FINAL

Exterior Housing Conditions Study

County of El Dorado

Submitted to:
Daniel Nielson, MPA, Director
Health and Human Services Agency
County of El Dorado

February 8, 2012

Made Possible by:
Planning and Technical
Assistance Program;
Community Development
Block Grant (CDBG)

San Francisco
1285 66th Street
Second Floor
Emeryville, CA 94608
510.547.9380

Sacramento
803 2nd Street
Suite A
Davis, CA 95616
530.750.2195

Los Angeles
5405 Wilshire Blvd.
Suite 291
Los Angeles, CA 90036
213.471.2666

Washington DC
1346 U Street NW
Suite 403
Washington, DC 20009
202.588.8945

New York City
121 West 27th Street
Suite 705
New York, NY 10001
212.683.4486

bae urban economics

February 8, 2012

Daniel Nielson
County of El Dorado
Health and Human Services Agency
Housing, Community & Economic Development (HCED)
3057 Briw Road, Suite A
Placerville, CA 95667

VIA email: Daniel.Nielson@edcgov.us

Dear Mr. Nielson:

Attached, please find the Final Exterior Housing Conditions Study report for El Dorado County. This report incorporates revisions in response to staff comments on the September 2011 Administrative Draft. Please don't hesitate to give us a call if you have any questions.

Sincerely,

Matt Kowta, M.C.P.
Principal

Nina Meigs, M.C.P.
Associate

San Francisco
1285 66th Street
Second Floor
Emeryville, CA 94608
510.547.9380

Sacramento
803 2nd Street
Suite A
Davis, CA 95616
530.750.2195

Los Angeles
5405 Wilshire Blvd.
Suite 291
Los Angeles, CA 90036
213.471.2666

Washington DC
1346 U Street NW
Suite 403
Washington, DC 20009
202.588.8945

New York City
121 West 27th Street
Suite 705
New York, NY 10001
212.683.4486

www.bae1.com

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Executive Summary

This report is the result of an exterior housing conditions survey commissioned by El Dorado County's Health and Human Services Agency. The survey findings will be used to identify potential areas for future housing rehabilitation assistance efforts and also to serve as background for the County's next General Plan Housing Element Update.

On behalf of El Dorado County, BAE Urban Economics, Inc. (BAE) surveyed over 1,350 residential parcels as part of this project, distributed throughout six targeted Study Areas in unincorporated El Dorado County. The individual parcels were randomly selected within the Study Areas, and their physical conditions were assessed using a model evaluation form and rating protocol provided by the California Department of Housing and Community Development and modified by the County for its specific needs.

Over 97 percent of the residential parcels surveyed throughout the County contained single-family homes, and over 96 percent of the surveyed structures were wood frame construction. The largest number of parcels surveyed with multifamily structures is in the western Highway 50 corridor around the communities of El Dorado Hills, Cameron Park, and Shingle Springs (Area F), though the Study Area just to the East (Area E) bears the distinction of having the largest proportion of multifamily parcels with multifamily structures (4.2 percent of the parcels surveyed in the Study Area). On average, approximately 3.6 percent of dwellings surveyed were vacant and 3.5 percent were for sale, though these figures were higher in the Study Area near South Lake Tahoe on the eastern slope of the Sierra Nevada (Area B), which has a higher proportion of second (vacation) homes than other parts of the county.

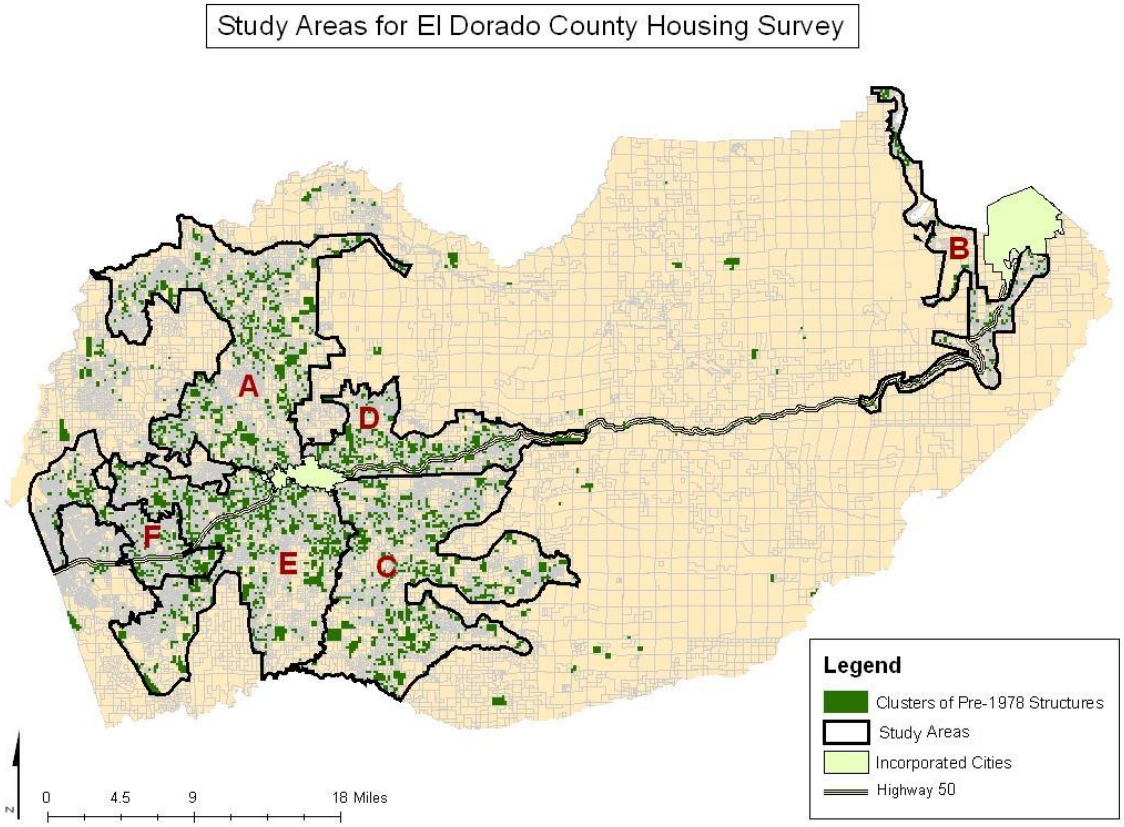
The survey data demonstrate a need for housing rehabilitation in five of the six areas studied. With the exception of Area F, which is marked by newer, relatively large-scale housing developments, between 8.1 percent and 13.5 percent of the dwelling units surveyed in each Study Area are in need of noteworthy repairs. The proportion of substandard dwelling units is the highest in the Study Area located along the Highway 50 corridor near Pollock Pines and east of Placerville and in the Study Area along Highway 50 west of Placerville (Study Areas D and E, respectively). In fact, dwellings located in Study Area D are more likely to require minor, moderate, or substantial repairs than those located elsewhere in the County. Study Areas D and E were also the two areas with the highest proportion of dwelling units with possible asbestos siding in need of replacement.

Of the 108 housing units identified as needing minor to substantial rehabilitation, 72 percent had faded, peeling or flaking exterior paint; 55 percent were in need of roof repair, 24 percent were in need of window repair; 11 percent had visible problems with their foundations; and 9 percent had doors in need of repair or replacement. Many houses required more than one of these repairs.

Introduction

To evaluate the need for housing rehabilitation in the unincorporated areas of El Dorado County, the County's Health and Human Services Agency periodically collects and evaluates data on housing conditions throughout the County. Such efforts not only provide essential information for assessing housing needs and determining the appropriate response, but also aid in identifying strategies to meet housing conservation and rehabilitation goals outlined in the Housing Element of the El Dorado County General Plan. This study was undertaken to identify areas with high concentrations of housing rehabilitation need. The Country contracted with BAE Urban Economics, Inc. (BAE) to conduct a housing conditions survey to identify specific problem areas where the County should focus its housing efforts and to provide background information for the County's next General Plan Housing Element Update. The study was funded through a Planning and Technical Assistance grant from the California Department of Housing and Community Development's Community Development Block Grant Program.

The survey was conducted in six geographic regions:



- **Area A**, north of Highway 50, includes the communities of Arroyo Vista, Auburn Lake Trails, Buckeye, Coloma, Cool, Garden Park, Garden Valley, Georgetown, Greenwood, Lotus, Kelsey, and Rescue.

- **Area B**, located on the eastern slope of the Sierra Nevada, includes the communities of Meeks Bay, Meyers, Phillips, Rubicon Bay, Spring Creek, and Tahoma.

- **Area C**, east of State Route 49 and south of Highway 50, includes the communities of Fair Play, Grizzly Flat, Mt. Aukum, Newtown, Omo Ranch, Pleasant Valley, Sierra Springs, and Sly Park.

- **Area D**, the Highway 50 corridor east of Placerville, includes the communities of Camino, Camino Heights, Cedar Grove, Pollock Pines and Smith Flat.

- **Area E**, along State Route 49 and south of Highway 50, includes the communities of Shingle Springs, Frenchtown, El Dorado, Deer Park, Diamond Springs, Jayhawk, Latrobe, Nashville, and Rescue.

- **Area F**, on the western edge of El Dorado County, includes the communities of Arroyo Vista, Cameron Park, El Dorado Hills, Green Springs Ranch, and Summit Village.

The survey Study Areas exclude housing located in incorporated cities. With the exception of Area F, the boundaries of the Study Areas approximate the boundaries used by the 1995 Housing Conditions Survey.[1] Area F encompasses portions of the relatively new residential communities in unincorporated El Dorado Hills and Cameron Park, areas which were not surveyed in the 1995 study. More detail on boundary selection can be found in the following chapter of this report, which provides details about the survey methodology.

The results of the survey are presented in the third chapter. Data are broken down by Study Area to facilitate comparison and to identify the areas with the highest need. The report concludes by presenting notable findings within each of the Study Areas to aid in determining potential Study Areas for future housing programs, such as housing rehabilitation assistance.

Overview of El Dorado County Housing

As reported in Table 1 on page 5, 181,000 residents and 88,000 housing units were located within

[1] Connerly & Associates, Inc. November 1995. *County of El Dorado Housing Survey Report.* Prepared for the County of El Dorado Department of Community Services.

El Dorado County in 2010. This includes the incorporated cities as well as the unincorporated area. The County's population and housing stock increased at almost twice the rate of statewide growth over the past decade (1.5 percent for annual population growth versus 1.0 percent statewide; 2.1 percent for housing unit growth vs. 1.1 percent statewide), during which time the number of county residents increased by 24,700 persons and an additional 16,800 housing units were built.

The population inhabiting El Dorado County is distinctly older than statewide averages, with a median age of 43 versus a statewide median age of 35. Further, the County population has been aging at a faster rate than statewide trends (the County's median age grew by 1.0 percent annually compared to the statewide growth of 0.6 percent annually), which could indicate that housing options for older, less mobile, and retired residents have become particularly important. It is worth noting that the County's average household size has decreased from 2.66 in 1990 to 2.55 in 2010, while the statewide average household size increased from 2.74 to 2.90 over the same time period. Shrinking household sizes might be related to the aging population, as empty-nesters retire to El Dorado County and young adults move out to pursue job and education opportunities elsewhere.

