

TITLE: WALL OR WALL COVERING — EXTERIOR
 VERSION: VI.3
 DATE PUBLISHED: 7/31/20

DEFINITION: Exterior wall: The finished or unfinished surface that provides a vertical separation between the interior and exterior of the building and may provide security/privacy, sound proofing, and weather resistance.

Wall covering: Material such as siding, or stucco used as a covering for exterior walls.

Note: *Unfinished* within this standard refers to Concrete Masonry Unit or poured concrete walls.

PURPOSE: Exterior wall: typically forms part of a building envelope, separating the accommodation inside from that outside. Its functions include:

- Environmental control
- Security
- Privacy
- Fire control
- Aesthetics

Wall covering: Covering for exterior wall

NAME VARIANTS: None

COMMON MATERIALS: Brick; Stone; Masonry; Mortar; Stucco; Wood; Vinyl; Cement (such as Hardie Board); Paint; Siding

COMMON COMPONENTS: Cladding; Air barrier; Sheathing; Framing; Vapor control layer; Insulation; Inside finish

LOCATION: Unit None
 Inside None
 Outside Exterior of the unit

MORE INFORMATION: None

DEFICIENCY 1: Exterior wall covering has missing sections of at least 1 square foot per wall

LOCATION: Outside

DEFICIENCY 2: Exterior wall has any size hole that penetrates through to the interior of the building

LOCATION: Outside

DEFICIENCY 3: Exterior wall or wall covering has peeling paint of 10 square feet or more

LOCATION: Outside

DEFICIENCY 4: Evidence of structural failure

LOCATION: Outside

DEFICIENCY I — OUTSIDE: EXTERIOR WALL COVERING HAS MISSING SECTIONS OF AT LEAST 1 SQUARE FOOT PER WALL

DEFICIENCY CRITERIA: If the wall is designed to have a covering and 1 square foot of wall covering is missing cumulatively per wall.

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 the building envelope has been compromised, then moisture could penetrate and cause mold buildup in the interior wall cavity of the building. This could also apply to infestation as the section could allow insects/vermin to penetrate to the interior wall cavity. With vermin inside the wall, it may affect the mental state of the residents.
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.	Shows a lack of routine maintenance. Maintenance should identify and respond to missing sections in the exterior as part of self-generated work orders.
M4	Capital Cost	Indirect	This defect, on its own, is significant enough to be a capital cost to repair.	If there are missing wall coverings, and they allow enough moisture or water into the interior cavity, especially over a period of time, a capital cost could be incurred to make significant repairs.
M6	Structural	Indirect	This condition indicates potential structural failure of the building or a load-bearing component.	If wall covering or finish is missing, then the interior wall structure could be compromised due to rot and weather exposure.
PPI	Market Appeal	Direct	If this defect occurs, HUD or the property would suffer reputational harm.	If there is missing wall covering on the exterior, then there is a direct impact on the market appeal of the property.

INSPECTION PROCESS:

- OBSERVATION:**
- Approach the building and observe the exterior walls and wall coverings.
 - If no wall coverings are readily visible, look for indications that the exterior wall was designed to have, or at one time had, wall coverings (e.g. outlines, fasteners, and wall covering remnants).
 - Look at exterior wall for signs of missing wall coverings.

- REQUEST FOR HELP:**
- None

ACTION: - Measure the square footage of the missing sections.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Distance measuring device

DEFICIENCY 2 — OUTSIDE: EXTERIOR WALL HAS ANY SIZE HOLE THAT PENETRATES THROUGH TO THE INTERIOR OF THE BUILDING

DEFICIENCY CRITERIA: Any hole that penetrates through to the interior of the building.

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	Indirect	Condition could affect resident's mental, or physical, or psychological state.	If there is a hole, and the building envelope has been compromised, then moisture could penetrate and cause mold buildup in the building. This could also apply to infestation as the hole could allow insects/vermin to penetrate to the interior of the building. If the hole is large enough, it could allow cold air in creating a potential for illness.
R5	Privacy	Direct	Condition limits the resident's reasonable expectation of privacy in their dwelling.	If the hole penetrates to the interior of the building, then a resident's privacy could be compromised.
R7	Increased Monetary Impact to Resident	Indirect	Resident would incur additional costs because of this condition.	If the hole is large enough, and the resident is responsible for utilities, then they may incur added heating and cooling costs.
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 there is a hole, then it is likely the resident will report, and its presence may indicate that complaint-based work orders are not being addressed.
M2	Routine Maintenance	Indirect	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.	Shows a lack of routine maintenance. Maintenance should identify and respond to missing sections in the exterior as part of self-generated work orders.
M6	Structural	Indirect	This condition indicates potential structural failure of the building or a load-bearing component.	If the hole is of a certain size, nature, and location, there may have been water penetration which could result in rot or other degradation of the walls and other structural components.
PPI	Market Appeal	Direct	If this defect occurs, HUD or the property would suffer reputational harm.	If hole is large enough, then there is a direct impact on the market appeal of the property.

