

Roads and Driveways

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 and Inspection of Roads and Driveways

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - Mobility for access to all areas of the property - Understanding of item's components
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Tools for Location & Inspection	Useful:	none
	Required:	length measuring device

Common Locations:	Outside:	throughout the site
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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

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Reduces accessibility for emergency vehicles.
	Operability:	Prevents proper use of road or driveway.

Health and Safety	Severe:	This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.
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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.
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Deficiency 2: Road or driveway has surface damage

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases the probability injury from a fall because substantial holes can present trip hazards to pedestrians, and a fall hazard to people using bicycles, motorcycles, skateboards, roller-skates. Reduces accessibility for emergency vehicles.
	Operability:	Prevents proper use of road or driveway.
Health and Safety	N/A:	This is a non-health and safety issue and should be corrected, remedied, or abated in accordance to the POA's established maintenance plans and/or program requirements.
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.	