

TITLE: WALL COVERING AND FINISH — INTERIOR
VERSION: VI.3
DATE PUBLISHED: 7/31/20

DEFINITION: A surface that may define an area, provide security, shelter, or sound proofing
PURPOSE: The surface that provides a vertical separation between rooms or spaces and may provide security/privacy, sound proofing, climate control, and fire protection
NAME VARIANTS: Partition
COMMON MATERIALS: Plaster; Drywall; Paneling; Paint; Wallpaper; Brick; Stone; Tile; Stucco; Wood
COMMON COMPONENTS: Covering; Finish; Molding; Baseboards
LOCATION: Unit Dining room, living room, kitchen, bathroom, bedroom, closet, hallway, other interior space
 Inside Dining room, living room, kitchen, bathroom, closet, hallway, other interior space
 Outside None
MORE INFORMATION: None

DEFICIENCY 1: Hole that penetrates to the adjoining room or space
LOCATION: Unit Inside

DEFICIENCY 2: Interior wall is buckling, bulging, or material is detached
LOCATION: Unit Inside

DEFICIENCY 3: Hole is greater than 2 inches in diameter or any accumulation of holes that is greater than 6 inches by 6 inches
LOCATION: Unit Inside

DEFICIENCY I — UNIT: HOLE THAT PENETRATES TO THE ADJOINING ROOM OR SPACE

DEFICIENCY CRITERIA: Hole penetrates to the adjoining room or space.

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 interior wall has a hole that penetrates to the adjoining room or space, then the resident may be exposed to items behind the wall (e.g., insulation, lead dust, asbestos, wires) that may harm their health.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If interior wall has a hole that penetrates to the adjoining room or space, then resident may be unable to fully utilize a feature (i.e., wall without hole) that is expected to be provided and maintained as part of their rent.
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 interior wall has any unintended hole that penetrates the wall surface, then it should be identified during routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Look at wall for presence of hole(s) that penetrate to the adjoining room or space.

REQUEST FOR HELP: - None

ACTION: - Determine if the hole penetrates adjoining room or space.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY I — INSIDE: HOLE THAT PENETRATES TO THE ADJOINING ROOM OR SPACE

DEFICIENCY CRITERIA: Hole penetrates to the adjoining room or space.

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.

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RATIONALE:

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R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If interior wall has a hole that penetrates to the adjoining room or space, then resident may be unable to fully utilize a feature (i.e., wall without hole) that is expected to be provided and maintained as part of their rent.
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 interior wall has any unintended hole that penetrates the wall surface, then it should be identified during routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.

INSPECTION PROCESS:

OBSERVATION: - Look at wall for presence of hole(s) that penetrate to the adjoining room or space.

REQUEST FOR HELP: - None

ACTION: - Determine if the hole penetrates adjoining room or space.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

DEFICIENCY 2 — UNIT: INTERIOR WALL IS BUCKLING, BULGING, OR MATERIAL IS DETACHED

DEFICIENCY CRITERIA: Wall is buckling, bulging, or bowing which occurs when part of the wall has weakened and is being pushed inward or outward.

OR

Wall has loose surface covering.

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 walls are buckling, bulging, or material is detached, then resident could be concerned that wall may collapse and that their health or safety is in jeopardy.
R2	Safety	Direct	Resident could be injured because of this condition.	If walls are buckling, bulging, or material is detached, then the resident may be injured by falling wall coverings.
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 walls are buckling, bulging, or material is detached, then resident will likely report it and this defect's presence may indicate that complaint-based work orders are not being addressed.
M4	Capital Cost	Direct	This defect, on its own, is significant enough to be a capital cost to repair.	If walls are buckling, bulging, or material is detached, then it may be a sign of moisture entrance into the wall or structural issue cost to repair could be significant.

INSPECTION PROCESS:

OBSERVATION: - Look at interior wall for presence of any buckling, bulging, or loose surface covering.

REQUEST FOR HELP: - None

ACTION: - Confirm interior wall is absent of bows, bulging, or buckling and the surface area is stable.

More Information: - None



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 2 — INSIDE: INTERIOR WALL IS BUCKLING, BULGING, OR MATERIAL IS DETACHED

DEFICIENCY CRITERIA: Wall is buckling, bulging, or bowing which occurs when part of the wall has weakened and is being pushed inward or outward.

