

**TITLE:** PRIVATE ROADS AND DRIVEWAYS

**VERSION:** V2.2

**DATE PUBLISHED:** 06/23/22

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**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.

**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.

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**DEFICIENCY 1:** Road or driveway access to the property is blocked or impassable for vehicles.

**LOCATION:**  Outside

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**DEFICIENCY 2:** Road or driveway has potholes.

**LOCATION:**  Outside

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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

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.

DEFICIENCY 2 — OUTSIDE: ROAD OR DRIVEWAY HAS POTHOLES.

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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.

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HEALTH AND SAFETY DETERMINATION: Moderate The Moderate 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

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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
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**SUMMARY OF CHANGES**

**TITLE:** PRIVATE ROADS AND DRIVEWAYS

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FIELD	CHANGE	VERSION	DATE
----	<b>Abbreviated published version</b>	V2.2	2022-06-23
Name Variants	Removed from published version		
Common Materials	Removed from published version		
Rationale	Removed from published version		
Tools or Equipment	Removed from published version		
<b>Deficiency 2</b>		V2.2	2022-06-23
Health and Safety Determination	Outside: Relabeled from "Standard" to "Moderate"		
----	<b>Copyedits</b>	V2.1	2021-04-02
<b>Deficiency 1</b>		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"		
<b>Deficiency 2</b>		V2.0	2020-10-28
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
<b>Overall Formatting</b>	<b>Complete rework of document format and layout</b>	V1.3	2020-07-31
<b>Definition</b>	<b>Revised definition</b>	V1.3	2020-07-31
<b>Purpose</b>	<b>Field added</b>	V1.3	2020-07-31

<b>Common Materials</b>	<b>Revised common materials</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Common Components</b>	<b>Revised common components</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>More Information</b>	<b>Field added</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Deficiency 1</b>	<b>Separated by inspectable location – Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
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		
<b>Deficiency 2</b>	<b>Separated by inspectable location – Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
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		
<b>Rationales</b>	<b>Updated following in-house review and public comment</b>	<b>VI-2</b>	<b>2019-12-26</b>
<b>Health and Safety Determinations</b>	<b>Updated following in-house review and public comment</b>	<b>VI-2</b>	<b>2019-12-26</b>