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Physical Inspection
Operations (PI-Ops)

Special Bulletin # 13

Clarification of Inspection Protocol

Deteriorated or Missing Seals - Doors

Providing consistent and timely information helps to ensure quality inspections. As a result, the Real Estate Assessment Center (REAC) sometimes highlights information in the inspection protocol to clarify definitions and/or address questions posed by inspectors and other members of the housing industry. Take some time to review the following clarification:

Definition:

- **Deteriorated/Missing Seals (Doors):** The seals and stripping around the entry door(s) to resist fire and weather are damaged or missing.

How can you apply this protocol?

If an entry door leads to the outside and has been designed with seals and/or weather stripping, those seals should be observed and undamaged. If both sides of the door are in a climate-controlled environment (e.g., a hallway), or if the door is inside a dwelling unit, then deteriorated or missing seals is not an observable defect. In addition, the door must contain some evidence that a seal was incorporated into its design in order to be defective. Do not record any observations for doors in which it appears that the seals were installed by the residents.

While the rule can be somewhat confusing as to what constitutes a climate-controlled environment, generally only the front doors of a building, single family house, or townhouse require seals or weather stripping. All defects captured under Deteriorated/Missing Seals are Level Three.

To see previous Special Bulletins, visit the REAC website at:

http://www.hud.gov/reac/products/pass/pass_bulletins.html