

APPENDIX 1

NEIGHBORHOOD HOUSING CONDITIONS SURVEY

RATINGS GUIDE SUMMARY

Classification

1. Structure Type

1. **Residential.** The structure was built for residential use.
2. **Non-residential.** The structure was built for other than residential use.
3. **Vacant Lot.** There is no structure on the parcel.
4. **Parking Lot.** The parcel is used for parking.
5. **Park.** The parcel has a park
6. **Common Area.** A parcel common to townhome or condominium type properties.

2. Use Type

1. **Residential.** The structure is being used residentially.
2. **Non-residential.** The structure is being used other than residentially.
3. **Mixed.** The structure is being used both residentially and non-residentially.
4. **Un-ratable.** The parcel's current use cannot be determined.
5. **Not applicable.** Applies to parcels with no structure.

3. Residential Type

1. **Detached-1.** Single family dwelling
2. **Detached-2.** Duplex (designed and built as a duplex, not converted from single-family).
3. **Attached.** Structures such as row housing, sharing roofs and outside walls.
4. **Apartments.** All other (non-institutional) multi-family residential units.
5. **Non-residential.** Applies to all non-residential structure types.
6. **Not applicable.** Applies to parcels with no structure.

4. Structure Profile

1. **Single level**
2. **2-story**
3. **3-story**
4. **4-6 floors**
5. **Over 6 floors**
6. **Not applicable.** Applies to parcels with no structure.

5. Visible Address

1. **Yes.** The parcel has a visible address
2. **No.** The parcel has no visible address

Structure Conditions

1. Roof

1. **Severely Deteriorated.** There are holes visible through roof sheathing. Rafters are sagging or collapsed. Soffits and fascia boards are missing or display severe rot and deterioration.
2. **Seriously Deteriorated.** There are no holes present. The roof has sagging rafters, but sagging is not severe. Roofing shingles are extremely deteriorated. More than five shingles are currently missing on the front exposure of the roof. It appears some sheathing needs to be replaced. Soffits and fascia boards display moderate rot and deterioration.
3. **Substandard.** There are no holes or sagging. Roofing shingles are deteriorated and should be removed before new shingles are installed. Less than five shingles are missing on the entire roof. Soffits and fascia boards display slight rot deterioration.
4. **Good.** Roof shingles show slight wear. (discoloration can be seen from street, or faded color do to loss of rock). There are no holes or sagging rafters. Soffits and fascia boards may need painting, but there is no rot or deterioration.
5. **Excellent.** Roofing shingles show no wear. Soffits and fascia boards display no rot nor deterioration and are adequately installed.
6. **Not applicable.** Characteristic does not apply to rated parcel (e.g., roof rating for parcels with no structure, public sidewalk rating for parcels with no sidewalks, etc.).
7. **Un-ratable.** Characteristic applies to rated parcel, but rating could not be determined (e.g., roof rating for structures with flat roofs, or where line of sight to roof is obscured by trees).

2. Foundations and Walls

1. **Severely Deteriorated.** There are large holes, bulges, and/or leaning walls indicating a partial structural failure. More than 25% of the siding material displays rot or deterioration and needs to be replaced.
2. **Seriously Deteriorated.** There is slight leaning, but no sign of structural failure. More than 25% of the siding material displays rot or deterioration and needs to be replaced.
3. **Substandard.** There is no leaning. Some siding materials need replacing, but it is less than 25%.
4. **Good.** There is no leaning nor siding that needs to be replaced, and surfaces do need some painting.
5. **Excellent.** There is no leaning nor siding to be replaced. Surfaces are adequately painted.
6. **Not applicable.** Characteristic does not apply to rated parcel (e.g., roof rating for parcels with no structure, public sidewalk rating for parcels with no sidewalks, etc.).

3. Windows and Doors

1. **Severely Deteriorated.** There are numerous windows or doors missing or boarded. Frames show signs of severe rot and deterioration. The building is open to entry.
2. **Seriously Deteriorated.** There are a couple of openings that are missing or boarded, but the building is not open to entry. Frames show signs of severe rot and deterioration.
3. **Substandard.** All windows and doors are in place, but there is some broken glass in one or more windows. Frames show signs of moderate rot and deterioration, but mostly only need to be painted.
4. **Good.** There is no broken glass present and doors are secure. Frames on windows or doors need paint, but nothing needs replacing.
5. **Excellent.** There is not broken glass present and all frames are adequately painted.
6. **Not applicable.** Characteristic does not apply to rated parcel (e.g., roof rating for parcels with no structure, public sidewalk rating for parcels with no sidewalks, etc.).

