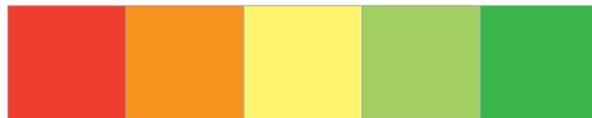




Exterior Condition Rating Guideline



DEVELOPED BY

The Commercial Painting Industry Association

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Exterior Condition Rating Guideline

Overview

The Exterior Condition Rating Guideline (ECRG) is a comprehensive rating system used to measure the condition of the exterior building envelope. This standard process works with many substrates and will create a rating system for exterior building envelopes. All elevations of the building are rated independently to provide a true ECRG score.

CATEGORIES FOR INSPECTION

- A. Coating Integrity** (e.g., peeling, adhesion, fractured coating)
- B. Color** (e.g., chalking, fading, color retention)
- C. Biological Growth and/or Carbon Contamination**
(e.g., mold, mildew, carbon buildup)
- D. Joint Condition** (e.g., cracked, missing)
- E. Substrate Condition** (e.g., masonry repairs, efflorescence)
- F. Other Deficiencies** (e.g., broken gutters, missing dock bumpers)

How To Determine The Rating

Each elevation should be observed by standing roughly 10 feet away from the base of the elevation being evaluated.

NUMERICAL RATING SCALE

1	Poor: high priority and should be remediated immediately
2	Fair: medium priority and should be remediated as soon as possible
3	Adequate: normal priority and can be done as routine maintenance
4	Good: low priority and can be deferred
5	Excellent: no action needed

Legal Disclaimer:

The CPIA's Exterior Condition Rating Guideline is provided as a general reference tool to assist painting contractors in assessing and communicating the condition of building exteriors. This guideline is not intended to serve as a substitute for professional judgment, expert evaluation, or specific project requirements.

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Category A: Coating Integrity

PURPOSE OF THE INSPECTION

The purpose of this category is to identify the current integrity of the coating system and to identify areas where deficiencies exist that may affect the performance of the coating system, its physical appearance, and/or its ability to protect the building. If coating integrity deficiencies are not addressed, they could lead to additional coating failure, which can result in corrosion or breakdown of the substrate.

EXAMPLES OF DEFICIENCIES THAT MAY BE IDENTIFIED

- **Cracking:** The splitting of a dry paint coating film through at least one coat to form visible cracks that may penetrate down to the substrate.
- **Checking:** Fine cracks that do not penetrate the topcoat of a coating system. Some checking can be so minute that it is impossible to see without magnification.
- **Alligatoring:** Very large (a.k.a. macro) crazing/cracking, which resembles the skin of an alligator or crocodile. Cracks may penetrate down to the substrate.
- **Crazing:** Similar to checking, but the cracks are generally wider and penetrate deeper into the film.
- **Loss of Adhesion:** Coating fails to adhere to substrate or underlying coats of paint.
- **Blistering:** Dome-shaped projections in the dry paint film through local loss of adhesion lifting of the film from the underlying surface. Blisters may contain liquid or gas.
- **Wrinkling:** The development of wrinkles in the coating film during curing.
- **Pinholes:** The formation of minute holes in the wet paint film during application and drying, which may be due to air or gas bubbles.
- **Misses/Skips/Holidays:** Exposed areas of substrate or previous coating when the intention was to completely coat the entire area.
- **Chipping or Damaged Paint:** Coating that has been visibly damaged, scratched, or chipped by impact of an object to the surface.

HOW TO DETERMINE THE RATING

1	The building elevation appears to have coating integrity deficiencies present, with 20% or more of the surfaces affected.
2	The building elevation appears to have coating integrity deficiencies present, with approximately 10% to 20% of the surfaces affected.
3	The building elevation appears to have locations with coating integrity deficiencies present, with approximately 10% or less of the surfaces affected.
4	The building elevation appears to have spot locations with coating integrity deficiencies present that are no larger than one square foot each affecting the surface.
5	The building elevation appears to have no signs of coating integrity deficiencies present.



Category B: Color

PURPOSE OF THE INSPECTION

The purpose of this category is to identify the current level of loss of original color for the coating system and to identify areas where deficiencies exist that may affect the performance of the coating system, its physical appearance, and/or its ability to protect the building. If color deficiencies are not addressed, they could lead to unsightly conditions of the building.

EXAMPLES OF DEFICIENCIES THAT MAY BE IDENTIFIED

- Fading:** Discoloration or gradual decrease in color of coating when exposed to sunlight/ weather. May be accompanied by loss of gloss. In some situations, it may resemble chalking but without the powdery surfaces. Fading tends to accelerate in the presence of moisture.
- Chalking:** A friable powdery layer on the surface of a coating film. A change of color or fading is also seen. Chalking rates vary with pigment concentration and choice of binder. Chalking is a known characteristic of certain coatings such as epoxy.
- Staining:** Discoloration of a substrate or coating system from a variety of sources such as biological growth, rust, or pollution.

HOW TO DETERMINE THE RATING

1	The building elevation appears to have color deficiencies present, with 20% or more of the surfaces affected.
2	The building elevation appears to have color deficiencies present, with approximately 10% to 20% of the surfaces affected.
3	The building elevation appears to have locations with color deficiencies present, with approximately 10% or less of the surfaces affected.
4	The building elevation appears to have spot locations with color deficiencies present that are no larger than one square foot each affecting the surface.
5	The building elevation appears to have no color deficiencies present.