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CORRECTION TIMEFRAME: Within 30 days

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R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If walls are buckling, bulging, or material is detached, then resident could be concerned that wall may collapse and that their health or safety is in jeopardy.
R2	Safety	Direct	Resident could be injured because of this condition.	If walls are buckling, bulging, or material is detached, then the resident may be injured by falling wall coverings.
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INSPECTION PROCESS:

OBSERVATION: - Look at interior wall for presence of any buckling, bulging, or loose surface covering.

REQUEST FOR HELP: - None

ACTION: - Confirm interior wall is absent of bows, bulging, or buckling and the surface area is stable.

More Information: - None



NATIONAL STANDARDS FOR THE PHYSICAL INSPECTION OF REAL ESTATE

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

DEFICIENCY 3 — UNIT: HOLE IS GREATER THAN 2 INCHES IN DIAMETER OR ANY ACCUMULATION OF HOLES THAT IS GREATER THAN 6 INCHES BY 6 INCHES

DEFICIENCY CRITERIA: Hole is greater than 2 inches in diameter.

OR

An accumulation of holes in any one wall is greater than 6 inches by 6 inches.

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 hole is greater than 2 inches in diameter or any accumulation of holes that is greater than 6 inches by 6 inches, then the resident may be exposed to items behind the wall (e.g., insulation, lead dust, asbestos, wires) that may harm their health.
R6	Usability and Operability of Fixtures	Direct	Because of this condition, the resident is unable to use certain fixtures, features, or appliances, which are reasonably assumed to be part of their rent.	If hole is greater than 2 inches in diameter or any accumulation of holes that is greater than 6 inches by 6 inches, then resident may be unable to fully utilize a feature (i.e., wall without hole) that is expected to be provided and maintained as part of their rent.
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 hole is greater than 2 inches in diameter or any accumulation of holes that is greater than 6 inches by 6 inches, then it should be identified during routine maintenance activities and its presence may indicate that self-generated work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION:**
- Look at wall for presence of hole(s).
 - Determine if hole penetrates to adjoining space.
- REQUEST FOR HELP:** - None
- ACTION:** - Measure hole (or number of holes taken cumulatively).
- More Information:** - None

TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

DEFICIENCY 3 — INSIDE: HOLE IS GREATER THAN 2 INCHES IN DIAMETER OR ANY ACCUMULATION OF HOLES THAT IS GREATER THAN 6 INCHES BY 6 INCHES

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INSPECTION PROCESS:

- OBSERVATION:**
- Look at wall for presence of hole(s).
 - Determine if hole penetrates to adjoining space.
- REQUEST FOR HELP:** - None
- ACTION:** - Measure hole (or number of holes taken cumulatively).
- More Information:** - None

TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

SUMMARY OF CHANGES

TITLE: WALL COVERING AND FINISH - INTERIOR
VERSION: VI.3
DATE PUBLISHED: 7/31/20

FIELD	CHANGE	VERSION	DATE
Overall Formatting	Complete rework of document format and layout	VI.3	2020-07-31
Classification	Field removed	VI.3	2020-07-31
Definition	Revised definition	VI.3	2020-07-31
Purpose	Field added	VI.3	2020-07-31
Location	Revised inspectable locations	VI.3	2020-07-31
More Information	Field added	VI.3	2020-07-31
Deficiency 1	Separated by inspectable locations — Unit and Inside	VI.3	2020-07-31
Title	Revised title; added inspectable locations		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety 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		
Deficiency 2	Separated by inspectable locations — Unit and Inside	VI.3	2020-07-31
Title	Revised 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		
Deficiency 3	Added deficiency by inspectable locations – Unit and Inside	VI.3	2020-07-31
Title	Added “Hole is greater than 2 inches in diameter or any accumulation of holes that is greater than 6 inches by 6 inches” by inspectable locations		
Deficiency Criteria	Added deficiency criteria		
Health and Safety Determination	Added “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	Added rationale categories, types, and explanations; added standardized codes and descriptions		
Inspection Process	Added observation, request for help, action, and more information		
Tools or Equipment	Field added to deficiency		
Rationales	Updated following in-house review and public comment	VI-2	2019-12-27
Health and Safety Determinations	Updated following in-house review and public comment	VI-2	2019-12-27