El Dorado County has a higher proportion of single family homes compared to the state, with single family homes making up almost 85 percent of the current housing stock compared to 65 percent statewide. The proportion of households inhabiting multifamily homes has shrunk over the past two decades on both a local and a state level.

Approximately 17,800 housing units were vacant in El Dorado County in 2010, which yields a vacancy rate of approximately 20 percent, due in large part to the proliferation of housing units used for seasonal, recreational, and other occasional use. Without taking such homes into account, the 2010 vacancy rate is approximately 6.5 percent. By comparison, the state had an 8 percent vacancy rate in 2010, and during the past decade the statewide vacancy rate grew twice as fast as the El Dorado vacancy rate.

Homeownership is a more popular choice in the County than in the state as a whole; 73 percent of County households own their homes, compared to 56 percent of statewide households. That said, it is worth noting that the proportion of renters increased by 0.6 percent annually during the past decade, exceeding statewide annual growth rates of 0.2 percent. This trend may be related to the recent downturn in the national housing market, though it may also reflect shifting preferences for housing options on the part of County residents.

According to the 2008-2010 American Community Survey, approximately 43 percent of the

currently occupied housing stock was built prior to 1980, and 65 percent was built prior to 1990.[2] Generally older homes require additional maintenance and repair. A lack of maintenance may lead to serious health and safety concerns, failure to comply with current building code requirements, and can cause reduced energy efficiency.

[2] 2008-2010 American Community Survey, Table S2504.

Table 1: Population and Household Trends

	El Dorado County				State of California			
	1990	2000	2010	Annual Growth 00-'10	1990	2000	2010	Annual Growth '00-'10
Population	125,995	156,299	181,058	1.5%	29,760,021	33,871,648	37,253,956	1.0%
Households	46,845	58,939	70,223	1.8%	10,381,206	11,502,870	12,577,498	0.9%
Avg. Household Size	2.66	2.63	2.55	-0.3%	2.74	2.87	2.90	0.1%
Median Age	35.2	39.4	43.6	1.0%	33.3	33.3	35.2	0.6%
Housing Units	61,451	71,278	88,159	2.1%	11,182,882	12,214,549	13,680,081	1.1%
Housing Type (a)								
Single Family	78.6%	82.3%	84.6%	0.3%	61.8%	64.0%	65.1%	0.2%
Multifamily	12.3%	11.5%	11.1%	-0.4%	32.2%	31.4%	30.9%	-0.1%
Other	9.1%	6.1%	4.3%	-3.6%	6.0%	4.7%	4.0%	-1.6%
Housing Unit Occupancy Status								
Occupied	76.2%	82.7%	79.7%	-0.4%	92.8%	94.2%	91.9%	-0.2%
Vacant	23.8%	17.3%	20.3%	1.6%	7.2%	5.8%	8.1%	3.3%
Household Tenure								
Renter-occupied	29.6%	25.3%	26.8%	0.6%	44.4%	43.1%	44.1%	0.2%
Owner-occupied	70.4%	74.7%	73.2%	-0.2%	55.6%	56.9%	55.9%	-0.2%

Notes:
(a) The U.S. Census SF1 data does not include data on housing type; accordingly, the 1990 and 2000 figures provided are drawn from U.S. Census SF3 data, and the 2010 figures are drawn from the 3-year American Community Survey data.

Source: U.S Census, 1990, 2000, 2010; 2008-2010 American Community Survey, table B25024; BAE, 2011.

Survey Methodology

The survey methodology was designed with the objective of generating representative data for the Study Areas which could be used by the County in multiple ways, including focusing housing rehabilitation assistance efforts and addressing the requirement for an updated housing condition survey as part of the County's next General Plan Housing Element update. This section provides details regarding the survey design.

Per conversations with County staff, the broad goal of the survey methodology was to capture a representative range of housing units in areas of significant housing concentrations in unincorporated El Dorado County. Specifically, the survey was to focus on portions of the County where there are concentrations of housing units that exceed 30 years of age (i.e., Study Areas). This is the age where significant proportions of housing units can exhibit the need for more substantial repairs and renovations if they have not been meticulously maintained over the years. Coincidentally, this is roughly the cutoff age for housing units that existed prior to the ban of lead-based paints, in 1978, which is a significant public health concern if young residents are exposed to lead-based paint.

Boundary Selection for Study Areas

In order to group survey results by geographic area and facilitate comparisons with the 1995 survey, BAE and County staff opted to divide the unincorporated County into several Study Areas. The County's 1995 housing survey Study Areas served as a starting point for identifying suitable boundary lines for the current study. The 1995 boundaries were then modified in order to focus on areas with high concentrations of residential units built in 1978 or earlier. A sixth Study Area (Area F) was added in the Cameron Park/El Dorado Hills area, the boundaries of which were based on concentrations of older homes as well as County staff input. Figure 1 on page 10 depicts the boundaries of the six Study Areas in their final form, along with the clusters of pre-1978 housing units that the areas aimed to encapsulate.

Survey Instrument

The housing conditions survey and rating form used for this study is based on a model form provided by the California Department of Housing and Community Development (HCD). Minor modifications were made to capture additional data of particular relevance to El Dorado County. Appendix A contains a copy of the final survey instrument. One form was completed for each residential parcel surveyed, and the scoring protocol recommended by HCD allocates points based on specific observable exterior physical deficiencies. These points are subsequently totaled and a final score determines whether the dwelling condition is "sound," "in need of minor repair," "in need of moderate repair," "in need of substantial repair," or "dilapidated." The intention of the scoring protocol is to limit subjectivity and ensure that survey results are comparable.

Survey Sampling

A "stratified random sample" approach was used to draw survey samples from within each of the six Study Areas. Table 2 on page 11 contains the estimated numbers of parcels with residential units located in each Study Area, based on County Assessor's office data, along with the resulting allocations of parcels surveyed.

Total Sample Universe

According to parcel data maintained by the El Dorado County Assessor, there are currently 74,663 parcels containing housing units in the unincorporated portion of El Dorado County (excluding parcels in the City of Placerville and the City of South Lake Tahoe). Further, there are 50,349 parcels containing residential units within the boundaries of the six Study Areas.

Target Sample Size

The objective of the 2011 El Dorado County Housing Conditions Survey was to assess approximately 1,000 to 1,200 housing units in unincorporated El Dorado County. For the purposes of drawing the sample and conducting the field survey, each parcel with residential units was counted once, regardless of the number of residential units located on that parcel.

Sample Selection

Based on 50,349 parcels containing residential units, and the desire to survey up to 1,200 units, BAE sought to survey about 2.4 percent of the residential parcels, or about 1 in every 40 parcels, in each Study Area. Thus, the number of parcels in the survey sample for each Study Area varied depending on the total number of parcels with residential units in each Study Area. As shown in Table 2 on page 11, the minimum number of parcels targeted for assessment ranged from 137 in Area D to 321 parcels in the more populated Area F. To ensure that the housing units surveyed are statistically representative of the larger housing stock within each Study Area, BAE used a random number generator to select the residential parcels to be surveyed in each area.

Field Survey Methodology

To conduct the field survey, BAE staff mapped the list of parcels initially selected for surveying, as well as a randomly selected set of "back-up" parcels. These additional units from the back-up list were added to ensure that the "quota" of surveyed units for the Study Area would be met after allowing for parcels that could not be located, where residential units did not exist, or where residential units were not visible from the public right of way.

BAE surveyors then drove a route of the selected addresses and conducted a visual survey for each parcel. BAE surveyors filled out a housing conditions survey sheet for each selected parcel, noting the exterior conditions of the housing structure(s) and the number of units present. All housing units were visually rated according to the exterior condition of major components, including

foundation, roofing, siding, windows, and doors. Attached garages were included in the evaluation; detached garages, carports, and other accessory structures were not included. This procedure was repeated in each Study Area until completion of surveys for the specified number of parcels with residential units. Along the way, BAE surveyors updated the survey list to track the addresses of the properties surveyed, those that could not be surveyed, and the reason.

Per County staff requests, the survey process excluded dwelling units in mobile home parks, but included mobile homes[3] located on individual parcels. The survey also included housing units located in gated communities, though the surveyors were not able to access all of these developments, particularly in Area F. Other reasons for being unable to survey selected housing units include: gated driveways, treacherous unpaved roads, inability to confirm the street address, and poor visibility of residential structures from the public right of way.

Data Coding, Entry, and Analysis

Upon completion of the field survey work, BAE staff performed data coding and data entry to create a searchable electronic database of the survey results. The electronic database was created in Microsoft Excel format, and includes one record for each parcel surveyed, keyed to the Assessor's Parcel Number (APN) for future reference. The database includes all individual survey elements and scores for each parcel, and can be linked to the Assessor's Parcel records. All paper survey sheets have been preserved in a project file. The electronic and paper records will be turned over to County staff at the conclusion of this project.

Comparison with 1995 Survey Methodology

The survey methodology employed for the 2011 Housing Conditions survey differs in several key aspects from that employed for the 1995 Housing Conditions survey. First, though there is overlap in the first five geographic areas employed by the two surveys, several key boundary changes were incorporated into the 2011 survey. As such, the data collected reflects the conditions in slightly different geographic parts of unincorporated El Dorado County. Second, different survey sample sizes and different survey sampling methods in the two different surveys results in data expressing local housing conditions that are not directly comparable. Lastly, and most importantly, the 1995 survey instrument relied on a qualitative assessment of housing conditions rather than on a predetermined uniform rating scheme, which allowed surveyors to take into consideration elements that the 2011 survey instrument did not capture. This qualitative approach leaves no option for drawing parallels between the three classifications used in 1995[4] and the five classifications used in 2011.

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[3] For the purposes of this survey, mobile homes are distinguished from modular (or manufactured) homes with modular or manufactured homes being placed on permanent foundations and mobile homes lacking permanent foundations.

[4] "Standard," "Suitable for Rehabilitation," and "Not Suitable for Rehabilitation."

