

Chapter Ten - Building Condition Survey

Background and Methodology

In the summer of 2009 the Center for Great Neighborhoods of Covington (CGN) and NKAPC worked to conduct a building conditions analysis for structures in the Latonia study area. The survey included a field review of the exterior condition of buildings in all land use categories. Observations conducted by reviewers included physical information on buildings such as construction type and exterior surface as well as their use, occupancy status and overall condition.

The property condition survey built upon the analysis previously performed by NKAPC and CGN for the *Linden Gateway Small Area Study*, conducted for Covington in 2006 and 2007. Using this analysis as a starting point, the evaluation form was reviewed and revised to streamline the analysis process. A copy of the actual form used in the survey can be found in Figure 10.1 on page 96.

The survey was designed to quickly and accurately obtain critical information for the structure being studied. All properties were visually inspected from the sidewalk or street. The rear of the property was also surveyed when feasible for out buildings and their condition if present. Worksheets were filled out for structures in the study area and for parcels with no buildings when these vacant lots were easily identifiable.

Worksheets were comprised of five sections, each pertaining to different data on the parcel in question. The first two sections provided general information on the parcel being studied. Section one provided information on the date of evaluation and recorded the evaluator's name. Section two recorded the parcel identification number (PIDN), if available beforehand, and the observed street address.

Section three examined the physical nature of structures in the area. This segment of the form observed whether a structure was present on the parcel, if the structure appeared to be occupied, the number of floors, construction type, exterior surface, and the presence and condition of outbuildings.

The fourth section observed the condition of structures by examining five different evaluation criteria. The criteria included:

- Foundation
- Stairs, rails and porches
- Roof, gutter, downspouts and chimneys
- Exterior surfaces
- Windows and doors

Evaluators utilized the same assessment criteria found in the Linden Gateway analysis; the foundation of which was based on the University of Oregon's Community Planning Workshop. The evaluation matrix assigned a numerical rank to the observed condition of the aforementioned housing criteria. The numerical ranking corresponds to the following short explanations; well maintained, moderate maintenance, minor repair, moderate repair, major repair, and not salvageable. A more detailed explanation of the evaluation criteria can be found in the chart in Appendix F - Building Condition Survey Evaluation Criteria and Definitions.

Numerical ranking was a tool that allowed evaluators to quickly tally and rank the overall condition of a structure. Scores could range on a scale of zero to 30, with 30 being the best score possible. Once a property was evaluated, the score was added and the sum provided the following corresponding rankings:

- | | |
|------------------------------|-------|
| • Good Condition | 24-30 |
| • Minor Deterioration | 18-23 |
| • Moderately Deteriorated | 12-17 |
| • Substantially Deteriorated | 6-11 |
| • Dilapidated | 0-5 |

If an element could not be seen it received a score of '0.' When elements were not observed the overall condition of the structure was evaluated and ranked to account for the missing score.

The final section of the survey sheet observed what type of land use the structure appeared to be using. This section evaluated whether the structure was residential, commercial, public/semi-public, or other and provided areas for more detailed analysis such as the name of a business or single / multi family. An area for notes was also provided in case the evaluator wished to record information outside the scope of the form.

After the fieldwork was completed by CGN, NKAPC staff entered all the paper forms into an electronic database. The electronic information was then integrated with Geographic Information System (GIS) data for visual representation of the results and statistical analysis. In total, over 3,000 parcels were surveyed and details of the results can be found below.

Results

Total:

Total parcels surveyed – 3,179

Table 10.1 - Structures

Parcels with structures	3,165
Parcels with no structures	14

Table 10.2 - Occupancy

Occupied	3,049
Vacant	117
Unrecorded	13

Table 10.3 - Number of Floors

One	1,369
One and a half	51
Two	1,718
Two and a half	3
Three	10
Eleven	1
Unrecorded	27

Table 10.4 - Construction Type

Wood	2,079
Brick	995
Stone	65
Other	25
Unrecorded	15

Table 10.5 - Exterior Surface

Brick	671
Wood	572
Veneer	28
Aluminum / vinyl	1,724
Stucco	43
Asphalt shingles	30
Other	67
Multiple types	29
Unrecorded	15

Table 10.6 - Observed Land Use

Single family residential	2,862
Duplex	106
Multi family	44
Commercial first floor	108
Commercial second floor	16
Public / semi-public	13
Other	10
Unrecorded	20

Table 10.7 - Overall Condition

Good condition	1,393
Minor deterioration	1,473
Moderately deteriorated	279
Substantially deteriorated	15
Dilapidated	4
Unrecorded	15

Data Evaluation

Considering the age of most structures in the area the average condition is very favorable. Chart 10.1 displays a breakdown of the overall building conditions in the Latonia area and shows that over 90% of the structures are in either Good Condition or have some indications of Minor Deterioration. The average condition of all structures in the area was 22.15.

