**Appendix F - Building Conditions Survey**

**Evaluation Criteria and Definitions**

<table>
<thead>
<tr>
<th>EVALUATED ELEMENTS</th>
<th>6</th>
<th>5</th>
<th>4</th>
<th>3</th>
<th>2</th>
<th>1</th>
<th>0</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Well Maintained</td>
<td>Moderately Well Maintained</td>
<td>Needs Only Minor Repair</td>
<td>Needs Moderate Repair (up to ¼ of element)</td>
<td>Needs Major Repair (up to ½ of element)</td>
<td>Not Salvageable (majority of element needs repair)</td>
<td>Not Witnessed</td>
</tr>
</tbody>
</table>

**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.

**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 in chimneys 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.
<table>
<thead>
<tr>
<th>Exterior Surfaces</th>
<th>Does not need Immediate maintenance.</th>
<th>Isolated areas where some touch up painting is needed.</th>
<th>Paint and/or siding need some repair work, but there is no evidence of structural decay.</th>
<th>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.</th>
<th>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.</th>
<th>A majority of the protective surface is missing, loose, rotting, or broken allowing weather to reach the structural elements of the structure.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Windows and Doors</td>
<td>Does not need Immediate maintenance.</td>
<td>All doors, frames, and glass present; may have an isolated instance needing a touch up, such as replacing a latch or other hardware.</td>
<td>Need minor repairs to correct a broken or cracked frame, re-hang a door, or other small hole related to a door or window.</td>
<td>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.</td>
<td>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.</td>
<td>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.</td>
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</tbody>
</table>