Figure 1:
Study Areas for El Dorado County Housing Survey

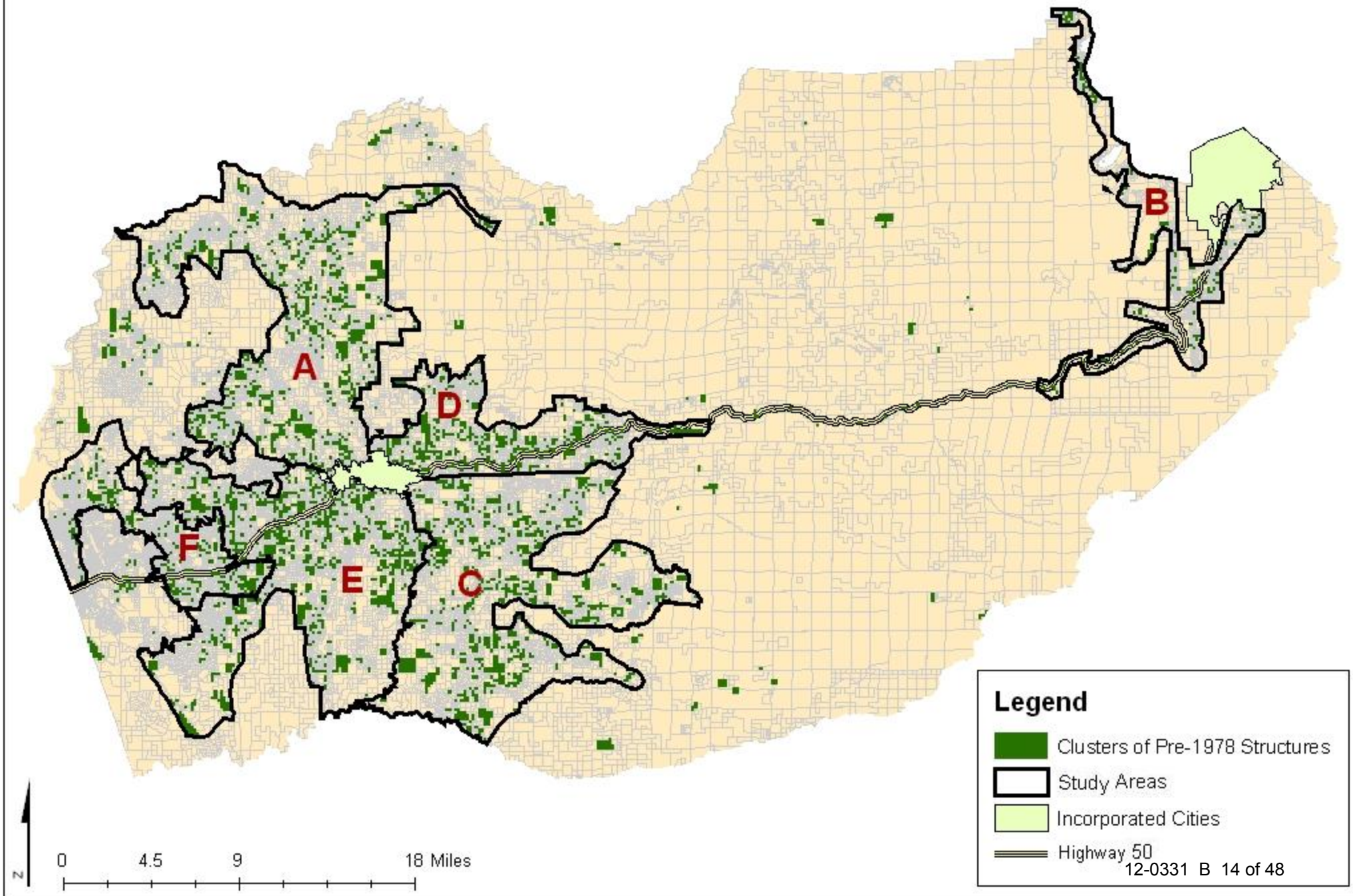


Table 2: Survey Sample Size, by Target Area

Target Area	Number of Residential Parcels	% of Total Residential Parcels	Min # of Parcels to Survey	Total # of Parcels Surveyed
A: Hwy 49 Corridor, North of Placerville	6,800	14%	162	180
B: Eastern Slope of the Sierra Nevadas	9,342	19%	223	245
C: South of 50, East of Diamond Springs	6,092	12%	145	161
D: Hwy 50 Corridor East of Placerville	5,742	11%	137	155
E: Diamond Springs and North and South of Hwy 50, Between Placerville and Shingle Springs	8,922	18%	213	236
F: Cameron Park, Shingle Springs, and North and East of El Dorado Hills	13,451	27%	321	381
Total	**50,349**	**100%**	**1,200**	**1,358**

Note: Totals are subject to rounding.

Source: BAE, 2011.

Survey Results

The results of the housing conditions survey provide a snapshot of the communities' housing stock and pinpoint, for further study, areas which show concentrated amounts of substandard dwelling units.

Countywide Results

As indicated in Table 3 on page 14, BAE staff surveyed 1,358 residential parcels throughout El Dorado County. Of these, 3.5 percent had "For Sale" signs posted and 3.6 percent appeared to be vacant, a relatively low figure compared to the 20.3 percent countywide vacancy rate reported by the 2010 U.S. Census. Wood frame construction was the most common housing construction type (96.2 percent of dwelling units surveyed). Modular homes represented 2.9 percent of all units surveyed, whereas mobile homes and masonry dwellings represented less than 1 percent, respectively.

Of the 1,358 dwellings surveyed, 97.3 percent were single-family homes. The most common structure type was the single-family home with an attached garage (69.2 percent), followed by single-family homes with detached garages (16.2 percent) or no garages at all (11.9 percent). Only 2.7 percent of the parcels surveyed contained duplexes or multifamily structures. These were mostly located in the western edge of the County, within five miles of U.S. Highway 50.

Overall, 92.0 percent of all housing units surveyed were determined to be in sound condition. Structures were classified as "sound" if they scored 9 points or fewer on the survey. In other words, structures in "sound" condition might nonetheless have identifiable maintenance needs, typically minor painting and patching of siding. Housing units that scored between 10 and 15 points on the survey instrument were classified as needing "minor repairs;" 5.0 percent of the housing units surveyed qualified for this classification. Thirty-six houses surveyed, or 2.7 percent were determined to be in need of "moderate repairs;" four houses were determined to be in need of "substantial repairs" (0.3 percent), and only one house was classified as "dilapidated" (0.1 percent).

Of the 108 housing units identified as needing minor to substantial rehabilitation, 72 percent had faded, peeling or flaking exterior paint; 55 percent were in need of roof repair, 24 percent were in need of window repair, 11 percent had visible problems with their foundations, and 9 percent had doors in need of repair or replacement. Many houses required more than one of these repairs.

As shown in Figure 2 on page 15, which maps the location of all residential parcels surveyed, dwelling units located along the U.S. Highway 50 corridor within approximately ten miles of the City of Placerville were particularly likely to be in need of minor or moderate repairs. Homes located within ten miles of Sacramento County were more likely to be in sound condition, with few

or no issues detected. Additionally, though classified as “sound” by the scoring system, a large proportion of homes located in the unincorporated communities south of Lake Tahoe were identified as needing maintenance.

In cases where siding was judged to be in need of replacement and painting, surveyors visually assessed whether the existing siding appeared to be a type that resembled those that used asbestos in the material. Older siding that consisted of loose or crumbling material that resembled the shingle or cladding types that commonly incorporated asbestos fiber were noted as possible asbestos materials. Approximately 1.8 percent of the dwelling units surveyed were deemed to have possible asbestos siding in need of repair or replacement.

Table 3: El Dorado County Housing Condition Survey Results (a)

	Area A	Area B	Area C	Area D	Area E	Area F	Countywide Number	Countywide %
Residential Parcels Surveyed	180	245	161	155	236	381	1,358	100%
Vacant Housing Units	5	22	5	4	5	8	49	3.6%
For Sale Housing Units	4	12	6	6	4	15	47	3.5%
Construction Type								
Wood Frame	155	240	152	154	229	376	1,306	96.2%
Masonry	1	0	1	0	1	4	7	0.5%
Mobile	5	0	1	0	0	0	6	0.4%
Modular	19	5	7	1	6	1	39	2.9%
Structure Type								
Single Family with Attached Garage	97	143	95	99	158	348	940	69.2%
Single Family with Detached Garage	46	26	40	37	53	18	220	16.2%
Single Family with no Garage	31	72	26	17	15	0	161	11.9%
Multifamily	6	4	0	2	10	15	37	2.7%
Overall Housing Condition (b)								
Sound	165	225	148	134	211	366	1,249	92.0%
Minor Repairs Needed	10	12	9	10	15	12	68	5.0%
Moderate Repairs Needed	4	7	3	9	10	3	36	2.7%
Substantial Repairs Needed	1	1	1	1	0	0	4	0.3%
Dilapidated	0	0	0	1	0	0	1	0.1%
% of total surveyed units not in sound condition	**13.8%**	**18.3%**	**11.9%**	**19.3%**	**22.9%**	**13.8%**	**100%**	
Structures with possible asbestos siding in need of replacement	**5**	**5**	**3**	**6**	**5**	**1**	**25**	**1.8%**

Notes:
(a) Totals are subject to rounding.
(b) See Appendix A for scoring criteria.

Source: 2011 El Dorado County Housing Condition Survey

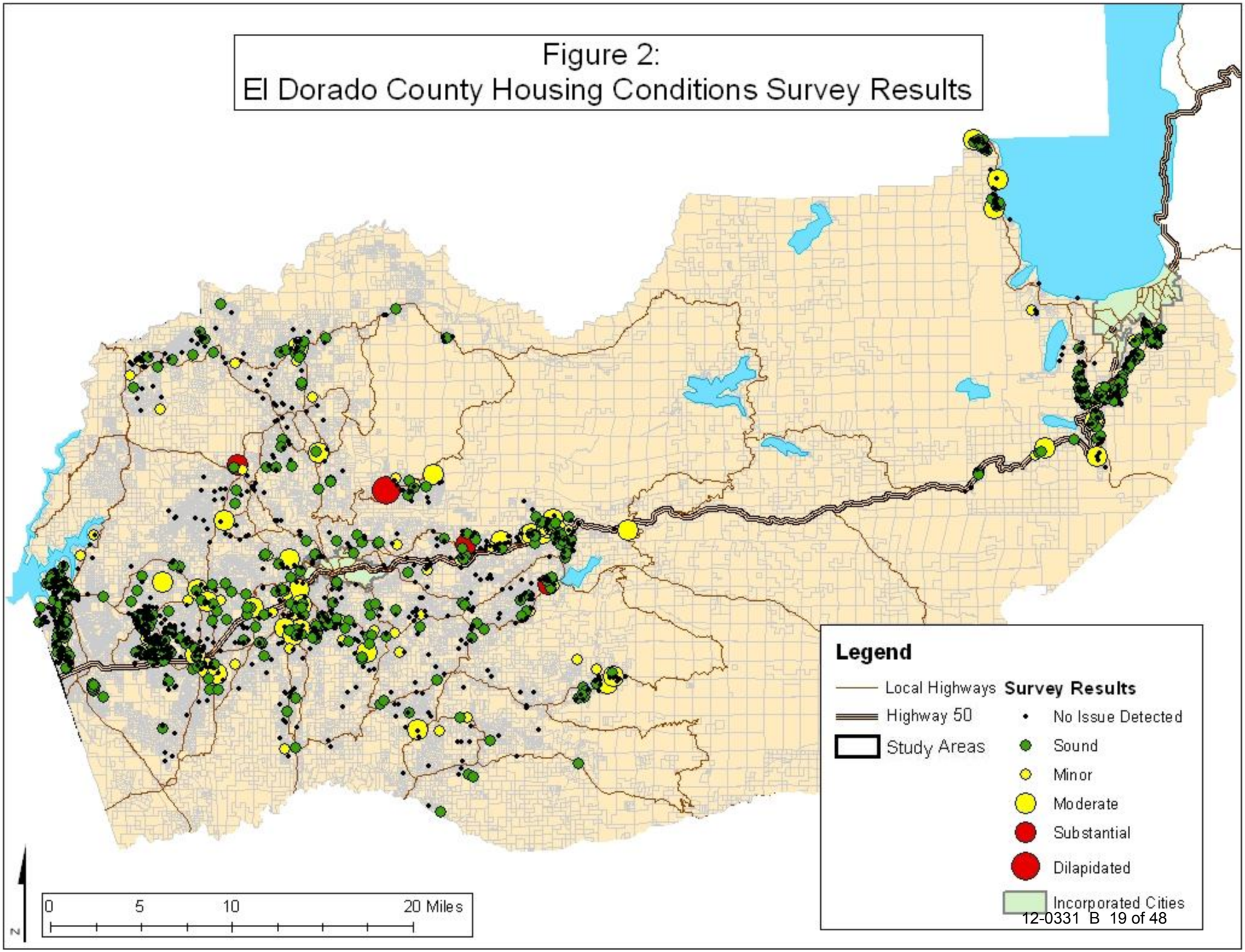


Figure 2:
El Dorado County Housing Conditions Survey Results
Legend
Local Highways
Highway 50
Study Areas
Survey Results
No Issue Detected
Sound
Minor
Moderate
Substantial
Dilapidated
Incorporated Cities
0
5
10
20 Miles
N

