

Appendix F - Building Conditions Survey

Evaluation Criteria and Definitions

EVALUATED ELEMENTS	6 Well Maintained	5 Moderately Well Maintained	4 Needs Only Minor Repair	3 Needs Moderate Repair (up to ¼ of element)	2 Needs Major Repair (up to ½ of element)	1 Not Salvageable (majority of element needs repair)	0 Not Witnessed
Foundation	Does not need immediate maintenance.	Some peeling or cracking in the protective surface over only a small portion	A few small cracks, small amount of missing mortar, a small hole over a small area of the surface.	Cracks, missing mortar, loose or broken surface over a moderate portion. No evidence of settling or out of vertical alignment.	Cracks, missing mortar, loose or broken surface over a large portion. Some evidence of settling or out of vertical alignment.	Cracks, missing mortar, loose or broken surface over a majority of the foundation. Evidence of major settling or out of vertical alignment.	
Stairs, Rails, Porches	Does not need immediate maintenance.	Paint needs minor touch ups.	One missing, broken, or cracked step, riser, baluster, handrail, or railing that needs minor repairs or paint.	More than one missing, broken, or cracked steps, risers, balusters, handrails, or railings that need minor repairs or paint. Not a serious safety concern.	Between ¼ to ½ of the steps, risers, balusters, handrails, or railings are missing, broken, rotting, or cracked. Hazard of tripping or falling because of disrepair.	A majority of the steps, risers, balusters, handrails, or railings are missing, broken, rotting, or cracked. Hazard of tripping or falling because of disrepair.	
Roof, gutters, downspouts, chimneys	Does not need immediate maintenance.	Small leaves on the roof or gutters that may need to be cleaned out.	Need minor repairs to correct a missing or sagging shingle, gutter, or downspout; cracked or missing brick or mortar in chimney;	More than one missing or sagging shingle, gutter, or downspout; cracked or missing brick or mortar chimney or rotting fascia	Missing, buckling, or sagging shingles; holes in the roof or chimney; missing or loose gutters or downspouts; chimney settling or leaning;	Missing, buckling, or sagging shingles; holes in the roof or chimney; missing or loose gutters or downspouts; chimney settling or leaning;	

			or moss growing on roof.	affecting less than 1/4 of the roof and chimney elements.	cracked or rotting fascia affecting between a 1/4 and 1/2 of the roof and chimney elements.	cracked or rotting fascia affecting the majority of roof and chimney elements.	
Exterior Surfaces – paint, siding, or other material and the structural elements that add strength, bear weight, or insulate the structure	Does not need Immediate maintenance.	Isolated areas where some touch up painting is needed.	Paint and/or siding need some repair work, but there is no evidence of structural decay.	Paint and/or siding need repair work and there is evidence of some structural decay, such as dry rot, affecting up to 1/4 of the surface.	Major repair work is needed to correct paint, siding, or other parts of the protective surface. There are areas of structural decay affecting up to 1/2 of the surface.	A majority of the protective surface is missing, loose, rotting, or broken allowing weather to reach the structural elements of the structure.	
Windows and Doors	Does not need Immediate maintenance.	All doors, frames, and glass present; may have an isolated instance needing a touch up, such as replacing a latch or other hardware.	Need minor repairs to correct a broken or cracked frame, re-hang a door, or other small hole related to a door or window.	There are missing or broken panes, broken or rotting window or door frames, or other holes related to a door or window failure affecting up to 1/4 of all of the windows and doors.	There are missing or broken panes, broken or rotting window or door frames, or other holes related to a door or window failure affecting between a 1/4 to 1/2 of all the windows and doors.	A majority of the windows and doors are failing. There are missing or broken panes, broken or rotting window or door frames, or other holes related to a door or window.	