4. Porches

1. **Severely Deteriorated.** There is leaning of vertical support members or sagging of beams and joists. Rot and deterioration are extensive. Parts of the porch are missing. The porch does not appear safe.
2. **Seriously Deteriorated.** There is slight leaning or sagging, but moderate to extensive rot and deterioration. All parts of the porch are present, and it appears safe to use.
3. **Substandard.** There is slight leaning or sagging that needs to be corrected, but no rot or deterioration. Some painting is needed.
4. **Good.** There is no leaning or sagging, but some painting is needed.
5. **Excellent.** There is no leaning or sagging. All components are adequately painted or protected against weathering.
6. **Not applicable.** Characteristic does not apply to rated parcel (e.g., roof rating for parcels with no structure, public sidewalk rating for parcels with no sidewalks, etc.).

5. Exterior Paint.

1. **Severely Deteriorated.** Over 50 % of the exterior walls are peeling. Rot and deterioration are extensive. Parts of the exterior walls are missing. Extensive work to prepare for painting (more than two weeks).
2. **Seriously Deteriorated.** Between 10 and 50% of the exterior walls are peeling. There is a moderate to extensive amount of rot and deterioration. Moderate to extensive work will be needed to prepare the walls for painting (less than two weeks).
3. **Substandard.** Less than 10% of the exterior walls are peeling or faded in color. There is no rot or deterioration present. Some painting is needed.
4. **Good.** There is no peeling paint, but some fading is present, some fresh paint is going to be needed.
5. **Excellent.** All components are adequately painted or protected against weathering.
6. **Not applicable.** Characteristic does not apply to rated parcel (e.g., roof rating for parcels with no structure, public sidewalk rating for parcels with no sidewalks, etc.).

Grounds Conditions

1. Private Sidewalks and Driveways

1. **Severely Deteriorated.** The sidewalk is broken and settled with more than one tripping hazard present and/or has sections missing. Has severely deteriorated pavement and does not prevent the tracking of mud into the street. If the driveway was gravel in the first place, will have severe weeds within the exposure.
2. **Seriously Deteriorated.** The sidewalk displays numerous cracks over 1/2 inch wide and breaks there is no tripping hazard present. AND/OR the driveway was originally paved but has severe scaling, cracking, or other signs of deterioration. The full surface needs to be re-paved.
3. **Substandard.** The sidewalk and driveway contain numerous cracks over 1/2 inch wide and over 50% of the surface needs to be repaved.
4. **Good.** The sidewalk and driveway display only a few cracks over 1/2 inch wide, but some patching or sealing of cracks is all that is needed.
5. **Excellent.** There are no cracks wider than 1/2 inch present in either the sidewalk or driveway.
6. **Not applicable.** Characteristic does not apply to rated parcel (e.g., roof rating for parcels with no structure, public sidewalk rating for parcels with no sidewalks, etc.).

2. Lawn & Shrubs

1. **Severely Deteriorated.** The vegetation (grass) has grown over 3 feet high. Shrubs appear to have not been trimmed in several years (windows, doors covered).
2. **Seriously Deteriorated.** The vegetation (grass) is between 1 and 3 feet high. Shrubs appear to have not been trimmed within the last year (overgrowing home).
3. **Substandard.** Vegetation (grass) is about 1 foot high. Shrubs need trimming, but appear to have been trimmed within the last year (shrubs still have some shape).
4. **Good.** Vegetation (grass) is under 1 foot and shrubs do not need trimming. There are lawn weeds, like dandelions, present. It appears the lawn does not receive supplemental fertilizer, but yard is cut regularly.
5. **Excellent.** Vegetation (grass) is under 6 inches high and there are few or no lawn weeds, like dandelions, present. It appears the lawn regularly receives fertilizer and yard is cut regularly.

3. Vehicles

1. **Severe Problem.** There are over 3 vehicles parked in the yard and several appear to be disabled or unlicensed.
2. **Serious Problem.** There are 1 to 3 vehicles parked in the yard. At least one appears to be disabled or unlicensed.
3. **Substandard.** There is one vehicle parked in the yard but it appears to be operable and licensed. Or, there is one or more vehicles in the driveway that appears to be disabled or unlicensed.
4. **Good.** There are no vehicles parked in the yard, but there may be one vehicle on a driveway that is unlicensed.
5. **Excellent.** There are no vehicles parked in the yard. No disabled or unlicensed vehicles are present.

