

Graffiti Version 1-2

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

Please Note: Chalk markings are not included as “graffiti” for the purposes of this inspection.

Name Variants: scribblings, art, murals, defacement, tags

Most Common Materials: paint, magic marker, pen, ink

Most Common Components: N/A

Location & Inspection of Graffiti

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - Mobility for access to all areas of the property
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Tools for Location & Inspection	Useful:	n/a
	Required:	length measuring device

Common Locations:	Unit/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

How to Locate:	Visual Observation:	Look in common locations for text, images, or symbols done by hand that do not appear to be part of the property's intended design.
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Possible Deficiencies:	Deficiency 1:	Graffiti is present
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Deficiency 1: Graffiti is present

Rationales: Corrective Maintenance, Direct: It is reasonable to expect tenants to report graffiti and for facilities management to prioritize a work order response to fix that deficiency.

Routine Maintenance, Direct: It is reasonable to expect that graffiti would be identified through routine daily observations and facilities management would prioritize work orders to fix this deficiency.

Market Appeal, Indirect: Graffiti can negatively affect public perception of the property.

Health and Safety Determination: This is not a health and safety issue. It is a condition and appearance issue and should be corrected in accordance to the property management's established maintenance plans.

How to Inspect: Action: Measure—if incident of graffiti is present—the size of the incident using a length measuring device.

Record deficiency if: graffiti is present and is at least 8.5 x 11 inches in size.

Graffiti, Version 1-2 (26 Dec 2019)

Summary of Changes (from Version 1)

- The **Rationales** and the **Health and Safety Determination** have been updated, following in-house review and public comment.