

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

DEFINITION: An exterior system that directs the flow of surface water.
PURPOSE: To direct surface water away from the built environment (i.e., human-made structures, features, and facilities) to a designated location.
NAME VARIANTS: None
COMMON MATERIALS: Concrete; Metal
COMMON COMPONENTS: Culverts; Swales; Ditches; Retention and detention basins; Curb; Drainage features; Underground piping
LOCATION: Unit None
 Inside None
 Outside Throughout the entire Outside area, especially adjacent to the built environment
MORE INFORMATION: None

DEFICIENCY 1: Water runoff is unable to flow through the site drainage system.
LOCATION: Outside

DEFICIENCY 2: Erosion is present.
LOCATION: Outside

DEFICIENCY 3: Grate is not secure or does not cover the site drainage system's collection point.
LOCATION: Outside

DEFICIENCY I — OUTSIDE: WATER RUNOFF IS UNABLE TO FLOW THROUGH THE SITE DRAINAGE SYSTEM.

DEFICIENCY CRITERIA: Standing water is present above the outflow pipe entrance.
 OR
 Drainage is blocked such that the inspector believes water is unable to drain in the event of precipitation.

HEALTH AND SAFETY DETERMINATION: N/A Deficiencies critical to habitability but not presenting a substantive health or safety risk to resident.

CORRECTION TIMEFRAME: N/A

HCV PASS / FAIL: Pass

HCV CORRECTION TIMEFRAME: N/A

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
M2	Routine Maintenance	Indirect	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 standing water is present above the outflow pipe entrance or drainage is blocked, then it would likely be noticeable during a precipitation event and this should trigger a self-generated work order that would be prioritized and addressed.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	By design, site drainage systems require periodic monitoring for accumulation of debris, and according to industry best practices, to prevent water damage, should be included in a preventative maintenance plan. The presence of this deficiency may indicate preventative maintenance activities could be improved.

INSPECTION PROCESS:

OBSERVATION:

- Look at the site drainage system to determine the location of the site drain, which is typically at the lowest points on a property where water is likely to collect, or where the site drainage has diverted water.
- Once located, look to determine if water is present above the outflow drain or if debris has accumulated such that the inspector believes water is unable to drain in the event of precipitation.

REQUEST FOR HELP: - None

ACTION: - Shine light in the drainage system looking for obstruction.

More Information:

- Do not examine city or public works systems.
- Standing water may be present in a canal system or swale system and should not be considered a deficiency under this standard.

TOOLS OR EQUIPMENT:

REQUIRED: - Flashlight

USEFUL: - None

DEFICIENCY 2 — OUTSIDE: EROSION IS PRESENT.

DEFICIENCY CRITERIA: Erosion is present and the footer is exposed.
 OR
 Erosion is more than 2 feet away from the built environment and its depth is equal to or greater than its measured distance from the built environment, and the inspector believes it may undermine the supporting soil.

HEALTH AND SAFETY DETERMINATION: N/A Deficiencies critical to habitability but not presenting a substantive health or safety risk to resident.

CORRECTION TIMEFRAME: N/A

HCV PASS / FAIL: Pass

HCV CORRECTION TIMEFRAME: N/A

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	According to industry best practices, maintaining the site to prevent erosion of soil should be included in a preventative maintenance plan as it is likely to occur over time, and the presence of this deficiency may indicate preventative maintenance activities could be improved.

INSPECTION PROCESS:

- OBSERVATION: - Look at all site drainage locations and identify signs of displaced soil or stone.
 - If within 2 feet from the built environment, look to determine if the footer is exposed.
- REQUEST FOR HELP: - None
- ACTION: - If identified, measure the distance between the built structure and the nearest point of the erosion.
- More Information: - Damage to the built environment caused by erosion should be evaluated under the respective item's standard, which may include but is not limited to:
- Fence — Security
 - Foundation
 - Parking Lot
 - Private Roads and Driveways
 - Retaining Wall
 - Sidewalk, Walkway, and Ramp
 - Trip Hazard

TOOLS OR EQUIPMENT:

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

DEFICIENCY 3 — OUTSIDE: GRATE IS NOT SECURE OR DOES NOT COVER THE SITE DRAINAGE SYSTEM’S COLLECTION POINT.

DEFICIENCY CRITERIA: Grate is not secure or does not cover the site drainage system’s collection point.

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 insured because of this condition.	If the grate is not secure or does not cover the drainage system’s collection point, then it may result in an opening that increases the resident’s risk of injury
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.	The site drainage system should be checked during routine site walkthroughs and if the grate is not secure or does not cover the drainage system’s collection point, then it would likely be observed and should trigger a self-generated work order that would be prioritized and addressed.
M3	Preventative Maintenance	Direct	This defect indicates that a property is not following preventative maintenance practices for the item or equipment.	By design, site drainage systems require periodic monitoring, including inspecting for safety hazards, and according to industry best practices, should be included in a preventative maintenance plan. The presence of this deficiency may indicate preventative maintenance activities could be improved.

INSPECTION PROCESS:

OBSERVATION:

- Look at the site drainage system to determine location of the site drain, which is typically at the lowest points on a property where water is likely to collect, or where the site drainage has diverted water.
- Once located, look to determine if the system was designed to have a protective grate (e.g., mounting hardware, supporting ledge, bracket, hinge, gates) that is now not secure or does not cover the drainage system’s collection point.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - This deficiency only applies to a site drainage system that is designed to have a protective grate.

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

SUMMARY OF CHANGES

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

FIELD	CHANGE	VERSION	DATE
----	Copyedits	V2.1	2021-04-02
Definition	Revised definition	V2.0	2020-10-28
Purpose	Revised purpose	V2.0	2020-10-28
Location	Copyedits	V2.0	2020-10-28
Deficiency 1		V2.0	2020-10-28
Title	Revised title		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to "N/A" determination; added standardized description		
HCV Pass / Fail	Field added; response input as "Pass"		
Rationale	Revised rationale categories, types, and explanations		
Inspection Process	Revised observation, action, and more information		
Deficiency 2		V2.0	2020-10-28
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Revised to "N/A" determination; added standardized description		
HCV Pass / Fail	Field added; response input as "Pass"		
Rationale	Revised rationale categories, types, and explanations		
Inspection Process	Revised observation, action, and more information		
Deficiency 3	Added deficiency	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	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
More Information	Field added	VI.3	2020-07-31
Deficiency 1	Separated by inspectable location — Outside	VI.3	2020-07-31
Title	Added inspectable location		
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; response revised		
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, request for help, action, and more information		
Tools or Equipment	Field added to deficiency; response revised		