4. Litter

1. **Severe Problem.** There are piles of trash, which may include brush, present on the property. Due to the volume and size of trash items, it will take a dump truck to haul it all off in one load.
2. **Serious Problem.** There are piles of trash, which may include brush, present. It will take a full size pick up to haul it off in one load. It is not practical to attempt to place the trash in plastic bags.
3. **Substandard.** There is trash scattered across the property. It will not fill a pick up. There trash can be placed in trash bags and it will fill between one and five 30 gallon trash bags.
4. **Good.** There is some litter scattered across the property. It can be placed in plastic bags and it will not fill one 30 gallon bag.
5. **Excellent.** There is no litter present.

5. Open Storage

1. **Severe Problem.** There are numerous items stored in the yard that should be stored inside. The items are so numerous, they would more than fill an average 2 car garage.
2. **Serious Problem.** There are numerous items stored in the yard that should be stored inside. The would fill a one car garage.
3. **Substandard.** The items stored outside would fit inside a small (up to 9 by 12 feet) storage shed.
4. **Good.** There are no unacceptable items stored outside, but there are numerous acceptable items that still present a cluttered appearance.
5. **Excellent.** There are no unacceptable items present. Acceptable items, if present, are few in number and do not present a cluttered appearance.

Public Infrastructure Conditions

1. Public Sidewalk

1. **Severely Deteriorated.** The sidewalk has sections missing, broken, or heaved. There is more than one tripping hazard present due to displacement of sections or missing sections. More than half the sections need replaced.
2. **Seriously Deteriorated.** There are tripping hazards present due to displaced cracks, settling and heaving. 1/4 to 1/2 of the sections need to be replaced.
3. **Substandard.** There are cracks over 1/2 wide present, but no tripping hazards. Less than 1/4 of the section need to be replaced.
4. **Good.** There is only a few cracks present, however does not present a hazard. Some patching of cracks is needed, but no sections need replacement.
5. **Excellent.** There are no cracks present. There is no settling or heaving creating tripping hazards. They are in great shape and will be there for a long time.
6. **Not applicable.** Characteristic does not apply to rated parcel (e.g., roof rating for parcels with no structure, public sidewalk rating for parcels with no sidewalks, etc.).

2. Curbs

1. **Severely Deteriorated.** There are no curbs present, with or without open ditch drainage.
2. **Seriously Deteriorated.** Curbs are present and display severe deterioration. There are sections missing. More than 1/2 of the curb would have to be replaced in order to fill in gaps.
3. **Substandard.** Curbs show deterioration. Up to 1/2 the curb would have to be replaced to fill gaps.
4. **Good.** There is some wear or deterioration but there are no sections missing.
5. **Excellent.** There is no wear and are benefit to water control within the neighborhood.
6. **Not applicable.** Characteristic does not apply to rated parcel (e.g., roof rating for parcels with no structure, public sidewalk rating for parcels with no sidewalks, etc.).

3. Streetlights

1. **Severe Problem.** There are no streetlights on the block.
2. **Serious Problem.** Streetlights are more than 8 houses apart. Lights present appear to be broken, or tree limbs block illumination.
3. **Substandard.** Streetlights are more than 6 houses apart. Lights work, but tree limbs block illumination.
4. **Good.** Streetlights are 5 houses apart. Some tree limbs are near the lights, but not blocking illumination.
5. **Excellent.** Streetlights are less than 5 houses apart. No tree limbs growing near lights.

4. Catch Basins

1. **Severely Deteriorated.** The catch basin is severely deteriorated. It is broken or collapsed and creating a danger to pedestrians or traffic (leaves water standing for days, or would be dangerous to evening walking).
2. **Seriously Deteriorated.** The catch basin is severely deteriorated and needs replacing, but is not creating a dangerous situation (i.e. doesn't create traffic hazards during rains, etc.)
3. **Substandard.** The catch basin is not deteriorated but it is substantially blocked with leaves and litter (needs to be cleaned out).
4. **Good.** There are leaves and litter in the catch basin, but it still functions adequately.
5. **Excellent.** There are no defects or leaves and litter present. Catch basin is in perfect operational condition.
6. **Not applicable.** Characteristic does not apply to rated parcel (e.g., roof rating for parcels with no structure, public sidewalk rating for parcels with no sidewalks, etc.).

5. Street Condition

1. **Severely Deteriorated.** The pavement is severely deteriorated. There are more than 7 potholes present. Vehicles cannot safely exceed 15 miles per hour due to the uneven surface. Resurfacing is needed on the whole block.
2. **Seriously Deteriorated.** The pavement is deteriorated. There are 4-6 potholes present, but traffic flow is not substantially affected. Resurfacing is needed.
3. **Substandard.** There are 3 or less potholes, mostly cracks in the surface. Patching, not resurfacing, is needed.
4. **Good.** There are no potholes. There are some cracks, but none wider than 2 inches.
5. **Excellent.** There are no cracks and no potholes present.