Category C: Biological Growth and Visible Contamination

PURPOSE OF THE INSPECTION

The purpose of this category is to identify the amount of mold, mildew, biological growth, and carbon contamination present on the surfaces that may affect the performance of the coating system, its physical appearance, and/or its ability to protect the building. If biological growth is not addressed, it could lead to staining that cannot be cleaned, premature coating failure, and/or unsightly conditions.

EXAMPLES OF DEFICIENCIES THAT MAY BE IDENTIFIED

- **Mold:** Type of fungus that thrives in damp and humid environments with organic materials that the organism can feed on.
- **Mildew:** Type of fungus that typically appears as a powdery, white or gray growth on surfaces, particularly in moist and humid conditions. It can cause discoloration and damage to surfaces.
- **Vegetation:** An assemblage of plant species found in a particular region or habitat.
- **Carbon Contamination:** Carbon-based particles, typically from vehicle exhaust, settling on a surface.

HOW TO DETERMINE THE RATING

1	The building elevation appears to have locations with significant biological growth and/or carbon contamination present, with approximately 20% or more of the surfaces affected.
2	The building elevation appears to have locations with significant biological growth and/or carbon contamination present, with approximately 10% to 20% of the surfaces affected.
3	The building elevation appears to have biological growth and/or carbon contamination present, with approximately 10% or less of the surfaces affected.
4	The building elevation appears to have areas with light biological growth and/or carbon contamination present; however, the building elevation is still visually appealing.
5	The building elevation appears to have no biological growth and/or carbon contamination present.

Category D: Joint Condition

PURPOSE OF THE INSPECTION

The purpose of this category is to identify the condition of the joints on the building and deficiencies that may affect the ability to protect the building. If joint deficiencies are not addressed, they could lead to water intrusion into the building, coating failure, and damage to the substrate.

EXAMPLES OF DEFICIENCIES THAT MAY BE IDENTIFIED

- Cracked Substrate at a Joint Location
- Damaged/Missing Sealant/Joint Material
- Cracked Sealant/Joint Material
- Adhesion Failure

HOW TO DETERMINE THE RATING

1	The building elevation appears to have locations with significant joint condition deficiencies present, with approximately 20% or more of the joints affected.
2	The building elevation appears to have locations with significant joint condition deficiencies present, with approximately 10% to 20% of the joints affected.
3	The building elevation appears to have noticeable joint condition deficiencies present, with approximately 10% or less of the joints affected.
4	The building elevation appears to have spot locations with joint condition deficiencies that are no larger than one linear foot.
5	The building elevation appears to have no joint condition deficiencies present.

Category E: Substrate Condition

PURPOSE OF THE INSPECTION

The purpose of this category is to identify the condition of the substrate on the building and deficiencies that affect its physical appearance and/or the ability to protect the building. If substrate condition deficiencies are not addressed, they could lead to premature coating failure and deterioration or corrosion to the substrate.

EXAMPLES OF DEFICIENCIES THAT MAY BE IDENTIFIED

- **Spalling Concrete:** Breakdown of concrete via damage, natural weathering and/or chemical reaction that results in sections of cement chipping off the main body.
- **Cracks in Concrete:** A break in the surface without complete separation of the parts. Cracks can be caused by a variety of things and can be active or static. Cracks can also be the result of a structural or non-structural issue.
- **Damaged or Missing Masonry Joints:** May be a sign of structural weakness and can include loose, crumbling, cracked, or missing mortar joints.
- **Masonry Unit Deterioration:** Small pieces or larger fragments of masonry separating from the masonry unit, often at corners or mortar joints.
- **Honeycomb and Bugholes:** Voids or cavities in the concrete due to incomplete filling of the formwork or improper compaction of the concrete. This type of deficiency can weaken the structural integrity of the concrete and make it more susceptible to water penetration.
- **Efflorescence:** A white or grayish salt deposit that forms on the surface of porous materials like concrete, brick, stone, or stucco.
- **Corrosion of Concrete Reinforcement:** Natural process that occurs then the steel rebar in reinforced concrete begins to corrode. This type of deficiency can result in cracking and spalling of the surrounding concrete.
- **Rust:** Reddish or brownish oxide that forms on the surface of ferrous metals (iron or steel) due to oxidation when exposed to moisture and oxygen over time.

HOW TO DETERMINE THE RATING

1	The building elevation appears to have substrate condition deficiencies present, with 20% or more of the surfaces affected.
2	The building elevation appears to have substrate condition deficiencies present, with approximately 10% to 20% of the surfaces affected.
3	The building elevation appears to have locations with substrate condition deficiencies present, with approximately 10% or less of the surfaces affected.
4	The building elevation appears to have spot locations with substrate condition deficiencies present that are no larger than one square foot each affecting the surface.
5	The building elevation appears to have no substrate condition deficiencies present.



Category F: Other Deficiencies

PURPOSE OF THE INSPECTION

The purpose of this category is to identify any other deficiencies that will affect physical appearance and/or the ability to protect the building. If these other deficiencies are not addressed, they could lead to premature coating failure and deterioration, corrosion, or damage to the substrate.

EXAMPLES OF DEFICIENCIES THAT MAY BE IDENTIFIED

- Damaged or Missing Gutters and/or Leaders
- Leaking Gutters and/or Leaders
- Damaged or Missing Man Doors Components
- Damaged or Missing Overhead Door Components
- Damaged or Missing Bollards
- Damaged or Missing Windows
- Damaged or Missing Window Glazing
- Damaged Roofing

HOW TO DETERMINE THE RATING

1	The building elevation appears to have severe other deficiencies present.
2	The building elevation appears to have multiple significant other deficiencies present.
3	The building elevation appears to have multiple minor other deficiencies present.
4	The building elevation appears to have minor other deficiencies present.
5	The building elevation appears to have no other deficiencies present.