

## Roads and Driveways Version 1-2

Definition: A flat path used provide vehicular access to the property.

**Please Note:** For the purpose of this inspection, only inspect private roads that are owned and maintained by the property. If you have any doubt about ownership of the road, ask the POA representative to provide documentation clarifying the ownership of the road.

Name none

Variants:

Most asphalt, concrete, dirt, gravel

Common

Materials:

Most flat driving surface, road markings

Common

Components:

## Location & Inspection of Roads and Driveways

|                                |   |
|--------------------------------|---|
| Abilities or Knowledge Needed: | - Visual acuity for location & inspection<br>- Mobility for access to all areas of the property<br>- Understanding of item's components |
|--------------------------------|---|

|                                 |           |                         |
|---------------------------------|-----------|-------------------------|
| Tools for Location & Inspection | Useful:   | none                    |
|                                 | Required: | length measuring device |

|                   |          |                     |
|-------------------|----------|---------------------|
| Common Locations: | Outside: | throughout the site |
|-------------------|----------|---------------------|

|                |                     |                                     |
|----------------|---------------------|-------------------------------------|
| How to Locate: | Visual Observation: | Look for moving or parked vehicles. |
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|                        |               |   |
|------------------------|---------------|---|
| Possible Deficiencies: | Deficiency 1: | Road or driveway access to the property is blocked or impassable for vehicles |
|                        | Deficiency 2: | Road or driveway has surface damage   |

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

Rationales: Safety, Indirect: If road or driveway access is blocked or impassable for vehicles, this may limit the ability of first responders to access the property in case of an emergency.

Routine Maintenance, Direct: If road or driveway access is blocked or impassable for vehicles, it is reasonable to expect that this would be identified through routine observations and facilities management would prioritize work orders to fix this deficiency.

Health and Safety Determination: This is a severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.

How to Inspect: Visual 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 such as downed trees, debris, impassable holes, snowbanks, parked cars, or flooding that would prevent a vehicle from gaining access to the property.

Action: Photograph the obstruction.

**Please Note:** For the purpose of this inspection do not record this deficiency for designed permanent fixtures that have been installed to control access such as electronic gates or locked fences. If the property has these, the POA representative must show that they function and allow access to the road or driveway.

Record deficiency if: access to the property via road or driveway is blocked or impassable for vehicles.

## Deficiency 2: Road or driveway has surface damage

Rationales: Safety, Indirect: If roads or driveways have surface damage, then there is potentially increased risk of injury from tripping or falling or from an accident while riding a motorcycle, bicycle, or skateboard across the road or driveway.

Increased Monetary Impact to Residents, Indirect: Surface damage such as potholes may damage residents' cars, which might then require repairs.

Routine Maintenance, Direct: It is reasonable to expect that road or driveway surface damage would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.

Health and Safety Determination: This is not a health and safety issue. It is a function and operability issue and should be corrected in accordance to the property management's established maintenance plans.

How to Inspect: Request for info: Ask the POA or representative for the total square footage of private roads and driveways on the property.

Action: Enter this number into the software.

Visual Observation: Look for potholes on all private roads and driveways

Action: Measure the dimensions of each pothole you see on the private roads and driveways. Enter each number into the software.

**Please Note: The system will add up all the pothole dimensions and will calculate the total percentage of damaged roads and driveways on the property.**

Record deficiency if: if the damaged area equals 10% or more of the total square footage of private roads and driveways.

# Roads and Driveways, Version 1-2 (26 Dec 2019)

## Summary of Changes (from Version 1)

- The **Rationales** and the **Health and Safety Determinations** have been updated, following in-house review and public comment.