

TITLE: FENCE — SECURITY

VERSION: V2.1

DATE PUBLISHED: 4/2/21

DEFINITION: A locking barrier, railing, or other upright structure, typically of wood or wire, fully enclosing an area of ground to mark a boundary and control access. Fence must be 4 feet or greater.

PURPOSE: Establishes a visual boundary and provides security and safety. Can help control access as a means of ingress or egress through the addition of a gate.

NAME VARIANTS: Privacy fence; Protective fence; Perimeter fence; Safety fence; Utility fence

COMMON MATERIALS: Wood; Chain link; Brick; Stone; Pre-case concrete; Vinyl; PVC; Iron

COMMON COMPONENTS: Post; Lock; Gate; Fencing material; Hinge; Latch; Nails

LOCATION:

<input type="checkbox"/>	Unit	None
<input type="checkbox"/>	Inside	None
<input checked="" type="checkbox"/>	Outside	Decks, patios, perimeter of property

MORE INFORMATION: This item includes, but is not limited to, utility fencing, fencing around unprotected heights (retaining wall fencing does not need to be enclosed), storm water management pond, daycares, and also includes the gates associated with this item.

DEFICIENCY 1: Fence components are missing.

LOCATION: Outside

DEFICIENCY 2: Gate does not open, close, latch, or lock.

LOCATION: Outside

DEFICIENCY 3: Fence demonstrates signs of collapse.

LOCATION: Outside

DEFICIENCY I — OUTSIDE: FENCE COMPONENTS ARE MISSING.

DEFICIENCY CRITERIA: Fence components are missing (i.e., evidence of prior installation, but now not present or is incomplete), resulting in a hole that is approximately 10% or greater of the area of a single section of fence.
 Components may include, but are not limited to, pickets, posts, and panels.

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	Indirect	Resident could be injured because of this condition.	If a fence has missing components, and it falls, then the resident may be exposed to hazards.
R4	Security	Direct	Resident cannot control access to unit or property because of this condition.	If a fence has missing components, then the resident may be unable to control access to the property.
R5	Privacy	Direct	Condition limits the resident's reasonable expectation of privacy in their dwelling.	If a fence has missing components, then it may limit the privacy of the property.
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 a fence has missing components, then the resident may be unable to use a feature of the home that is expected to be provided and maintained as part of 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 a fence has missing components, then it will likely be observed through regular maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Look at each section of the fence for missing pickets or fence portions.

REQUEST FOR HELP: - None

- ACTION: - Determine the approximate percentage of the section of fence impacted.
- More Information: - A single section of fence is the portion of fence located between two consecutive posts.
- If a security fence is not present, then disregard this deficiency.
-

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Distance measuring device
-
-

DEFICIENCY 2 — OUTSIDE: GATE DOES NOT OPEN, CLOSE, LATCH, OR LOCK.

DEFICIENCY CRITERIA: Gate will not open.
 OR
 Gate will open when locked or latched.
 OR
 Gate will not close.

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	Indirect	Resident could be injured because of this condition.	If a gate does not open, and there is an emergency, then the resident may be limited in their ability to leave the property or this may delay entry by emergency personnel.
R4	Security	Direct	Resident cannot control access to unit or property because of this condition.	If a gate does not close, latch, or lock, then the resident may be unable to control access to the property.
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 a gate does not open, close, latch, or lock, then the resident may not be able to fully use a feature that is expected to be provided and maintained as part of 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 a gate does not open, close, latch, or lock, then it will likely be observed through regular maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION:** - None
REQUEST FOR HELP: - If lock is present on gate, ask the POA to unlock gate.

- If a lock is present on the gate, ask the POA to lock the gate.
- ACTION:**
- Open the gate fully.
 - Close the gate fully and latch the gate.
 - Attempt to open the gate without engaging the latch.
 - Attempt to open the locked gate while engaging the latch.
- More Information:**
- If the fence is enclosing a utility item with the lock owned by the utility company, then the inspector should ensure that the gate is locked.
-

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - None
-
-

DEFICIENCY 3 — OUTSIDE: FENCE DEMONSTRATES SIGNS OF COLLAPSE.

DEFICIENCY CRITERIA: Fence demonstrates signs of collapse.

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 a fence demonstrates signs of collapse, then it may present a hazard to the resident.
R4	Security	Direct	Resident cannot control access to unit or property because of this condition.	If a fence demonstrates signs of collapse, then the resident may not be able to control access to the property.
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 a fence demonstrates signs of collapse, then the resident may not be able to fully use a feature that is expected to be included and maintained as part of 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 a fence demonstrates signs of collapse, then it will likely be observed through regular maintenance activities, and the presence of this deficiency may indicate that self-generated work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION:** - Look for failing (e.g., rotten, eaten, rusted, cracking) fence posts that allow all or part of a fence panel to become unstable, lean, or fall.
- REQUEST FOR HELP:** - None
- ACTION:** - None
- More Information:** - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - None

SUMMARY OF CHANGES

TITLE: FENCE - SECURITY

VERSION: V2.1

DATE PUBLISHED: 4/2/21

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

More Information	Field added	VI.3	2020-07-31
Deficiency 1	Separated by inspectable locations — Outside	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 2	Separated by inspectable locations — Outside	VI.3	2020-07-31
Title	Added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety 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 categories, types, and explanations; added standard codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		
Deficiency 3	Separated by inspectable locations — Outside	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 categories, types, and explanations; added standard codes and descriptions		
Inspection Process	Revised observation, request for help, action, and more information		

Tools or Equipment

Field added to deficiency; response revised