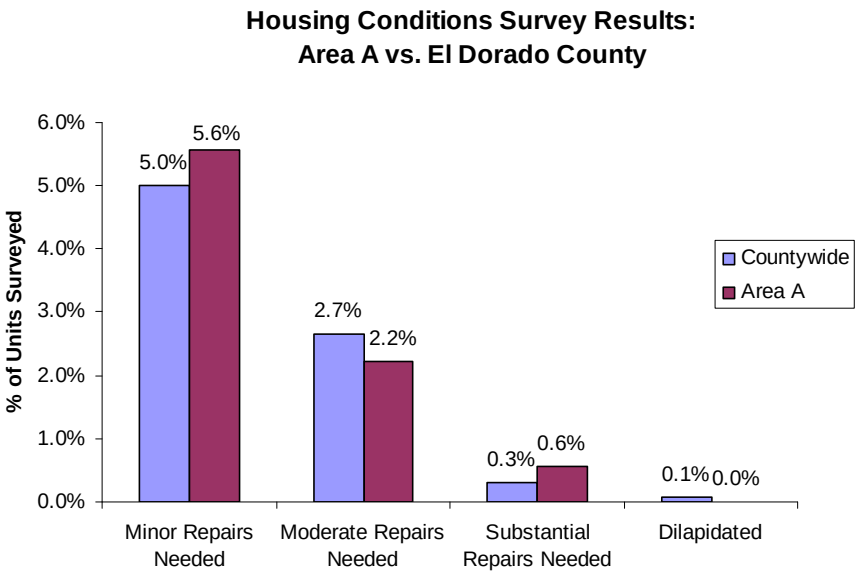
Study Area A

The communities that were surveyed in Area A collectively represent the portion of El Dorado County which is situated north of Highway 50. This Study Area includes the communities of Arroyo Vista, Auburn Lake Trails, Buckeye, Coloma, Cool, Garden Park, Garden Valley, Georgetown, Greenwood, Lotus, Kelsey, and Rescue.

As indicated in Table 4 on page 18, BAE staff surveyed 180 residential parcels in this Study Area. Of these, 2.8 percent appeared to be vacant and 2.2 percent had "For Sale" signs posted, a relatively low figure compared to the other areas surveyed. Wood frame construction was the most common housing construction type (86.1 percent of dwelling units surveyed). That said, the survey captured a higher proportion of modular (or manufactured) homes than in any other area surveyed (10.6 percent). Mobile homes and masonry dwellings represented 2.8 percent and 0.6 percent of all units surveyed, respectively.

Of the 180 dwellings surveyed, 96.7 percent were single-family homes. The most common structure was the single-family home with an attached garage (53.9 percent), though a relatively high proportion of single-family homes had detached garages (25.6 percent) or no garages at all (17.2 percent). Only 3.3 percent of the parcels surveyed contained duplexes or multifamily structures; these were located near Greenwood and near Coloma.

Overall, 91.7 percent of all housing units surveyed in Study Area A were determined to be in sound condition. Structures were classified as "sound" if they scored 9 points or fewer on the survey instrument. In other words, structures in "sound" condition might nonetheless have identifiable maintenance needs, typically minor painting and patching of siding. Housing units that scored between 10 and 15 points on the survey instrument were classified as needing "minor repairs;" 5.6 percent of the housing units surveyed in Area A qualified for this classification, slightly more than the countywide average. Four houses surveyed, or 2.2 percent were determined to be in need of "moderate repairs;" and only one house was determined to be in need of "substantial repairs." No houses were classified as "dilapidated."



As shown in Figure 3 on page 19, which maps the location of all residential parcels surveyed, dwelling units located near Georgetown and Cold Springs were particularly likely to be in need of minor or moderate repairs. Additionally, though classified as “sound” by the scoring system, several homes were identified in need of maintenance within the Auburn Lake Trails community and in the residential communities located along the north ridge above the American River.

In cases where siding was judged to be in need of replacement and painting, surveyors visually assessed whether the existing siding appeared to be a type that resembled those that used asbestos in the material. Approximately 2.8 percent of the dwelling units surveyed in Area A were deemed to have possible asbestos siding in need of repair or replacement, the second highest figure of the six areas surveyed.

Table 4: Study Area A Housing Condition Survey Results (a)

	Number	%
Residential Parcels Surveyed	180	100.0%
Vacant Housing Units	5	2.8%
For Sale Housing Units	4	2.2%
Construction Type		
Wood Frame	155	86.1%
Masonry	1	0.6%
Mobile	5	2.8%
Modular	19	10.6%
Structure Type		
Single Family with Attached Garage	97	53.9%
Single Family with Detached Garage	46	25.6%
Single Family with no Garage	31	17.2%
Multifamily	6	3.3%
Overall Housing Condition (b)		
Sound	165	91.7%
Minor Repairs Needed	10	5.6%
Moderate Repairs Needed	4	2.2%
Substantial Repairs Needed	1	0.6%
Dilapidated	0	0.0%
Structures with possible asbestos siding in need of replacement	5	2.8%

Notes:
(a) Totals are subject to rounding.
(b) See Appendix A for scoring criteria.

Source: BAE, 2011

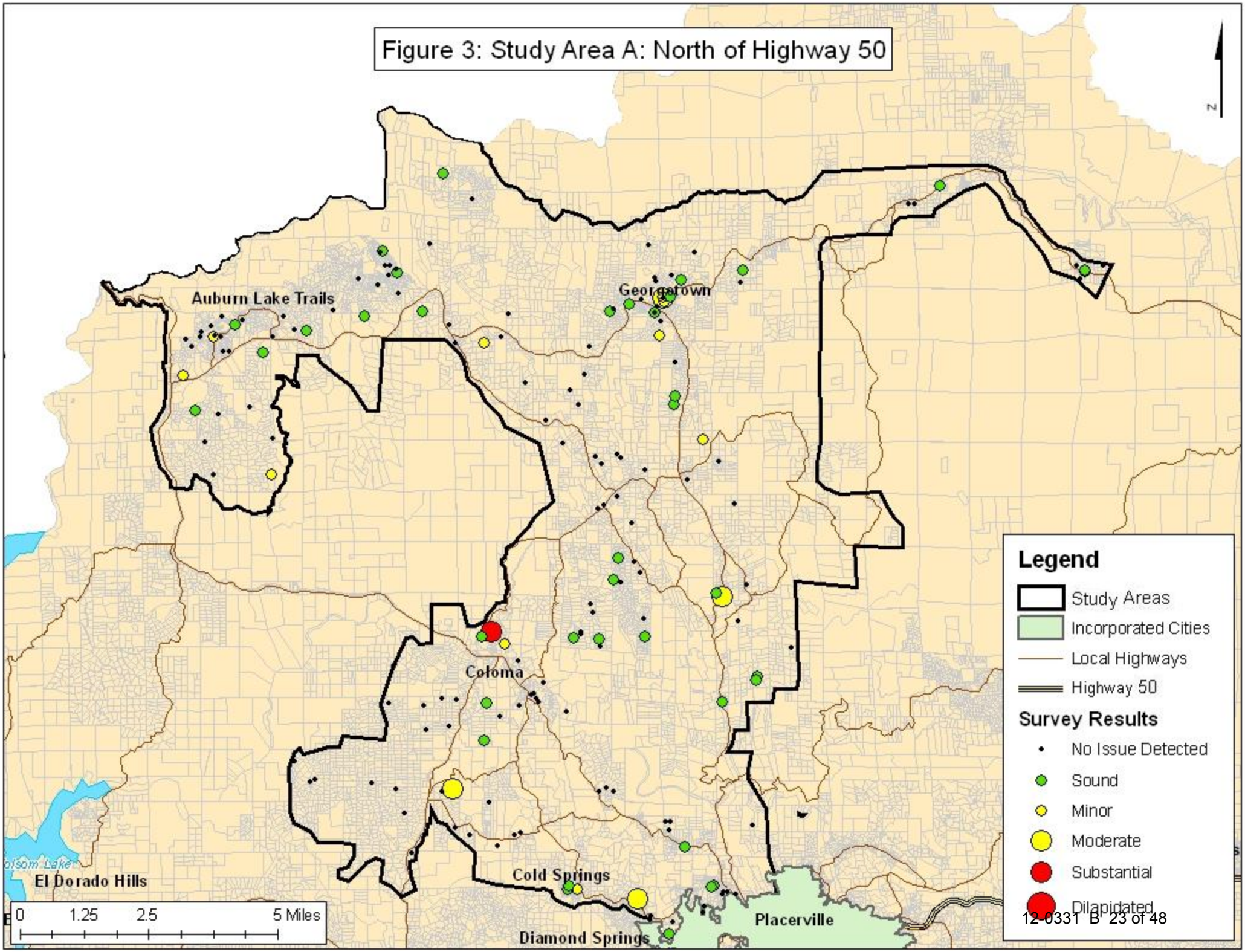


Figure 3: Study Area A: North of Highway 50
N
Auburn Lake Trails
Georgetown
Coloma
Cold Springs
Diamond Springs
Placerville
El Dorado Hills
0 1.25 2.5 5 Miles
Legend
Study Areas
Incorporated Cities
Local Highways
Highway 50
Survey Results
No Issue Detected
Sound
Minor
Moderate
Substantial
Dilapidated

Study Area B

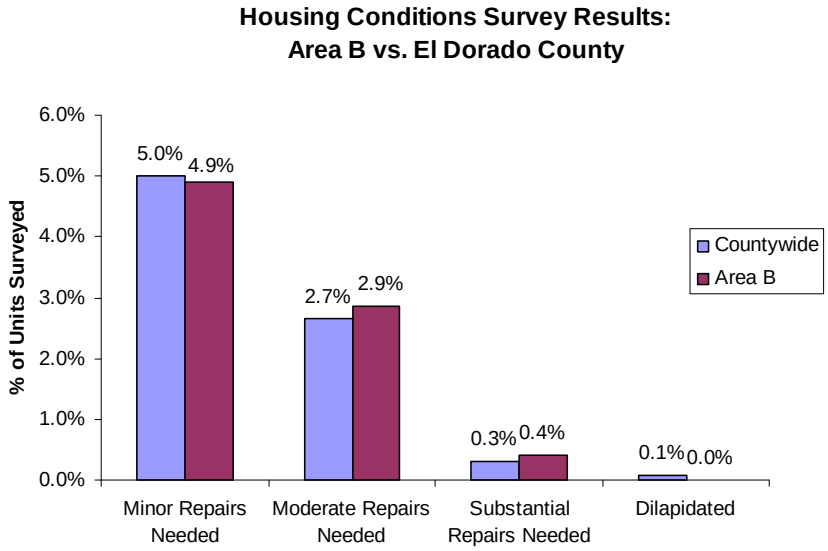
Area B is located on the eastern slope of the Sierra Nevada and along the southwestern shores of Lake Tahoe near the incorporated City of South Lake Tahoe. The Study Area includes the communities of Meeks Bay, Meyers, Phillips, Rubicon Bay, Spring Creek, and Tahoma.

