



DEPARTMENT OF VETERANS AFFAIRS
Regional Office
1240 East Ninth Street
Cleveland OH 44199

February 21, 2001

In Reply Refer To: 325/262
Information Letter 26-01-02

TO: All Management Brokers

SUBJ: Stabilization of Deteriorating Paint Surfaces

1. The Department of Veterans Affairs has issued instructions on treatment of deteriorating paint surfaces. This letter discusses the issues most important to Management Brokers at this time.

What must Management Brokers do immediately to prepare for the new policies?

- All Management Brokers must complete the HUD Visual Assessment Training Course.
- After completion of this free on-line training, the MB must print and forward the certificate of completion to the Regional Office.
- MBs must report the year the property was built on the Property Inspection Report.
- All new custodies must include the date of construction based upon official records, e.g., Courthouse records or Tax Assessor files.

How does the MB complete the HUD course?

- Log on to the Internet at WWW.HUD/gov/lea/.
- The course takes approximately 30 minutes to complete.

How does the MB report deteriorated paint surfaces?

- All properties built prior to 1978 must include a visual assessment of the painted surfaces, both interior and exterior.
- Management Brokers must complete the property inspection report in the following manner:
 1. Section 8 - Include the date the property was built.
 2. Section 15 - must be fully completed.
 3. Section 26 - Enter data source for the construction date, e.g., Courthouse records, tax assessor office, County Recorder etc.
 4. Section 26 - If deteriorated paint surfaces are noted - the exact location must be provided.
 5. When deteriorated paint surfaces are noted, the MB must provide repair specifications and estimated costs to stabilize the surface(s).

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What if the MB has questions?

- Contact your Realty Specialist.
 - A mandatory training session will be held shortly.
2. We have included a list of definitions on treatment of deteriorated paint surfaces for your use.

/s/

JAMES L. BRUBAKER, JR.
Loan Guaranty Officer

Attachments