

TITLE: WALL — EXTERIOR  
 VERSION: V3.0  
 DATE PUBLISHED: 08/11/23

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.

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

LOCATION:  Unit None  
 Inside None  
 Outside Exterior of the unit.

MORE INFORMATION: If the wall is below grade and soil is on the exterior side, then evaluate under the Foundation standard.

DEFICIENCY 1: Exterior wall covering has missing sections of at least 1 square foot per wall.

LOCATION:  Outside

DEFICIENCY 2: Exterior wall has peeling paint of 10 square feet or more.

LOCATION:  Outside

DEFICIENCY 3: Exterior wall component(s) is not functionally adequate.

LOCATION:  Outside

DEFICIENCY I — OUTSIDE: EXTERIOR WALL COVERING HAS MISSING SECTIONS OF AT LEAST 1 SQUARE FOOT PER WALL.

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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).

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HEALTH AND SAFETY DETERMINATION: Moderate      The Moderate 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

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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
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DEFICIENCY 2 — OUTSIDE: EXTERIOR WALL HAS PEELING PAINT OF 10 SQUARE FEET OR MORE.

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

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HEALTH AND SAFETY DETERMINATION: Moderate      The Moderate 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

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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: - If property profile indicates the property is a target property, then evaluate under the Potential Lead-Based Paint Hazards — Visual Assessment standard.

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**DEFICIENCY 3 — OUTSIDE: EXTERIOR WALL COMPONENT(S) IS NOT FUNCTIONALLY ADEQUATE.**

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**DEFICIENCY CRITERIA:** Exterior wall component(s) is not functionally adequate (i.e., impacts the integrity of the wall assembly or building envelope, or does not allow exterior wall to separate the accommodation inside from that outside).

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**HEALTH AND SAFETY DETERMINATION:** Moderate      The Moderate 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

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**INSPECTION PROCESS:**

**OBSERVATION:** - Look at the exterior wall to identify any component that is not functionally adequate (i.e., impacts the integrity of the wall assembly or does not allow exterior wall to separate the accommodation inside from that outside).

**REQUEST FOR HELP:** - None

**ACTION:** - None

**More Information:** - Exterior wall covering or finishing should be evaluated under Deficiency 1 or Deficiency 2 of this standard.  
- All attic or roof ventilation components should be evaluated under the Roof Assembly standard.  
- If the overall exterior wall exhibits a sign of serious failure that may threaten the resident's safety, then evaluate the condition under the Structural System standard.

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