As indicated in Table 5 on page 22, BAE evaluated residential units on 245 parcels in Area B. Of these, 9.0 percent appeared to be vacant and 4.9 percent had "For Sale" signs posted, relatively high figures compared to the other Study Areas surveyed. The disproportionate concentration of vacant homes is likely due to the prevalence of second homes and vacation homes in the area; indeed, four of the 22 homes surveyed that appeared to be vacant were located in vacation home communities.

Wood frame construction was the most common housing construction type (98.0 percent of dwelling units surveyed), and 2.0 percent of houses surveyed were modular or manufactured homes. None of the dwelling units surveyed in Area B were mobile homes or of masonry construction.

Of the 245 parcels surveyed, 98.4 percent contained single-family homes. The most common structure was the single-family home with an attached garage (58.4 percent), though there was a relatively high proportion of single-family homes with no garages at all (29.4 percent). Approximately 10.6 percent of the homes surveyed were single-family homes with detached garages, and only 1.6 percent of the dwelling units surveyed were duplexes or multifamily homes. The latter were located in Tahoma, or along Pioneer Trail Road.

Overall, housing units on 91.8 percent of all parcels surveyed in Area B were determined to be in sound condition, requiring no repairs or only minor painting, patching, and other routine maintenance. Twelve units (4.9 percent of the housing units surveyed in Area B), were determined to be in need of "minor repairs;" seven houses surveyed (2.9 percent) were determined to be in need of "moderate repairs;" and only one house was determined to be in need of "substantial repairs." No houses were classified as "dilapidated." This



distribution of housing conditions closely parallels the countywide distribution.

Of the housing units in need of siding replacement and painting, five were visually identified as having possible asbestos siding. In other words, 2.0 percent of the dwelling units surveyed in Area B might have asbestos siding in need of replacement.

As shown in Figure 4 on page 23, which maps the location of all residential parcels surveyed in Study Area B, dwelling units located along Pioneer Trail Road, Upper Truckee Boulevard, and Luther Pass Road were particularly likely to be in need of minor to substantial repairs. Several homes located near these thoroughfares were classified as “sound” by the scoring system, but were nonetheless in need of maintenance. There was also a significant number of homes in need of repair located in the communities of Tahoma and Meeks Bay, along the western shore of Lake Tahoe.

Table 5: Study Area B Housing Condition Survey Results (a)

	Number	%
Residential Parcels Surveyed	245	100.0%
Vacant Housing Units	22	9.0%
For Sale Housing Units	12	4.9%
Construction Type		
Wood Frame	240	98.0%
Masonry	0	0.0%
Mobile	0	0.0%
Modular	5	2.0%
Structure Type		
Single Family with Attached Garage	143	58.4%
Single Family with Detached Garage	26	10.6%
Single Family with no Garage	72	29.4%
Multifamily	4	1.6%
Overall Housing Condition (b)		
Sound	225	91.8%
Minor Repairs Needed	12	4.9%
Moderate Repairs Needed	7	2.9%
Substantial Repairs Needed	1	0.4%
Dilapidated	0	0.0%
Structures with possible asbestos siding in need of replacement	5	2.0%

Notes:
(a) Totals are subject to rounding.
(b) See Appendix A for scoring criteria.

Source: BAE, 2011

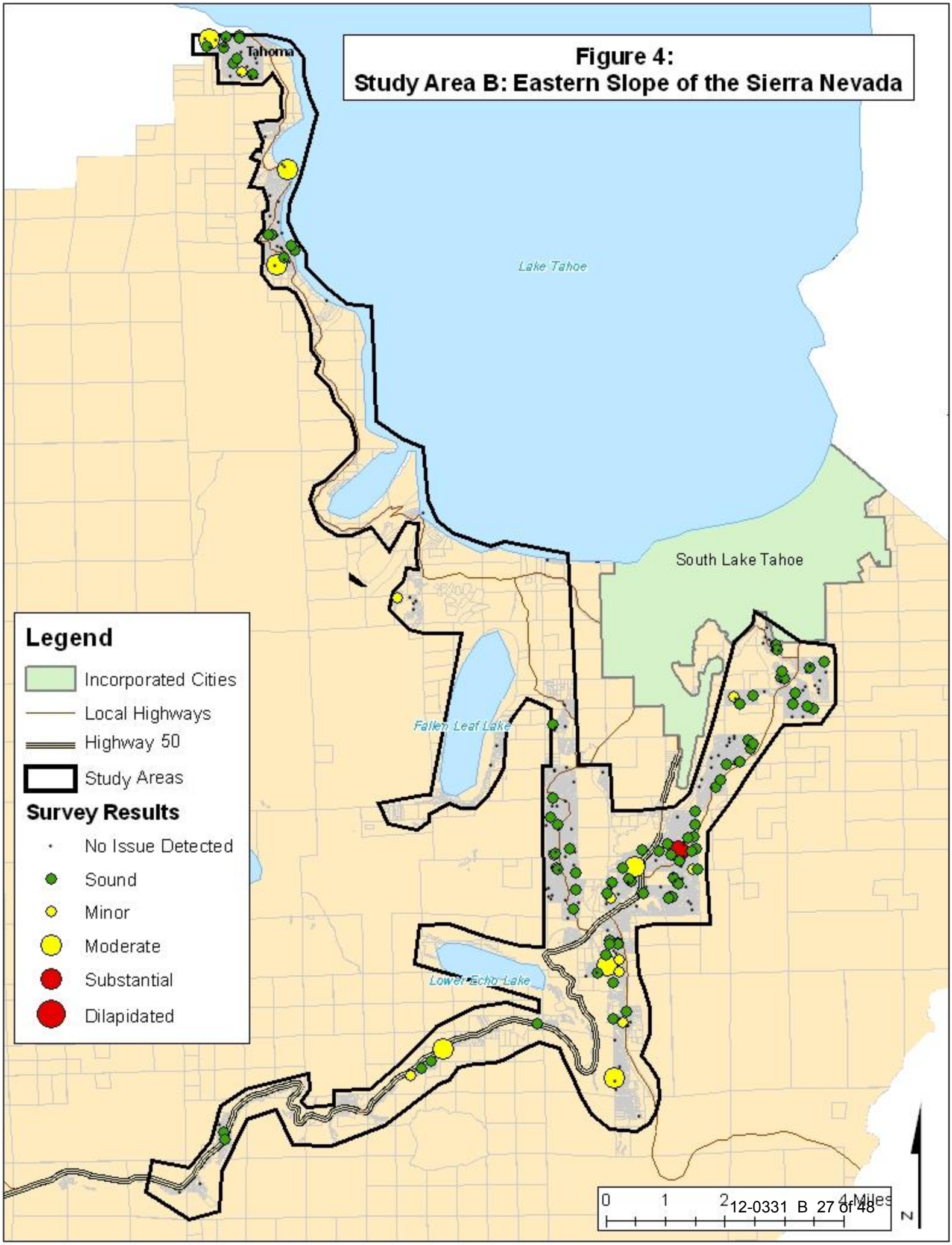


Figure 4:
Study Area B: Eastern Slope of the Sierra Nevada
Tahoma
Lake Tahoe
South Lake Tahoe
Fallen Leaf Lake
Lower Echo Lake
Legend
Incorporated Cities
Local Highways
Highway 50
Study Areas
Survey Results
No Issue Detected
Sound
Minor
Moderate
Substantial
Dilapidated
0
1
2
4 Miles
N

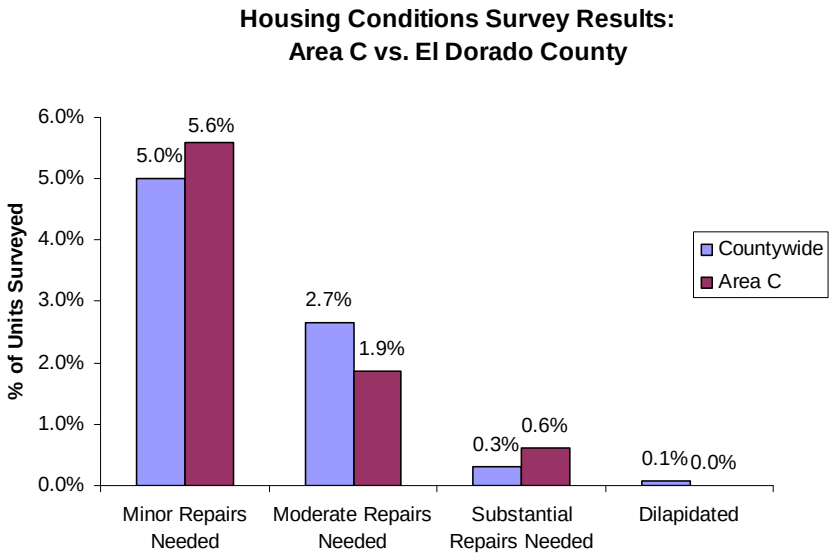
Study Area C

The communities that were surveyed in Area C are contained within the portion of El Dorado County which is situated east of State Route 49 and south of Highway 50. This Study Area includes the communities of Fair Play, Grizzly Flat, Mt. Aukum, Newtown, Omo Ranch, Pleasant Valley, Sierra Springs, and Sly Park.

As indicated in Table 6 on page 26, BAE evaluated housing units on 161 parcels in Study Area C. Of these, 3.1 percent appeared to be vacant and 3.7 percent had "For Sale" signs posted. Wood frame construction was the most common housing construction type (94.4 percent of parcels surveyed), followed by a disproportionately high number of modular or manufactured homes compared to the other areas studied (4.3 percent of parcels). In addition, one mobile home and one masonry home were surveyed.

Of the 161 parcels surveyed in this area, 100 percent contained single-family homes. No duplexes or multifamily homes were identified in the sample. The most common structure was the single-family home with an attached garage (59.0 percent), followed by single-family homes with detached garages (24.8 percent) or no garage at all (16.1 percent).

Overall, 91.9 percent of all housing units surveyed in Area C were determined to be in sound condition, requiring no repairs or only minor painting, patching, and other routine maintenance. Nine units (5.6 percent of the housing units surveyed in Area C) were determined to be in need of "minor repairs;" three houses surveyed (1.9 percent) were determined to be in need of "moderate repairs;" and only one house was determined to be in need of "substantial repairs." No houses were classified as "dilapidated."



Of the housing units in need of siding replacement and painting, three were visually identified having as possible asbestos siding. In other words, 1.9 percent of the dwelling units surveyed in Area C might have asbestos siding in need of abatement and replacement.

As shown in Figure 5 on page 27, which maps the location of all residential parcels surveyed,

dwelling units located in the communities of Grizzly Flat, Sly Park, and Sierra Springs were particularly likely to be in need of minor to substantial repairs.

