF CHANGES

TITLE: CABINETS
VERSION: V2.1
DATE PUBLISHED: 4/2/21

FIELD	CHANGE	VERSION	DATE
----	Copyedits	V2.1	2021-04-02
Deficiency 1		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Deficiency 2		V2.0	2020-10-28
Deficiency Criteria	Revised Deficiency Criteria		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copy edits		
Deficiency 3	Removed from V2.0; captured under Deficiency 2	V2.0	2020-10-28
Overall Formatting	Complete rework of document format and layout	V1.3	2020-07-31
Definition	Revised definition	V1.3	2020-07-31
Purpose	Field added	V1.3	2020-07-31
Name Variants	Revised name variants	V1.3	2020-07-31
Common Materials	Revised common materials	V1.3	2020-07-31
Common Components	Revised common components	V1.3	2020-07-31
Location	Revised inspectable locations	V1.3	2020-07-31
More Information	Field added	V1.3	2020-07-31
Deficiency 1	Separated by inspectable location – Unit	V1.3	2020-07-31
Title	Added inspectable location		
Deficiency Criteria	Revised deficiency criteria		

Health and Safety Determination	Revised to "Standard" determination; added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV – Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
Deficiency 2	Separated by inspectable locations – Unit and Inside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to "Standard" determination; added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV – Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
Deficiency 3	Separated by inspectable locations – Unit and Inside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to "Standard" determination; added standardized description		
Correction Timeframe	Field added; response input as "Within 30 days"		
HCV – Correction Timeframe	Field added; response input as "Within 30 days"		
Rationale	Revised rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
Rationales	Updated following in-house review and public comment	VI-2	2019-12-26
Health and Safety Determinations	Updated following in-house review and public comment	VI-2	2019-12-26

Copy edits

VI-2

2019-12-26
