

Interior Wall Coverings and Finishes

Classification: Interior Walls

Definition: The finished or unfinished surface that provides a vertical separation between rooms or spaces and may provide security/privacy, sound proofing, climate control, and fire protection

Please Note: For the purpose of this inspection, any interior wall that adjoins an outside area will be evaluated as an exterior wall.

Name Partition

Variants:

Most Common Materials: Plaster, Drywall, Paneling, Paint, Wallpaper, Brick, Stone, Tile, Stucco, Wood

Most Common Components:

Covering, finish, molding, baseboards

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Location and Inspection of Wall Coverings and Finishes

Abilities or Knowledge Needed:	- Visual acuity for location & inspection - Mobility for access to all areas of the property - Ability to bend, stoop, and kneel
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Tools for Location & Inspection	Useful:	None
	Required:	None

Common Locations:	Unit/Inside:	Dining rooms, living rooms, kitchens, bathrooms, bedrooms, closets, hallways, other interior spaces
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How to Locate:	Visual Observation:	Look in common locations between the floor and ceiling
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Possible Deficiencies:	Deficiency 1:	Interior wall has any unintended hole that penetrates the wall surface
	Deficiency 2:	Interior wall has any unintended penetrations through a wall assembly

Deficiency 1: Interior wall has any unintended hole that penetrates the wall surface

Rationale code(s):	<p>Routine Maintenance: Indicates that maintenance staff is not regularly identifying deficiencies or responding to self-generated work orders. Indicates that while maintenance staff may be making repairs to items inside the wall (e.g., plumbing, electrical), they are not completing the work by also repairing the wall.</p> <p>Health and Safety: Residents may be exposed to any potential pollutants, allergens, or hazards within the wall cavity (such as dust, insulation, lead dust, wiring) Residents may not feel safe if there are holes in the wall (broken window theory).</p> <p>Operability: Rent should include walls without holes.</p>
Health and Safety	<p>Standard: This is a standard health and safety issued requiring a correction, remedy, or act of abatement within 30 days.</p>
How to Inspect:	<p>Visual Observation: Look at wall for presence of hole(s) and determine if the hole penetrates only the wall surface (does not penetrate to adjoining space)</p> <p>Action: Measure hole (or a number of unintended holes taken cumulatively) to determine if it measures 6x6 inches or greater.</p>
Record deficiency if:	<p>Hole (or a number of holes taken cumulatively) measures 6x6 inches or greater.</p>

Deficiency 2: Interior wall has any unintended penetrations through a wall assembly

<p>Rationale code(s):</p>	<p>Routine Maintenance:</p> <p>Health and Safety:</p> <p>Privacy:</p> <p>Costs:</p>	<p>Property is not responding to resident complaints as residents would probably call this in if the hole were to penetrate into another unit. Property maintenance should respond to self-generated work orders as part of their normal self-inspections.</p> <p>Residents may be exposed to any potential infestations, pollutants, allergens, or hazards present within the wall cavity or the adjoining space. Someone from the neighboring unit could perhaps enter the unit directly or unlock a door from the adjoining space if the hole were large enough.</p> <p>Resident privacy may be compromised if someone could see from unit to unit, or from an adjoining space into the bathroom or bedroom.</p> <p>If the hole penetrates to the outside of the unit to a common area, it may impact heating and cooling costs.</p>
<p>Health and Safety</p>	<p>Standard:</p>	<p>This is a standard health and safety issued requiring a correction, remedy, or act of abatement within 30 days.</p>
<p>How to Inspect:</p>	<p>Visual Observation:</p> <p>Action:</p>	<p>Look at wall for presence of any hole and determine if the hole penetrates to the adjoining space.</p> <p>Look to see if any hole penetrates to the adjoining space.</p>
<p>Record deficiency if:</p>	<p>Any sized hole penetrates to the adjoining space.</p>	