Table 6: Study Area C Housing Condition Survey Results (a)

	Number	%
Residential Parcels Surveyed	161	100.0%
Vacant Housing Units	5	3.1%
For Sale Housing Units	6	3.7%
Construction Type		
Wood Frame	152	94.4%
Masonry	1	0.6%
Mobile	1	0.6%
Modular	7	4.3%
Structure Type		
Single Family with Attached Garage	95	59.0%
Single Family with Detached Garage	40	24.8%
Single Family with no Garage	26	16.1%
Multifamily	0	0.0%
Overall Housing Condition (b)		
Sound	148	91.9%
Minor Repairs Needed	9	5.6%
Moderate Repairs Needed	3	1.9%
Substantial Repairs Needed	1	0.6%
Dilapidated	0	0.0%
Structures with possible asbestos siding in need of replacement	3	1.9%

Notes:
(a) Totals are subject to rounding.
(b) See Appendix A for scoring criteria.

Source: BAE, 2011

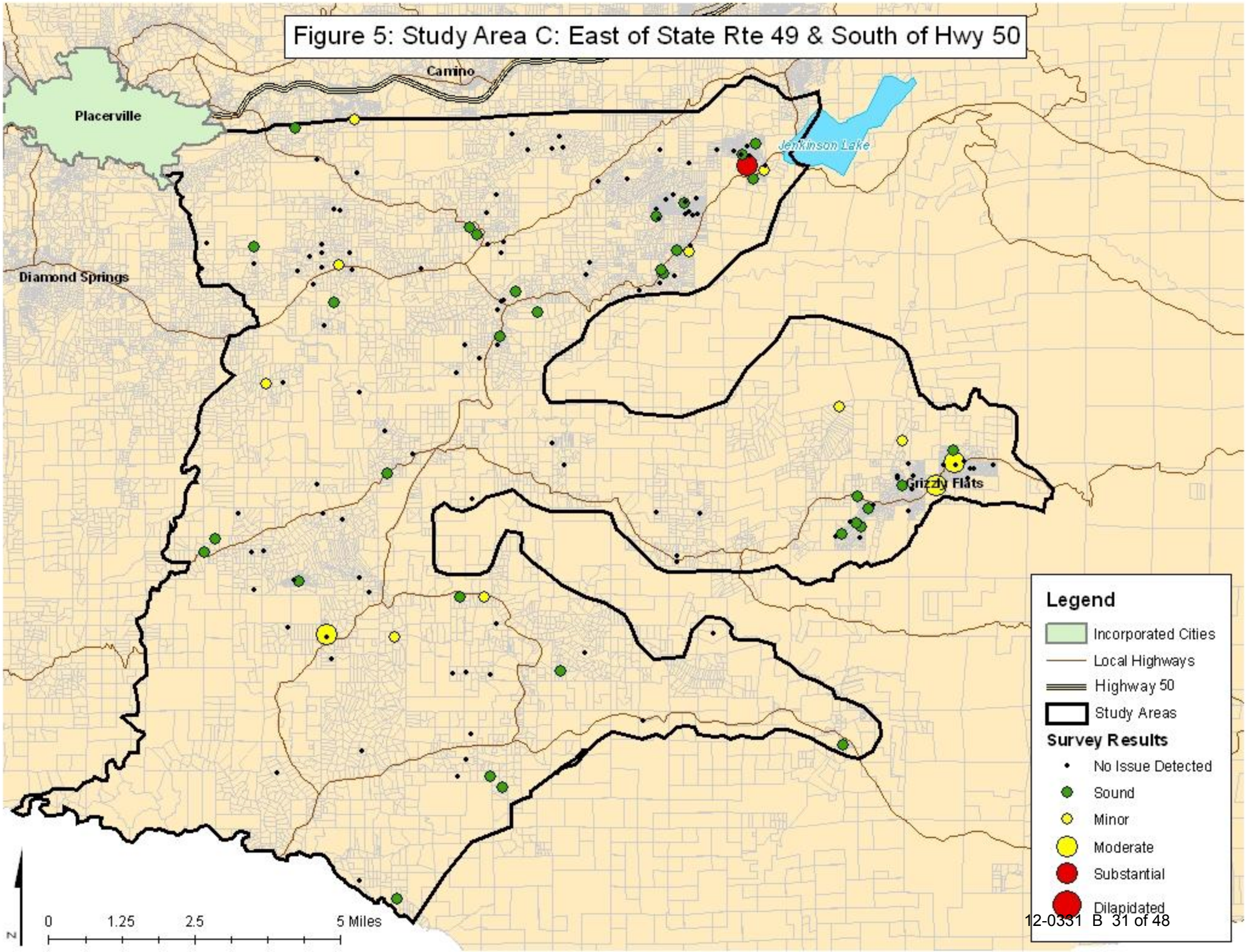


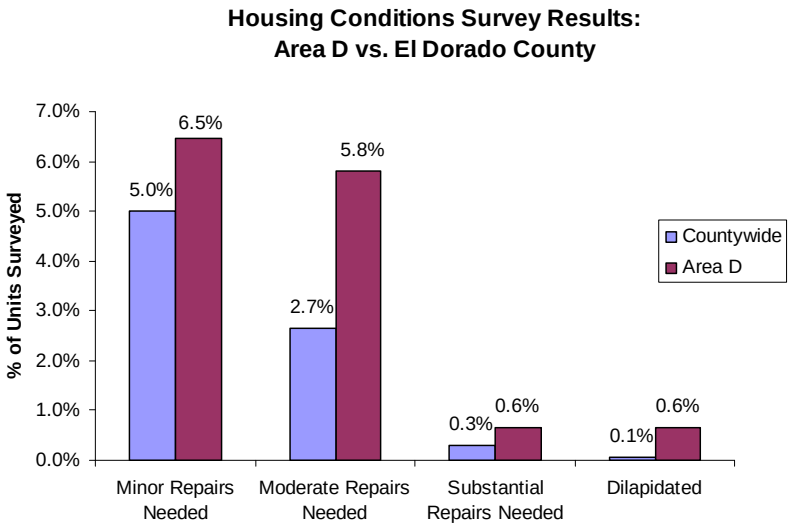
Figure 5: Study Area C: East of State Rte 49 & South of Hwy 50
Camino
Placerville
Jenkinson Lake
Diamond Springs
Grizzly Flats
Legend
Incorporated Cities
Local Highways
Highway 50
Study Areas
Survey Results
No Issue Detected
Sound
Minor
Moderate
Substantial
Dilapidated
0
1.25
2.5
5 Miles
N

Study Area D

The communities that were surveyed in Area D represent the portion of El Dorado County which is situated along the Highway 50 corridor east of Placerville to Echo Summit. This Study Area includes the communities of Camino, Camino Heights, Cedar Grove, Pollock Pines and Smith Flat.

As indicated in Table 7 on page 30, BAE evaluated housing units on 155 parcels in Area D. Of these, 2.6 percent appeared to be vacant and 3.9 percent had "For Sale" signs posted. The dwelling units surveyed were almost exclusively of wood frame construction (99.4 percent), though one unit was a modular home. None of the dwelling units surveyed in Area D were mobile homes or of masonry construction.

Of the 155 parcels surveyed, 98.7 percent contained single-family homes. The most common structure was the single-family home with an attached garage (63.9 percent), followed by single-family homes with detached garages (23.9 percent) and no garages (11.0 percent). Only two parcels (or 1.3 percent of the sample in this Study Area) contained multifamily buildings.



Overall, residential structures on 86.5 percent of the parcels surveyed in Area D were determined to be in sound condition, the lowest figure in the County. Ten units (6.5 percent of the housing units surveyed in Area D) were determined to be in need of "minor repairs;" nine houses surveyed (5.8 percent) were determined to be in need of "moderate repairs;" one house was determined to be in need of "substantial repairs," and one house was classified as "dilapidated." In other words, dwellings located in Area D were more likely to require minor, moderate, or substantial repairs than those located elsewhere in the County, and the single dilapidated unit surveyed as part of this study was located in this Area.

Of the housing units in need of siding replacement and painting, six were visually identified as having possible asbestos siding. In other words 3.9 percent of the dwelling units surveyed in Area D might have asbestos siding in need of abatement and replacement, the highest figure out of the six areas surveyed.

As shown in Figure 6 on page 31, which maps the location of all residential parcels surveyed

within this Study Area, a significant proportion of the houses surveyed between Camino Heights and Pollock Pines were in need of at least some repair and maintenance work; many Pollock Pines residences were in need of moderate repairs. Additionally, a notable percentage of homes located along Mosquito Road between Placerville and the Slab Creek Reservoir were classified as “sound” by the scoring system, but were nonetheless in need of maintenance.

Table 7: Study Area D Housing Condition Survey Results (a)

	Number	%
Residential Parcels Surveyed	155	100.0%
Vacant Housing Units	4	2.6%
For Sale Housing Units	6	3.9%
Construction Type		
Wood Frame	154	99.4%
Masonry	0	0.0%
Mobile	0	0.0%
Modular	1	0.6%
Structure Type		
Single Family with Attached Garage	99	63.9%
Single Family with Detached Garage	37	23.9%
Single Family with no Garage	17	11.0%
Multifamily	2	1.3%
Overall Housing Condition (b)		
Sound	134	86.5%
Minor Repairs Needed	10	6.5%
Moderate Repairs Needed	9	5.8%
Substantial Repairs Needed	1	0.6%
Dilapidated	1	0.6%
Structures with possible asbestos siding in need of replacement	6	3.9%

Notes:
(a) Totals are subject to rounding.
(b) See Appendix A for scoring criteria.