Considerations

- Work to retain existing properties reported as being in Good Condition.
- Explore programs to improve Minor and Moderately Deteriorated properties.
- Consider closer inspection (e.g. interior inspections) of Substantially Deteriorated and Dilapidated structures to determine if properties can be restored to good condition.

Chart 10.1 - Overall Building Condition Percentages

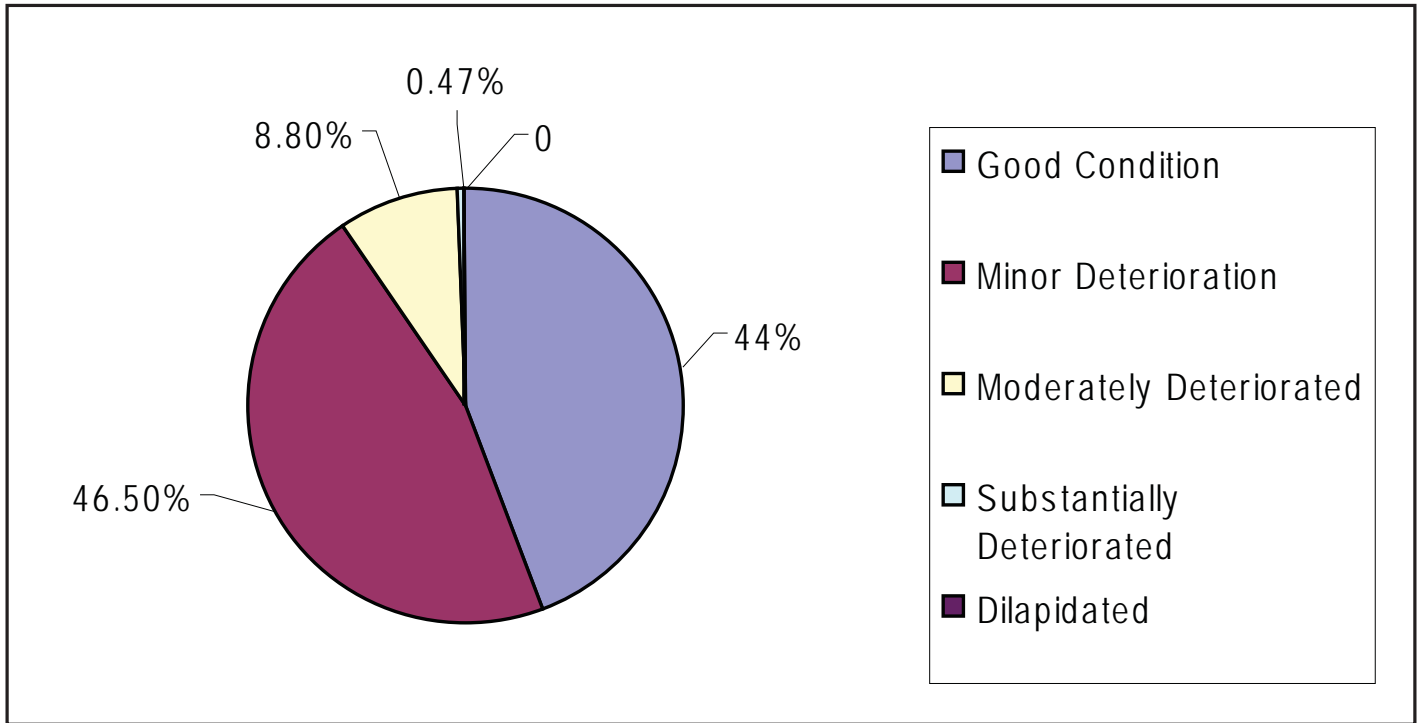


Figure 10.1 - Housing Condition Worksheet

Housing Condition Worksheet

Date:
Evaluator:

Parcel ID:
Street Address:

Structure (circle one)
1. Yes
2. No

Occupancy (circle one)
1. Occupied
2. Vacant

Number of floors (circle one)
1 2 3 4 5 6+

Construction Type (circle one)
1. Wood
2. Brick
3. Stone
4. Other

Exterior Surface (circle one)
1. Brick
2. Wood
3. Veneer
4. Aluminum/Vinyl
5. Stucco
6. Asphalt shingles
7. Other

Outbuildings (circle one)
1. Yes Condition:
2. No 1. Good 2. Adequate 3. Poor

Elements of Residence	Score (0-6)	Observed	
		Yes	No
Foundation			
Stairs, Rails, Porches			
Roof, Gutter, Downspouts, Chimneys			
Exterior Surfaces			
Windows and Doors			
Total			
Overall Condition			
1. Good condition (24-30)			
2. Minor deterioration (18-23)			
3. Moderately deteriorated (12-17)			
4. Substantially deteriorated (6-11)			
5. Dilapidated (0-5)			

Land Use
Residential: SFD _____ Duplex _____ Multi _____
Commercial: 1 st FL _____
2 nd Floor _____
Other _____
Public/Semi-Public _____

Notes: