

TITLE: WALL COVERING AND FINISH — EXTERIOR  
 VERSION: V2.1  
 DATE PUBLISHED: 4/2/21

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 and 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 an exterior wall.

NAME VARIANTS: None

COMMON MATERIALS: Brick; Stone; Masonry; Mortar; Stucco; Wood; Vinyl; Cement; Paint; Siding

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

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 a hole of any size that penetrates through to the interior of the building.

LOCATION:  Outside

DEFICIENCY 3: Exterior wall 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:** Cumulatively, 1 square foot or more of an exterior wall covering is missing (i.e., evidence of prior installation, but now not present or is incomplete).

**HEALTH AND SAFETY DETERMINATION:** Standard  
 The Standard Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

**CORRECTION TIMEFRAME:** 30 days  
**HCV PASS / FAIL:** Fail  
**HCV CORRECTION TIMEFRAME:** 30 days

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If 1 square foot or more of an exterior wall cover is missing, and the building envelope has been compromised, then this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.
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.	Property management would be expected to ensure that staff members understand how to identify if an exterior wall cover is missing. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in health hazards.
PPI	Market Appeal	Direct	If this defect occurs, HUD or the property would suffer reputational harm.	If 1 square foot or more of an exterior wall cover is missing, and it is visible to a visitor, then the property may suffer reputational harm.

**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 the 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: - Distance measuring device

USEFUL: - None

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

DEFICIENCY CRITERIA: A hole of any size that penetrates through to the interior of the building.

HEALTH AND SAFETY DETERMINATION: **Standard** The Standard Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

CORRECTION TIMEFRAME: 30 days

HCV PASS / FAIL: Fail

HCV CORRECTION TIMEFRAME: 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 that penetrates through to the interior of the building, and the building envelope has been compromised, then this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.
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.	Property management would be expected to ensure that staff members understand how to identify a hole that penetrates through to the interior of the building. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in health hazards.
PPI	Market Appeal	Direct	If this defect occurs, HUD or the property would suffer reputational harm.	If there is a hole that penetrates through to the interior of the building, and it is visible to a visitor, then the property may suffer reputational harm.

INSPECTION PROCESS:

OBSERVATION: - Look at the exterior wall for holes.  
 - Investigate any damage to determine the extent and if it penetrates into the building.

REQUEST FOR HELP: - None

ACTION: - None

More Information: - None

TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - Flashlight

**DEFICIENCY 3 — OUTSIDE: EXTERIOR WALL HAS PEELING PAINT OF 10 SQUARE FEET OR MORE.**

**DEFICIENCY CRITERIA:** Cumulatively, there is 10 square feet or more of peeling paint on an exterior wall built after 1978.

**HEALTH AND SAFETY DETERMINATION:** Standard  
 The Standard Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

**CORRECTION TIMEFRAME:** 30 days

**HCV PASS / FAIL:** Fail

**HCV CORRECTION TIMEFRAME:** 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 10 square feet or more of peeling paint on an exterior wall, and the building envelope has been compromised, then this may increase interior moisture levels, which provides an environment favorable for mold growth and may trigger respiratory issues.
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.	Property management would be expected to ensure that staff members understand how to identify peeling paint on an exterior wall. Management practices would be expected to assure prompt creation and prioritization of a work order to remedy this deficiency because it may result in health hazards.
PPI	Market Appeal	Direct	If this defect occurs, HUD or the property would suffer reputational harm.	If there is 10 square feet or more of peeling paint on an exterior wall, and it is visible to a visitor, then the property may suffer reputational harm.

**INSPECTION PROCESS:**

**OBSERVATION:** - Visually examine the exterior of the building, including the walls and wall coverings.

**REQUEST FOR HELP:** - None

**ACTION:** - If peeling paint is present, measure the square footage.

**More Information:** - None

**TOOLS OR EQUIPMENT:**

**REQUIRED:** - Distance measuring device

**USEFUL:** - None

**DEFICIENCY 4 — OUTSIDE: EVIDENCE OF STRUCTURAL FAILURE.**

**DEFICIENCY CRITERIA:** There is evidence of structural failure.

**HEALTH AND SAFETY DETERMINATION:** Standard      The Standard Health and Safety category includes deficiencies that, if evident in the home or on the property, present a moderate risk of an adverse medical event requiring a healthcare visit; cause temporary harm; or if left untreated, cause or worsen a chronic condition that may have long-lasting adverse health effects; or that the physical security or safety of a resident or their property could be compromised.

**CORRECTION TIMEFRAME:** 30 days

**HCV PASS / FAIL:** Fail

**HCV CORRECTION TIMEFRAME:** 30 days

**RATIONALE:**

CODE	CATEGORY	TYPE	DESCRIPTION	EXPLANATION
R1	Health	Direct	Condition could affect resident's mental, or physical, or psychological state.	If there is evidence of structural failure, then the resident may be exposed to health hazards.
R2	Safety	Direct	Resident could be injured because of this condition.	If there is evidence of structural failure, then the resident may be 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 there is evidence of structural failure, then it is likely the resident will report this, and the presence of this deficiency 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 there is evidence of structural failure, 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 there is evidence of structural failure, then capital expenditures will likely be required to remedy the deficiency.

**INSPECTION PROCESS:**

- OBSERVATION:**
- Identify any cracked masonry walls or warped wooden siding.
  - Identify any 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

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TOOLS OR EQUIPMENT:

REQUIRED: - None

USEFUL: - None

**SUMMARY OF CHANGES**

**TITLE:** WALL COVERING AND FINISH — EXTERIOR  
**VERSION:** V2.1  
**DATE PUBLISHED:** 4/2/21

FIELD	CHANGE	VERSION	DATE
----	Copyedits	V2.1	2021-04-02
Common Materials	Copyedits	V2.0	2020-10-28
Common Components	Copyedits	V2.0	2020-10-28
<b>Deficiency 1</b>		<b>V2.0</b>	<b>2020-10-28</b>
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Revised rationale categories, types, and explanations		
Inspection Process	Copyedits		
Tools or Equipment	Copyedits		
<b>Deficiency 2</b>		<b>V2.0</b>	<b>2020-10-28</b>
Title	Copyedits		
Deficiency Criteria	Copyedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Revised rationale categories, types, and explanations		
<b>Deficiency 3</b>		<b>V2.0</b>	<b>2020-10-28</b>
Title	Copyedits		
Deficiency Criteria	Copyedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		



Rationale	Revised rationale categories, types, and explanations		
<b>Deficiency 4</b>		<b>V2.0</b>	<b>2020-10-28</b>
Deficiency Criteria	Copyedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Revised rationale categories, types, and explanations		
<b>Overall Formatting</b>	<b>Complete rework of document format and layout</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Definition</b>	<b>Revised definition</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Purpose</b>	<b>Field added</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Common Materials</b>	<b>Revised common materials</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Common Components</b>	<b>Revised common components</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Location</b>	<b>Revised inspectable locations</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>More Information</b>	<b>Field added</b>	<b>VI.3</b>	<b>2020-07-31</b>
<b>Deficiency 1</b>	<b>Consolidated previous deficiency 1 and 4 Separated by inspectable location – Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
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		
<b>Deficiency 2</b>	<b>Consolidated previous deficiency 2 and 3 Separated by inspectable location – Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
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		
<b>Deficiency 3</b>	<b>Consolidated previous deficiency 5 and 6 Separated by inspectable location – Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
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		
<b>Deficiency 4</b>	<b>Added by inspectable location – Outside</b>	<b>VI.3</b>	<b>2020-07-31</b>
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		