

## Exterior Wall and Wall Coverings

Definition: Exterior Wall: A structure that vertically separates the interior and exterior of a building.

Wall Coverings: Supplemental materials added to an exterior wall for the purposes of increasing, among other things, weather-resistance, sound absorption, and aesthetic appeal.

Name none

Variants:

Most Common Materials: brick, stone, masonry, mortar, stucco, wood, vinyl, cement (such as Hardie Board), paint

Most Common Materials:

Most Common Components: brick, stone, masonry, mortar, stucco, wood, vinyl, cement (such as Hardie Board), paint

Most Common Components:

## Location and Inspection of Exterior Wall and Wall Coverings

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:	
	Required:	length measuring device

Common Locations:	Outside:	exterior of buildings
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How to Locate:	Visual Observation:	Look at walls that compose the exterior structure of a building.
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Possible Deficiencies:	Deficiency 1:	Exterior wall covering is missing.
	Deficiency 2:	Exterior wall covering has hole approximately 1 ½ inches or greater.
	Deficiency 3:	Exterior wall has hole approximately 1 ½ inches or greater that penetrates through to the interior of the building.
	Deficiency 4:	Exterior wall covering has missing sections of at least 1 sq. ft. per wall.
	Deficiency 5:	Exterior wall or wall covering has peeling paint of 10 sq. feet or more.
	Deficiency 6:	Exterior wall or wall covering has peeling paint that pre-dates 1978.

**Deficiency 1: Exterior wall covering is missing.**

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases the likelihood of mold growth and/or infestation.
	Public Perception:	Indicates poor quality of property.
	Cost:	Repair is significant enough to incur capital cost

Health and Safety	Standard:	This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days
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How to Inspect:	Visual Observation:	Approach the building and observe the exterior walls and wall coverings. Look—if no wall coverings are readily visible—for indications that the exterior wall was designed to have—or at one time had—wall coverings, such as paint outlines, fasteners, and wall covering remnants.
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Record deficiency if:	the wall is designed to have a covering and all the covering is missing.
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**Deficiency 2: Exterior wall covering has hole approximately 1 and a half inches or greater.**

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases the likelihood of mold growth and/or infestation.
	Public Perception:	Indicates poor quality of property.
	Cost:	Repair is significant enough to incur capital cost
Health and Safety	Standard:	This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.
How to Inspect:	Visual Observation:	Look at exterior wall coverings for signs of damage. Investigate any damage to determine extent.
	Action:	Measure—if a hole is present—the diameter of the hole with a length measuring device, or otherwise determine approximate diameter of hole.
Record deficiency if:	a hole is present that is approximately 1 ½ inches (the size of a golf ball) or greater.	

**Deficiency 3: Exterior wall has hole approximately 1 and a half inches or greater that penetrates through to the interior of the building.**

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases the likelihood of mold growth and/or infestation. Indicates potential for structural weakness and collapse. Exposes residents to elements.
	Privacy:	Limits the resident’s reasonable expectation of privacy in dwelling
	Public Perception:	Indicates poor quality of property.
	Cost:	Repair is significant enough to incur capital cost

Health and Safety	Standard:	This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.
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How to Inspect:	Visual Observation:	Look at exterior wall for signs of damage. Investigate any damage to determine extent.
	Action:	Measure—if a hole is present—the diameter of the hole with a length measuring device, or otherwise determine approximate diameter of hole.
	Visual Observation:	Look—if a hole is present—into the hole to see if interior of building is visible.

Record deficiency if:	a hole is present that is approximately 1 ½ inches (the size of a golf ball) or greater that penetrates to the interior of the building.
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**Deficiency 4: Exterior wall covering has missing sections of at least 1 sq. ft. per wall.**

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases the likelihood of mold growth and/or infestation.
	Public Perception:	Indicates poor quality of property.
	Cost:	Repair is significant enough to incur capital cost

Health and Safety	Standard:	This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.
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How to Inspect:	Visual Observation:	Look at exterior wall for signs of missing wall coverings.
	Action:	Measure—if missing sections are present—the square footage of the missing sections with a length measuring device, or otherwise determine square footage of missing sections.

Record deficiency if:	1 square foot of wall covering is missing cumulatively per wall.
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**Deficiency 5: Exterior wall or wall covering has peeling paint of 10 sq. ft. or more.**

Rationale:	Maintenance:	Indicates maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Public Perception:	Indicates poor quality of property.
	Cost:	Repair is significant enough to incur capital cost.
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:	Visual Observation:	Walk up to the exterior of the building, visually inspect the exterior wall and wall covering to identify any peeling paint.
	Action:	Measure—if peeling paint is present—the square footage of the missing sections with a length measuring device, or otherwise determine square footage of peeling paint.
Record deficiency if:	any single exterior wall or wall covering has peeling paint of 10 square feet or more cumulatively.	

**Deficiency 6: Exterior wall or wall covering has peeling paint that pre-dates 1978.**

Rationale:	Health and Safety:	Increases the likelihood of lead poisoning due to children children encountering paint residue or flakes while at play.
	Market Appeal:	Presents a negative image of property.
	Routine Maintenance:	Indicates that maintenance staff is not regularly identifying deficiencies or responding to self-generated work orders.
	Capital Costs:	Repair may be significant enough to incur capital cost.

Health and Safety	Standard:	This is a standard health and safety issue requiring a correction, remedy, or act of abatement within 30 days.
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How to Inspect:	Visual Observation:	Walk up to the exterior of the building, visually inspect the exterior wall covering to identify any peeling paint.
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Record deficiency if:	peeling paint is observed.
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