

TITLE: GRAFFITI
VERSION: VI.3
DATE PUBLISHED: 7/31/20

DEFINITION: Any unapproved or unauthorized text, images, or symbols that are penned, painted, sprayed, or scratched on any permanent surface or structure of the property.

PURPOSE: None

NAME VARIANTS: Art; Murals; Defacement; Tags; Wall writings

COMMON MATERIALS: Paint; Marker; Ink

COMMON COMPONENTS: None

LOCATION: Unit None
 Inside Hallways, stairwells, mechanical rooms, community rooms, offices, storage, entryway, walls, floors, ceilings, doors
 Outside Decks, patios, detached buildings, walls, floors, fences, sidewalks, balconies, doors

MORE INFORMATION: Chalk markings are not included as “graffiti” for the purposes of this inspection. Not to include approved or authorized murals, needs to be some form of art that is “largely” identified as being a work of art

DEFICIENCY I: Graffiti is present

LOCATION: Inside Outside

DEFICIENCY I — INSIDE: GRAFFITI IS PRESENT

DEFICIENCY CRITERIA: On one wall, graffiti is present and cumulatively equals 1 square foot or greater.

OR

Graffiti is determined to be obscene, vulgar, inappropriate, or offensive.

HEALTH AND SAFETY DETERMINATION: Standard This is a standard health and safety issue. A repair, correction, or act of abatement for this deficiency should occur within 30 days.

CORRECTION TIMEFRAME: Within 30 days

HCV — CORRECTION TIMEFRAME: Within 30 days

RATIONALE:

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If graffiti is present, then resident's mental health and emotional wellbeing may be harmed.
M1	Corrective Maintenance	Direct	It is reasonable to expect a tenant to report this deficiency, and for facilities management to prioritize a work order response to fix that deficiency.	If graffiti is present, then resident will likely report it and its presence may indicate that complaint-based work orders are not being addressed.
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.	If graffiti is present, then it should be identified through routine maintenance activities and the defect's presence may indicate that self-generated work orders are not being addressed.
PPI	Market Appeal	Direct	If this defect occurs, HUD or the property would suffer reputational harm.	If graffiti is present, then a visitor will likely see this, and it will influence their opinion of the property.

INSPECTION PROCESS:

- OBSERVATION: - None
- REQUEST FOR HELP: - Ask POA if graffiti is authorized.
- ACTION: - If present and unauthorized, measure each instance of graffiti.
- More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - Flashlight

DEFICIENCY I — OUTSIDE: GRAFFITI IS PRESENT

DEFICIENCY CRITERIA: On one wall, graffiti is present and cumulatively equals 1 square foot or greater.

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SUMMARY OF CHANGES

TITLE: GRAFFITI
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FIELD	CHANGE	VERSION	DATE
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Purpose	Field added	VI.3	2020-07-31
Name Variants	Revised name variants	VI.3	2020-07-31
Common Materials	Revised common materials	VI.3	2020-07-31
Location	Revised inspectable locations	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
Deficiency I	Separated by inspectable locations — Inside and Outside	VI.3	2020-07-31
Title	Added inspectable locations		
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		
Rationales	Updated following in-house review and public comment	VI-2	2019-12-26
Health and Safety Determinations	Updated following in-house review and public comment	VI-2	2019-12-26