DEFINITION: Fixed artificial lighting (e.g., walkway lighting, pole lighting, wall packs, and canopy lights) that is used to illuminate exterior areas (e.g., entryways, parking lots, and exterior stairwells).

PURPOSE: Provide illumination of the building exterior and surrounding grounds in order to provide safe travel and enhanced security.

NAME VARIANTS: Motion-sensor light; Security light; Spotlight; Street light; Flood light; Landscape lighting

COMMON MATERIALS: Plastic; Copper; Aluminum; Brass; Glass; Stainless steel; Steel; Cast iron; Galvanized steel

COMMON COMPONENTS: Fixture casing; Ballast; Wires; Starter socket; Tube socket; Tube receptacle; Ballast attachment screw; Light posts; Globes

LOCATION: ☒ Outside

MORE INFORMATION: None

DEFICIENCY 1: A permanently installed light fixture is missing, damaged, or not secure.

LOCATION: ☒ Outside
DEFICIENCY I — OUTSIDE: A PERMANENTLY INSTALLED LIGHT FIXTURE IS MISSING, DAMAGED, OR NOT SECURE.

DEFICIENCY CRITERIA: A permanently installed light fixture is missing (i.e., evidence of prior installation, but now not present or is incomplete).
OR
A permanently installed light fixture is damaged (i.e., visibly defective; impacts functionality).
OR
A permanently installed light fixture is not secure to the designed attachment point or the attachment point is not stable.

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:

<table>
<thead>
<tr>
<th>CODE</th>
<th>CATEGORY</th>
<th>TYPE</th>
<th>DESCRIPTION</th>
<th>EXPLANATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>R2</td>
<td>Safety</td>
<td>Indirect</td>
<td>Resident could be injured because of this condition.</td>
<td>If a permanently installed light fixture is missing, damaged, or not secure to the designed attachment point or the attachment point is not stable, then it may indicate conditions are present that may result in a short or arc, which may lead to an increased fire risk that could cause injury.</td>
</tr>
<tr>
<td>M2</td>
<td>Routine</td>
<td>Direct</td>
<td>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.</td>
<td>Property management would be expected to ensure that staff members understand how to identify a permanently installed light fixture that is missing, damaged, or not secure to the designed attachment point or the attachment point is not stable. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in safety hazards.</td>
</tr>
</tbody>
</table>

INSPECTION PROCESS:

- Observation:
  - Identify all permanently installed light fixtures.
  - Visually inspect for any signs of a missing or damaged light fixture.
  - Determine if each light fixture is secure.

- Request for Help:
  - None
ACTION: - None

More Information: - If an electrical conductor is not enclosed or properly insulated, then it should be evaluated under the Electrical — Conductor standard.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None
### SUMMARY OF CHANGES

**TITLE:** Lighting — Exterior  
**VERSION:** V2.1  
**DATE PUBLISHED:** 4/2/21

<table>
<thead>
<tr>
<th>Field</th>
<th>Change</th>
<th>Version</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Location</td>
<td>Revised inspectable location</td>
<td>V2.1</td>
<td>2021-04-02</td>
</tr>
<tr>
<td>More Information</td>
<td>Added field</td>
<td>V2.1</td>
<td>2021-04-02</td>
</tr>
<tr>
<td><strong>Deficiency 1</strong></td>
<td></td>
<td>V2.1</td>
<td>2021-04-02</td>
</tr>
<tr>
<td>Title</td>
<td>Outside: Revised title</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deficiency Criteria</td>
<td>Outside: Revised deficiency criteria</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rationale</td>
<td>Outside: Revised rationale categories, types, and explanations; added standardized codes and descriptions</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Deficiency 2</strong></td>
<td></td>
<td>V2.1</td>
<td>2021-04-02</td>
</tr>
<tr>
<td>Definition</td>
<td>Revised definition</td>
<td>V2.0</td>
<td>2020-10-28</td>
</tr>
<tr>
<td>More Information</td>
<td>Revised to “None”</td>
<td>V2.0</td>
<td>2020-10-28</td>
</tr>
<tr>
<td><strong>Deficiency 1</strong></td>
<td></td>
<td>V2.0</td>
<td>2020-10-28</td>
</tr>
<tr>
<td>Title</td>
<td>Revised title</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deficiency Criteria</td>
<td>Revised deficiency criteria</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Health and Safety Determination</td>
<td>Added standardized description</td>
<td></td>
<td></td>
</tr>
<tr>
<td>HCV Pass / Fail</td>
<td>Field added; response input as “Fail”</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rationale</td>
<td>Revised rationale categories and explanations</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Inspection Process</td>
<td>Revised observation, request for help, and action</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>Deficiency 2</strong></td>
<td></td>
<td>V2.0</td>
<td>2020-10-28</td>
</tr>
<tr>
<td>Deficiency Criteria</td>
<td>Revised deficiency criteria</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Health and Safety Determination</td>
<td>Added standardized description</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
National Standards for the Physical Inspection of Real Estate

HCV Pass / Fail
Field added; response input as “Fail”

Rationale
Copy edits

Overall Formatting
Complete rework of document format and layout

Definition
Revised definition

Purpose
Field added

Name Variants
Revised name variants

Common Materials
Revised common materials

Common Components
Revised common components

Location
Revised inspectable locations

More Information
Field added

Deficiency 1
Consolidated previous deficiencies 1, 3, and 4
Separated by inspectable location — Outside

Title
Revised title; added inspectable location

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 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 location — Outside

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 rationale categories, types, and explanations; added standardized codes and descriptions
<table>
<thead>
<tr>
<th>Inspection Process</th>
<th>Revised observation, request for help, action, and more information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tools or Equipment</td>
<td>Field added to deficiency</td>
</tr>
<tr>
<td>Rationales</td>
<td>Updated following in-house review and public comment</td>
</tr>
<tr>
<td>Health and Safety Determinations</td>
<td>Updated following in-house review and public comment</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Rationales</th>
<th>Updated following in-house review and public comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>V1-2</td>
<td>2019-12-26</td>
</tr>
</tbody>
</table>