

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

DEFINITION: A vertical surface that may define an area, and provide security, shelter, or sound proofing.
PURPOSE: The surface that provides a vertical separation between rooms or spaces and may provide security or 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: Interior wall has a hole of any size that penetrates to the adjoining room or space.
LOCATION: Unit Inside

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

DEFICIENCY 3: Interior wall has a hole that is greater than 2 inches in diameter or there is an accumulation of holes that are cumulatively greater than 6 inches by 6 inches.
LOCATION: Unit Inside

DEFICIENCY I — UNIT: INTERIOR WALL HAS A HOLE OF ANY SIZE THAT PENETRATES TO THE ADJOINING ROOM OR SPACE.

DEFICIENCY CRITERIA: A hole of any size penetrates to the adjoining room or space.

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 an interior wall has a hole of any size 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 an interior wall has a hole of any size that penetrates to the adjoining room or space, then the resident may be unable to fully use a feature (i.e., a wall without a 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 an interior wall has a hole of any size that penetrates to the adjoining room or space, 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 the wall for the presence of a hole.
REQUEST FOR HELP: - None
ACTION: - Determine if the hole penetrates to the adjoining room or space.
More Information: - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
USEFUL: - Flashlight

DEFICIENCY I — INSIDE: INTERIOR WALL HAS A HOLE OF ANY SIZE THAT PENETRATES TO THE ADJOINING ROOM OR SPACE.

DEFICIENCY CRITERIA: A hole of any size penetrates to the adjoining room or space.

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INSPECTION PROCESS:

- OBSERVATION:** - Look at the wall for the presence of a hole.
- REQUEST FOR HELP:** - None
- ACTION:** - Determine if the hole penetrates to the adjoining room or space.
- More Information:** - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - Flashlight

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

DEFICIENCY CRITERIA: Wall is buckling, bulging, or bowing.
 OR
 Wall has a loose or detached surface covering.

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.

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R2	Safety	Direct	Resident could be injured because of this condition.	If an interior wall is buckling, bulging, bowing, or material is loose or 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 an interior wall is buckling, bulging, bowing, or material is loose or detached, then the resident will likely report it and this deficiency's presence may indicate that complaint-based work orders are not being addressed.

INSPECTION PROCESS:

- OBSERVATION:** - Look at the interior wall for the presence of any buckling, bulging, bowing, or loose surface coverings.
- REQUEST FOR HELP:** - None
- ACTION:** - Confirm the interior wall is absent of buckling, bulging, and bowing, and that the surface area is stable.
- More Information:** - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - None

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INSPECTION PROCESS:

- OBSERVATION:** - Look at the interior wall for the presence of any buckling, bulging, bowing, or loose surface coverings.
- REQUEST FOR HELP:** - None
- ACTION:** - Confirm the interior wall is absent of buckling, bulging, and bowing, and that the surface area is stable.
- More Information:** - None

TOOLS OR EQUIPMENT:

- REQUIRED:** - None
- USEFUL:** - None

DEFICIENCY 3 — UNIT: INTERIOR WALL HAS A HOLE THAT IS GREATER THAN 2 INCHES IN DIAMETER OR THERE IS AN ACCUMULATION OF HOLES THAT ARE CUMULATIVELY GREATER THAN 6 INCHES BY 6 INCHES.

DEFICIENCY CRITERIA: A hole is greater than 2 inches in diameter.
 OR
 An accumulation of holes in any one wall that are cumulatively greater than 6 inches by 6 inches.

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.

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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 there is a hole that is greater than 2 inches in diameter or an accumulation of holes that are cumulatively greater than 6 inches by 6 inches, then the resident may be unable to fully use a feature (i.e., a wall without a hole) that is expected to be provided and maintained as part of their rent.
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INSPECTION PROCESS:

- OBSERVATION:** - Look at the wall for the presence of a hole.
- REQUEST FOR HELP:** - None
- ACTION:** - Measure the hole (or number of holes taken cumulatively).
- More Information:** - None

TOOLS OR EQUIPMENT:

REQUIRED: - Distance measuring device

USEFUL: - None

DEFICIENCY 3 — INSIDE: INTERIOR WALL HAS A HOLE THAT IS GREATER THAN 2 INCHES IN DIAMETER OR THERE IS AN ACCUMULATION OF HOLES THAT ARE CUMULATIVELY GREATER THAN 6 INCHES BY 6 INCHES.

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- OBSERVATION:** - Look at the wall for the presence of a hole.
- REQUEST FOR HELP:** - None
- ACTION:** - Measure the 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: V2.1
DATE PUBLISHED: 4/2/21

FIELD	CHANGE	VERSION	DATE
----	Copyedits	V2.1	2021-04-02
Definition	Copyedits	V2.0	2020-10-28
Deficiency 1		V2.0	2020-10-28
Title	Revised title		
Deficiency Criteria	Copyedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
Deficiency 2		V2.0	2020-10-28
Title	Copyedits		
Deficiency Criteria	Copyedits		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		
Inspection Process	Copyedits		
Deficiency 3		V2.0	2020-10-28
Title	Revised title		
Deficiency Criteria	Revised deficiency criteria		
Health and Safety Determination	Added standardized description		
HCV Pass / Fail	Field added; response input as "Fail"		
Rationale	Copyedits		

Inspection Process	Copyedits		
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