

TITLE: PRIVATE ROADS AND DRIVEWAYS

VERSION: V2.1

DATE PUBLISHED: 4/2/21

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.

NAME VARIANTS: None

COMMON MATERIALS: Asphalt; Concrete; Dirt; Gravel; Paving stones; Steel

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 potholes.

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 Non-Life-Threatening
 The Severe Non-Life-Threatening 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

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If road or driveway access to the property is blocked or impassable for vehicles, then emergency vehicles would have trouble accessing 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 road or driveway access to the property is blocked or impassable for vehicles, 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 road or driveway access to the property is blocked or impassable for vehicles, then it will likely be identified during routine 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 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.



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — OUTSIDE: ROAD OR DRIVEWAY HAS POTHOLES.

DEFICIENCY CRITERIA: Any one pothole is greater than 4 inches deep and 144 square inches wide.
 OR
 Any number of potholes taken cumulatively is greater than 4 inches deep and 144 square inches wide.

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 road or driveway has pothole(s), then there is potential for increased risk of injury to the resident due to tripping or falling.
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 road or driveway has pothole(s), 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.
R7	Increased Monetary Impact to Resident	Direct	Resident would incur additional costs because of this condition.	If a road or driveway has pothole(s), then there is an increased risk of damage to the resident's vehicle.
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 a road or driveway has pothole(s), then the resident will likely report this, and the presence of this deficiency may indicate that complaint-driven work orders are not being addressed.
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 road or driveway has pothole(s), then it will likely be identified during routine maintenance activities and the presence of this deficiency may indicate that self-generated work orders are not being addressed.
PPI	Market Appeal	Direct	If this defect occurs, HUD or the property would suffer reputational harm.	If a road or driveway has pothole(s), then this deficiency can be seen by the public and may result in reputational harm.

INSPECTION PROCESS:

- OBSERVATION:** - Observe all private roads and driveways to identify any potholes.
- REQUEST FOR HELP:** - Ask the POA for the total square footage of private roads and driveways on the property.
- ACTION:** - Measure the dimensions of each identified pothole.
- Calculate the affected area.
- More Information:** - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - Distance measuring device
- USEFUL:** - None
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SUMMARY OF CHANGES

TITLE: PRIVATE ROADS AND DRIVEWAYS

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"		
Rationale	Copyedits		
Inspection Process	Copyedits		
Tools or Equipment	Revised to "None"		
Deficiency 2		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
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
Common Materials	Revised common materials	V1.3	2020-07-31
Common Components	Revised common components	V1.3	2020-07-31
More Information	Field added	V1.3	2020-07-31
Deficiency 1	Separated by inspectable location – Outside	V1.3	2020-07-31
Title	Added inspectable location		
Deficiency Criteria	Revised deficiency criteria		

Health and Safety Determination	Revised to "Severe Non-Life Threatening" determination; added standardized description		
Correction Timeframe	Field added; response input as "24 hours"		
HCV – Correction Timeframe	Field added; response input as "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	VI.3	2020-07-31
Title	Revised 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, 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