



Fannie MaeTM

Property Preservation Guide

Section 5: Door Security



Section 5: Initial Securing and Initial Services

Exterior Door / Exterior Door Jamb

The Exterior Door Allowable must be used to repair/replace missing or inoperable exterior doors including installation of a door jamb and hinge protection product to secure the interior of the main dwelling or detached structure. The preferred method is to repair the door and/or door jamb when possible in a manner that is consistent with pre-damage condition.

The Exterior Door Jamb Allowable must be used to replace/repair missing or damaged/split door jamb/frames, including installation of a door jamb protection product.

In the rare instance either repair or replacement cannot be completed within the applicable allowable, a bid must be submitted. Refer to [Section 2: Technology and Photos](#) within this Property Preservation Guide for bid submission guidelines.

If it is discovered that the exterior door and/or door jambs need to be repaired and/or replaced any time after the initial secure timeframe, the appropriate service must be completed within three (3) calendar days of discovery. The servicer must attempt to secure the property as best as possible in the interim utilizing the Padlock/Hasp and Padlock Allowable.

Expectations

- When providing exterior door replacement, ensure door fits properly and is adjusted and seals to prevent water from leaking in. There should be no gaps seen when service is complete.
- Replacement of the standard sized exterior door must be with a new exterior-rated door, either steel or wood door-rated materials. Use of interior-rated doors is strictly prohibited.
- Any new exterior door which also requires a new frame must be double bored for easy lockset and deadbolt installation.
- Each new exterior door with frame replaced must include deadbolt lock to increase security. Plated lock holes and hasp locks are not acceptable at any time. Locksets are required on all door replacements.
- Replacement of any exterior door to main dwelling or detached structure must also include installation of a door jamb and hinge protection product (Door Armor® MAX Combo). If there are other exterior doors which provide access to interior of the main dwelling but do not require repair or replacement, the servicer must install a door jamb protection product (Door Armor MINI Combo) on each of those doors as well.
- The Door Armor MAX Combo (door jamb and door hinge protection) and the Door Armor MINI Combo (door jamb protection) are the two approved products made by Armor Concepts®. All other material must be demonstrated in the field and approved by Fannie Mae prior to use.
- When replacement or repairs are made only to the door jamb, a door jamb protection product (Door Armor MINI Combo) must also be installed.
- This allowable is not to be used to replace missing screen or storm doors.



Section 5: Initial Securing and Initial Services

What To Do If

If	Then
All exterior doors and door jambs are functioning and secure,	No action is required.
The entire door is missing or irreparable,	<p>Replace the exterior door with exterior door rated materials and install a door jamb and door hinge protection product.</p> <p>If unable to complete within the allowable, secure with a security door and submit a bid to replace the door. Refer to Section 2: Technology and Photos within this Property Preservation Guide for bid submission guidance.</p>
The entire door is missing or irreparable on a detached structure,	Replace the exterior door with exterior door rated materials and install a door jamb and door hinge protection product.
Repairs are made to the door jamb of a door allowing access to the interior of the property or to a detached structure,	Install a door jamb protection product.
An exterior door is replaced and the door jamb and door hinge protection product is installed,	Install a door jamb protection product on all remaining exterior doors which allow access to the interior of the property. This must be done regardless of any work performed on the door or door jamb.
The property is found severely vandalized upon Initial Secure,	Install a door jamb protection product on every interior access door, unless the door is replaced, which in those cases, install the door jamb and hinge protection product. Refer to Clear Boarding within this section for further details on necessary additional securing measures.
The property has a sliding glass door and the glass needs to be reglazed,	Utilize the Repair / Replace Window Allowable to replace the glass in the sliding glass door.
The property has a sliding glass door and the glass cannot be reglazed,	Utilize the Exterior Door Allowable to repair or replace the door.



Section 5: Initial Securing and Initial Services

Photo Examples

Examples of Exterior Door and Door Jamb and Hinge Protection



Photo shows door jamb protection product being installed.



Photo shows door jamb protection product installed.



Photo showing door jamb and hinge protection product materials ready for installation.

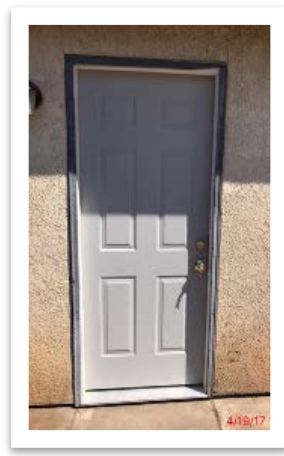


Photo showing door hinge protection product installed.



Section 5: Initial Securing and Initial Services

Examples of Before and After Exterior Door Replacement

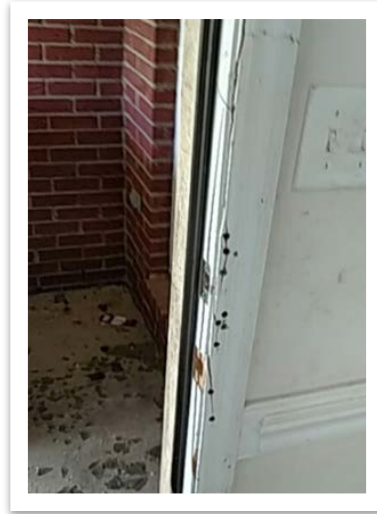




Section 5: Initial Securing and Initial Services

Example of Deficient Door Jamb Repair

DEFICIENT



Nailing the door jamb together is not acceptable.