INSPECTION PROCESS:

- OBSERVATION: - Look at exterior wall for holes.
- Investigate any damage to determine extent and if it penetrates into the building
- REQUEST FOR HELP: - None
- ACTION: - None
- More Information: - None

TOOLS OR EQUIPMENT:

- REQUIRED: - None
- USEFUL: - Flashlight
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DEFICIENCY 3 — OUTSIDE: EXTERIOR WALL OR WALL COVERING HAS PEELING PAINT OF 10 SQUARE FEET OR MORE

DEFICIENCY CRITERIA: Any single exterior wall or wall covering that was built after 1978 has peeling paint of 10 square feet or more cumulatively.

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	Indirect	Condition could affect resident’s mental, or physical, or psychological state.	If there is peeling paint, and the building envelope has been compromised, then moisture could penetrate and cause mold buildup in the building.
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 exterior wall covering has peeling paint, then it may indicate a lack of routine maintenance. Maintenance should identify and repair peeling paint on the exterior as part of self-generated work orders.
M4	Capital Cost	Indirect	This defect, on its own, is significant enough to be a capital cost to repair.	If exterior wall covering has peeling paint, and the damage is extensive, then it will likely be a capital cost to repair.
PPI	Market Appeal	Direct	If this defect occurs, HUD or the property would suffer reputational harm.	If there is peeling paint on the exterior wall, then it has a direct impact on the market appeal of the property.

INSPECTION PROCESS:

OBSERVATION: - Visually examine the exterior of the building, including the wall and wall covering to identify any peeling paint.

REQUEST FOR HELP: - None

ACTION: - If peeling paint is present, measure the square footage of the missing sections.

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

DEFICIENCY 4 — OUTSIDE: EVIDENCE OF STRUCTURAL FAILURE

DEFICIENCY CRITERIA: Dwelling has evidence of structural failure.

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 structural failure present, then resident's physical health may be in jeopardy.
R2	Safety	Direct	Resident could be injured because of this condition.	If structural failure present, then resident is exposed to safety hazards.
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 the structural failure present, then it is likely the resident will report, 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 the structural failure present, then it will likely be identified through routine maintenance activities and its presence may indicate that self-generated 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 the structural failure present, then it is likely the repair cost will be significant.
M6	Structural	Direct	This condition indicates potential structural failure of the building or a load-bearing component.	If the structural defect present, then there could be a structural failure.

INSPECTION PROCESS:

- OBSERVATION:
- Observe for cracked masonry walls and warped wooden siding.
 - Observe for signs of deterioration of the vertical load (e.g., wall buckling or bowing).
 - Identify any window or door that is out of plumb and does not fit into the frame.
 - Identify any large holes in the exterior wall.
 - Identify any rotting or deteriorating columns.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

SUMMARY OF CHANGES

TITLE: WALL OR WALL COVERING - EXTERIOR
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
Definition	Revised definition	VI.3	2020-07-31
Purpose	Field added	VI.3	2020-07-31
Common Materials	Revised common materials	VI.3	2020-07-31
Common Components	Revised common components	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	Consolidated previous deficiency 1 and 4 Separated by inspectable location – Outside	VI.3	2020-07-31
Title	Revised title; added inspectable location		
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		
Deficiency 2	Consolidated previous deficiency 2 and 3 Separated by inspectable location – Outside	VI.3	2020-07-31
Title	Revised title; added inspectable location		
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 3	Consolidated previous deficiency 5 and 6 Separated by inspectable location – Outside	VI.3	2020-07-31
Title	Revised title; added inspectable location		
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 4	Added by inspectable location – Outside	VI.3	2020-07-31
Title	Added title; added inspectable location		
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		