Source: BAE, 2011

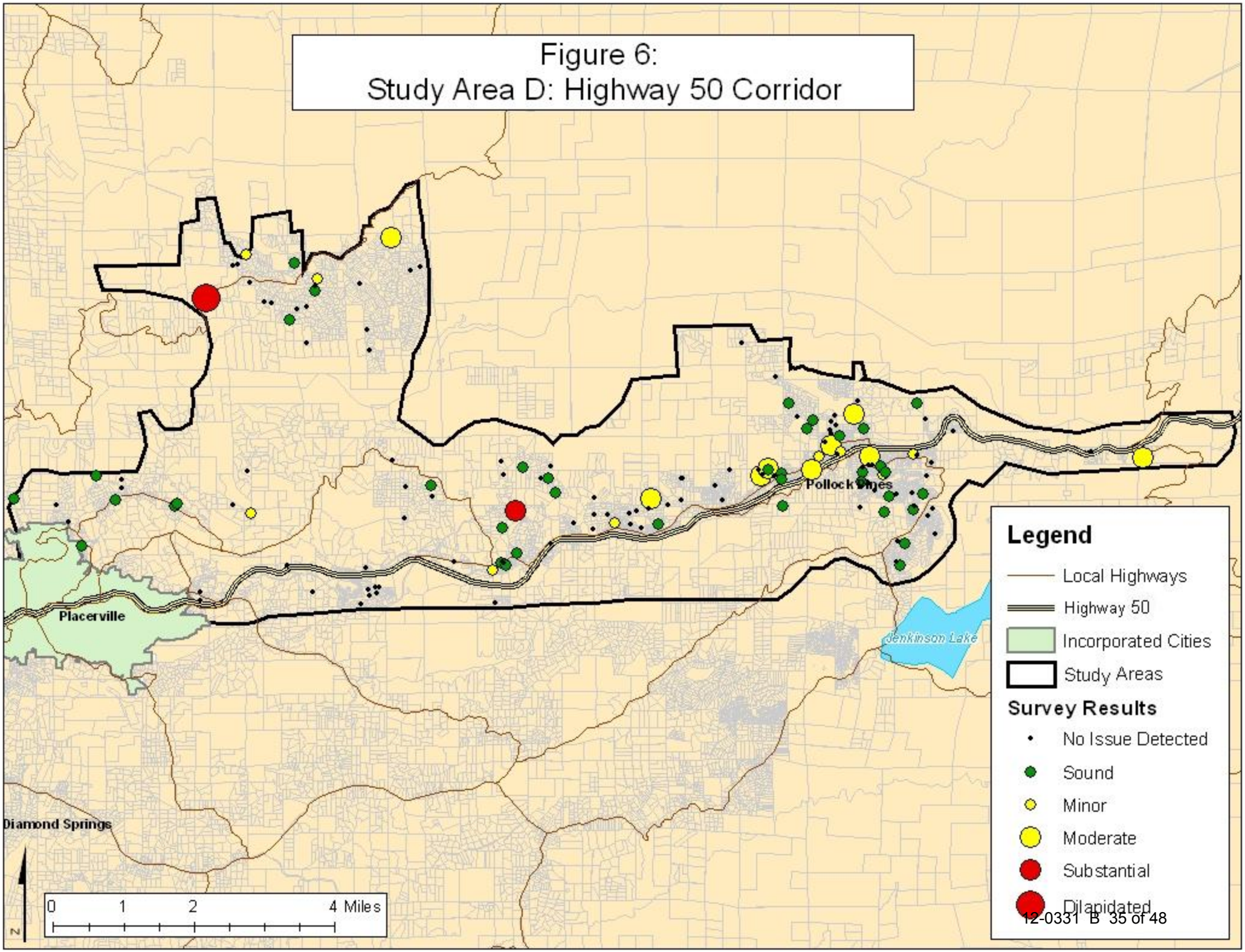


Figure 6:
Study Area D: Highway 50 Corridor
Pollock Pines
Placerville
Jenkinson Lake
Diamond Springs
0 1 2 4 Miles
N
Legend
Local Highways
Highway 50
Incorporated Cities
Study Areas
Survey Results
No Issue Detected
Sound
Minor
Moderate
Substantial
Dilapidated

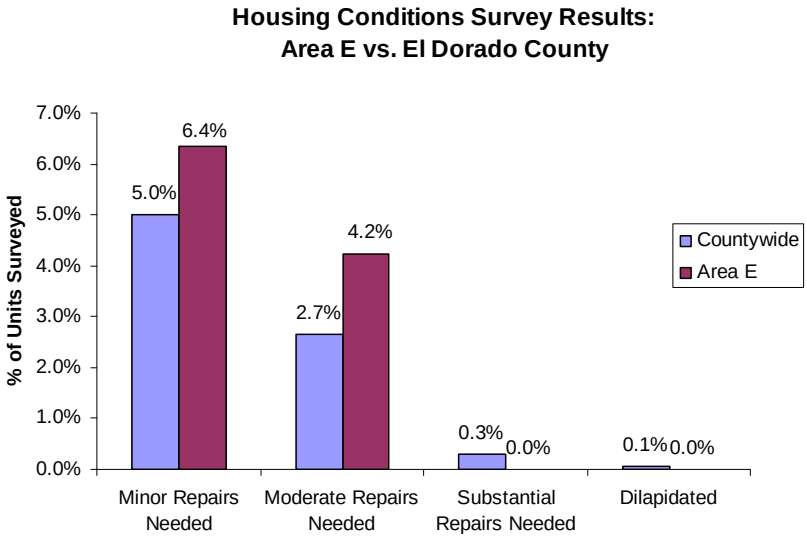
Study Area E

The communities which were surveyed in Area E represent that portion of El Dorado County along State Route 49 and south of Highway 50. The Study Area includes the communities of Shingle Springs, Frenchtown, El Dorado, Deer Park, Diamond Springs, Jayhawk, Latrobe, Nashville, and Rescue.

As indicated in Table 8 on page 34, BAE evaluated residential structures on 236 parcels in Area E. Of these, 2.1 percent had residential structures that appeared to be vacant and 1.7 percent had "For Sale" signs posted, the lowest figure of the six Study Areas. The dwelling units surveyed were almost exclusively of wood frame construction (97.0 percent), though six units were modular homes (2.5 percent of parcels) and one was of masonry construction (0.4 percent). None of the dwelling units surveyed in Area E were mobile homes.

Of the 236 parcels surveyed, 95.8 percent contained single-family homes. The most common structure was the single-family home with an attached garage (66.9 percent), followed by single-family homes with detached garages (22.5 percent) and no garages (6.4 percent). This Study Area also had the highest proportion of multifamily units of the six areas surveyed (4.2 percent of parcels, or ten multifamily structures).

Overall, residential structures on 89.4 percent of all parcels surveyed in Area E were determined to be in sound condition, the second lowest figure in the County. Fifteen units (6.4 percent of the housing parcels surveyed in Area E) were determined to be in need of "minor repairs;" and 10 houses surveyed were determined to be in need of "moderate repairs" (4.2 percent of parcels surveyed in the Study Area). No houses were identified as needing substantial repairs or as being in a dilapidated condition.



Of the housing units in need of siding replacement and painting, five were visually identified as having possible asbestos siding. In other words 2.1 percent of the dwelling units surveyed in Area E might have asbestos siding in need of abatement and replacement, the highest figure out of the six areas surveyed.

As shown in Figure 7 on page 35, a significant proportion of the houses surveyed near Diamond Springs were in need of repair and maintenance work, particularly when compared with houses located along South Shingle Road or along State Route 49. Additionally, several homes located north of Highway 50 were judged to be in need of minor to moderate repairs.

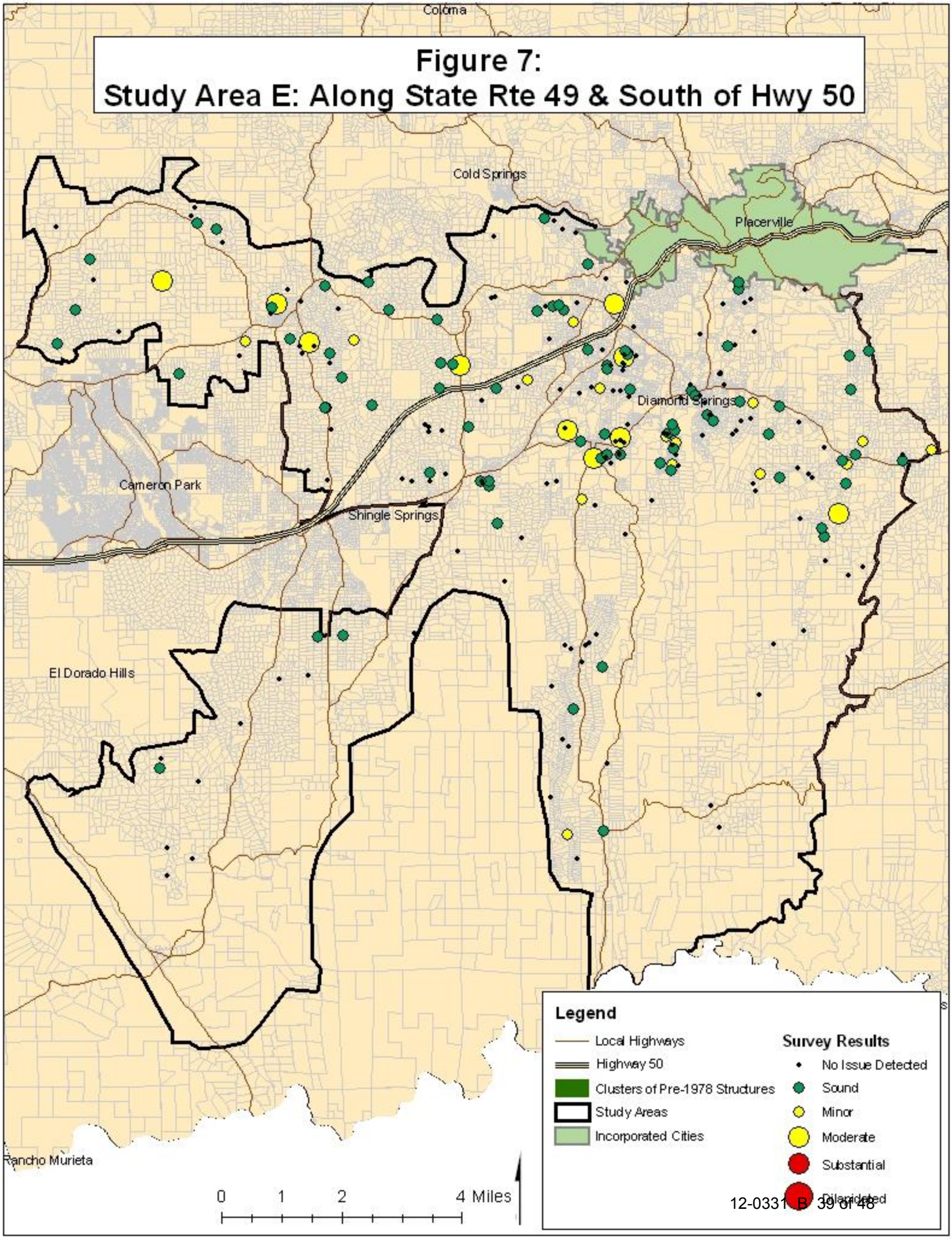
Table 8: Study Area E Housing Condition Survey Results (a)

	Number	%
Residential Parcels Surveyed	236	100.0%
Vacant Housing Units	5	2.1%
For Sale Housing Units	4	1.7%
Construction Type		
Wood Frame	229	97.0%
Masonry	1	0.4%
Mobile	0	0.0%
Modular	6	2.5%
Structure Type		
Single Family with Attached Garage	158	66.9%
Single Family with Detached Garage	53	22.5%
Single Family with no Garage	15	6.4%
Multifamily	10	4.2%
Overall Housing Condition (b)		
Sound	211	89.4%
Minor Repairs Needed	15	6.4%
Moderate Repairs Needed	10	4.2%
Substantial Repairs Needed	0	0.0%
Dilapidated	0	0.0%
Structures with possible asbestos siding in need of replacement	5	2.1%

Notes:
(a) Totals are subject to rounding.
(b) See Appendix A for scoring criteria.

