COMMUNITY SURVEY OF VACANT AND DILAPIDATED PROPERTY

Below are the pre-set survey questions that are used during the inventory and data collection portion of the BAD Buildings process. This questionnaire has been synced with the community's project in Regrid, the mapping software used to complete BAD Buildings inventories. During the inventory, one member of each surveying group will document responses directly into the Regrid Mobile App. This document is a guide for team members to engage in conversation regarding property conditions and reach a consensus on responses before submitting responses on Regrid.

PROPERTY DESCRIPTION

Type:

See 1A Below:

- Single family
  - One living unit on the site. Property is a stand-alone single-family home. This includes townhomes.
- Duplex
  - Housing that is attached by a shared wall. This can include side walls where both dwellings are in the same structure or dwellings where one unit is downstairs and a second is upstairs.
- Multi-family units
  - More than two living units are present in the structure.
- Commercial
  - Structure is primarily used for business or commercial purposes with no sign of residential units.
- Mixed Use commercial/residential
  - Structure may have a defined area for retail/commercial space but is also used for residential units (often on the upper floors).
- Other (specify)
  - This category is used for properties whose past uses/intended use may not be immediately clear to the person(s) surveying the structure.

See 1B Below:

- Vacant lot
  - No structure is present on the site.

1A. STRUCTURAL CONDITIONS CHECKLIST

Building Frame/Structure:

- No problems
- Minor: Building is not leaning, but foundation needs minor repairs. Wall structure (such as wood studs) exposed but undamaged.
- Major: The building is not straight – leans or tilts. The foundation needs major repair or is missing a lot of materials. Wall structure (such as wood studs) exposed and damaged or deteriorated.

Roof/Chimney/Gutters:

- No problems
- Minor: Minor deterioration; Improper roof repair; Some mortar missing from chimney; gutters in need of repair.
- Major: A lot of deterioration, missing material, holes in roof, or sagging roof. Significant mortar or bricks missing from chimney or chimney is leaning.

Windows/Doors:

- No problems
- Minor: Window frames or sills need restoring, or paint is peeling.
- Major: Windows missing, missing panes, wood sashes are rotting to pieces; doors missing or rotted.

Siding/Veneer/Paint:

- No problems
- Minor: Some peeling or cracking paint; brick mortar needs repointing but intact.
- Major: Building missing many bricks; significant amount of siding is deteriorated or falling off.

Porch/Entrance Overhang:

- No problems
- Minor: Minor separation of porch / overhang from building; porch / overhang sagging; paint needed.
- Major: Significant deterioration; steps missing; supports rotted or failing; partial collapse.

1B. VACANT LOT CONDITIONS

Please mark the condition of the vacant lot as met by the definitions below:

Good:

- Lot has minimal overgrowth, litter or debris

Fair:

- Lot has moderate overgrowth, some litter or debris is present on the site

Poor:

- Lot is heavily overgrown with excess litter and/or debris on the site

2. NOTES AND PHOTOGRAPHS

As surveys are completed, please be sure to include any relevant notes for both structures and vacant lots. The team member submitting responses in Regrid will be prompted to include notes. This can include flagging anything that excludes visibility, whether the surveyed site encompasses multiple parcels, or anything else that is worth noting and can help with data analysis. Regrid also requires *at least* one photo to be submitted alongside the survey, but teams are encouraged to submit 2-4, if possible, depicting the property from different angles.

Definitions of Structure Conditions:

This will be completed by BAD Buildings Staff during data analysis and will be determined based on responses above.

Good: Buildings/properties in Good condition are structurally sound and well maintained. They exhibit no signs of major damage and require **no more than two minor repairs**, such as fixing a gutter or replacing a damaged windowpane. Foundations are stable, and the structure is neither leaning nor tilted. General upkeep—like painting or minor exterior maintenance—may be necessary, but these buildings are fully habitable and represent minimal risk.

- **Fair:** Buildings/properties rated as Fair remain structurally sound but show signs of gradual wear and neglect. They may **need three or more minor repairs**

and possibly **one major repair**, such as a partial roof replacement or foundational patching. These buildings can typically be restored to good condition with a moderate investment, making them suitable candidates for rehabilitation programs.

Poor: Buildings/properties in Poor condition may no longer be structurally sound and present visible signs of severe deterioration. Issues can include sagging porches, broken or boarded windows, damaged siding, or a failing roof. **Two or more major repairs are required** to restore these structures to safe, livable standards. These buildings often pose health and safety concerns and require significant resources for rehabilitation.

- **Should be demolished:** Structures classified under Should Be Demolished are considered unsafe for occupancy due to serious structural failures, such as leaning walls, fire damage, or compromised foundations. These buildings cannot be cost-effectively or safely rehabilitated and often represent a hazard to the surrounding community. In such cases, demolition is the most viable option to eliminate risk and make space for new development.