Source: BAE, 2011

Figure 7:
Study Area E: Along State Rte 49 & South of Hwy 50



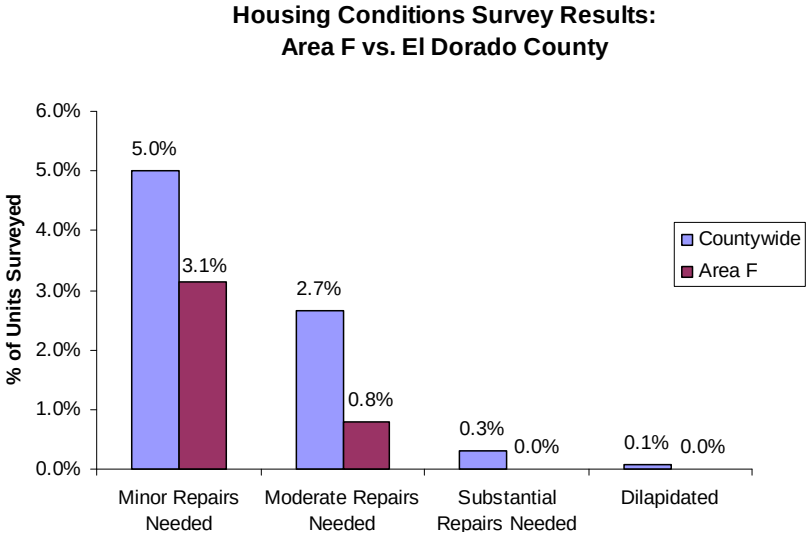
Study Area F

The communities which were surveyed in Area F represent the portion of El Dorado County along the Highway 50 corridor west of Shingle Springs and north along the shores of Folsom Lake. The Study Area includes the communities of Arroyo Vista, Cameron Park, El Dorado Hills, Green Springs Ranch, and Summit Village.

As indicated in Table 9 on page 38, BAE evaluated residential structures on 381 parcels in Area F. Of these, units on 2.1 percent of the parcels appeared to be vacant and units on 3.9 percent of the parcels had "For Sale" signs posted. The dwelling units surveyed were almost exclusively of wood frame construction (98.7 percent), though four units were of masonry construction (1.0 percent) and one was a modular home (0.3 percent). None of the dwelling units surveyed in Area F were mobile homes.

Of the 381 parcels surveyed, 96.1 percent contained single-family homes. Unlike the other Study Areas, 91.3 percent of all parcels surveyed contained single-family homes with attached garages, an extremely high figure which reflects the significant presence of newer, large-scale suburban style developments in the Area. In the lower density parts of the Study Area, 18 single-family homes with detached garages were surveyed. There were an additional 3.9 percent of residential parcels with multifamily units.

Overall, residential structures on 96.1 percent of all parcels surveyed in Area F were determined to be in sound condition, the highest figure in the County. Twelve of the surveyed units (3.1 percent of the housing units surveyed in Area F) were determined to be in need of "minor repairs;" and three houses surveyed were determined to be in need of "moderate repairs" (0.8 percent). No houses were identified as needing substantial repairs or as being in dilapidated condition.



Of the housing units in need of siding replacement and painting, only one was visually identified having as possible asbestos siding. In other words, residential structures on 0.3 percent of the parcels surveyed in Area F might have asbestos siding in need of replacement. This low figure is

consistent with the high concentration of newer homes in Area F.

As shown in Figure 8 on page 39, there is a relatively even spatial distribution throughout El Dorado Hills and Cameron Park of parcels with homes that were classified as “sound” but still in need of minor maintenance work. Dwellings in need of more substantial repairs are predominantly located in Shingle Springs, on the eastern side of Area F.

Table 9: Study Area F Housing Condition Survey Results (a)

	Number	%
Residential Parcels Surveyed	381	100.0%
Vacant Housing Units	8	2.1%
For Sale Housing Units	15	3.9%
Construction Type		
Wood Frame	376	98.7%
Masonery	4	1.0%
Mobile	0	0.0%
Modular	1	0.3%
Structure Type		
Single Family with Attached Garage	348	91.3%
Single Family with Detached Garage	18	4.7%
Single Family with no Garage	0	0.0%
Multifamily	15	3.9%
Overall Housing Condition (b)		
Sound	366	96.1%
Minor Repairs Needed	12	3.1%
Moderate Repairs Needed	3	0.8%
Substantial Repairs Needed	0	0.0%
Dilapidated	0	0.0%
Structures with possible asbestos siding in need of replacement	1	0.3%

Notes:
(a) Totals are subject to rounding.
(b) See Appendix A for scoring criteria.

Source: BAE, 2011

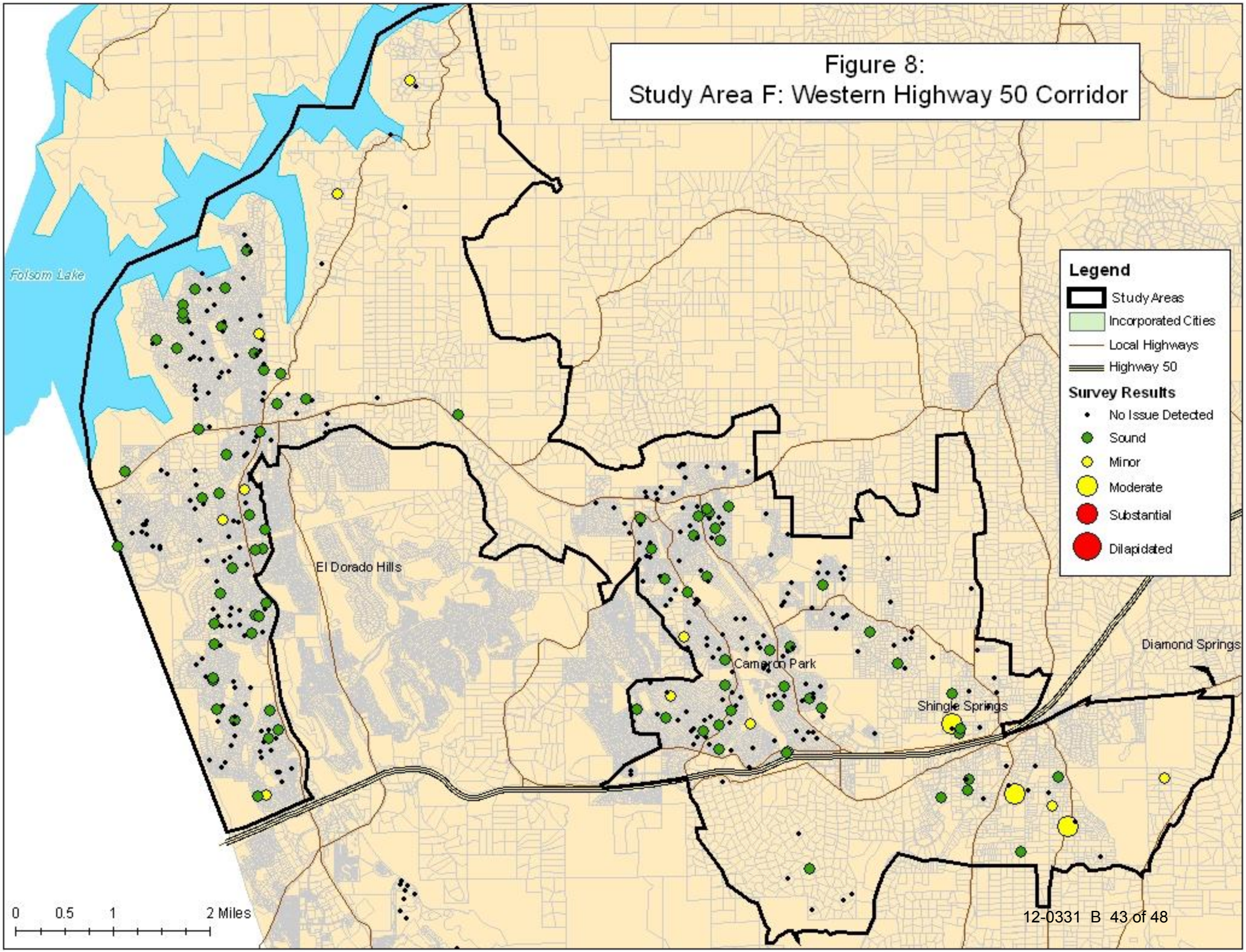


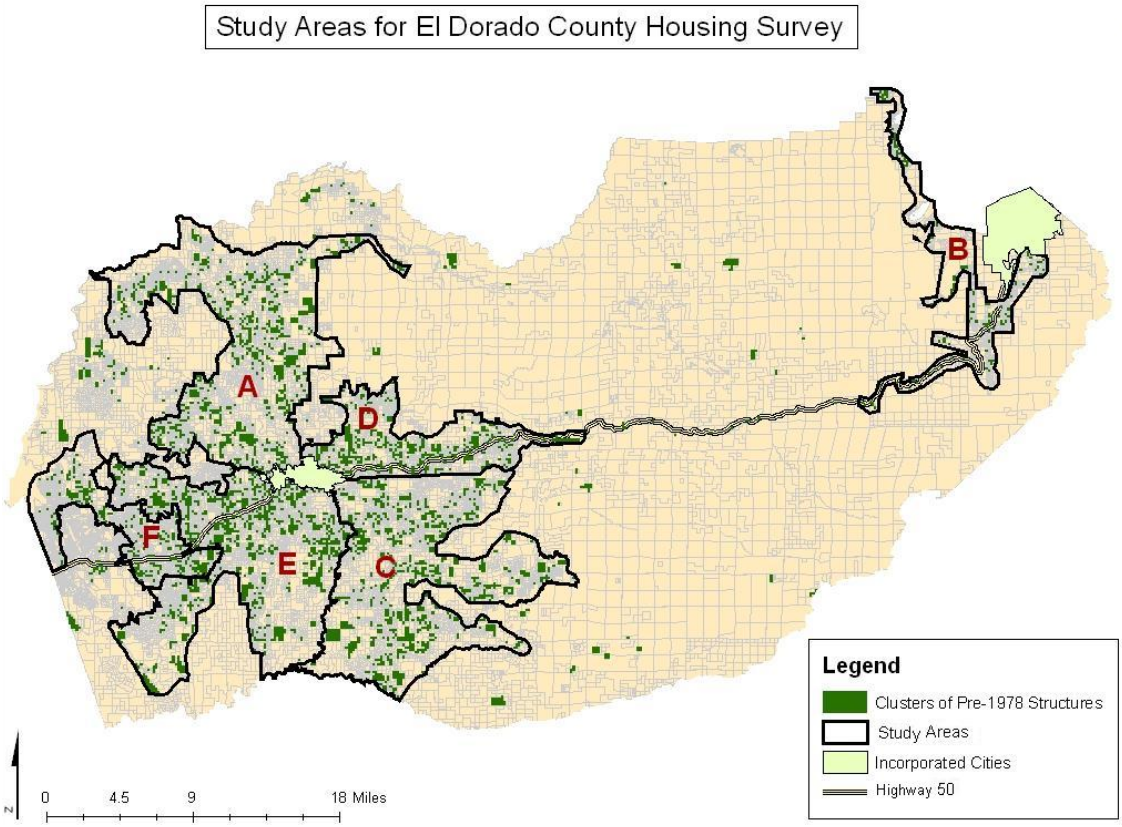
Figure 8:
Study Area F: Western Highway 50 Corridor
Legend
Study Areas
Incorporated Cities
Local Highways
Highway 50
Survey Results
No Issue Detected
Sound
Minor
Moderate
Substantial
Dilapidated
Folsom Lake
El Dorado Hills
Cameron Park
Shingle Springs
Diamond Springs
0
0.5
1
2 Miles

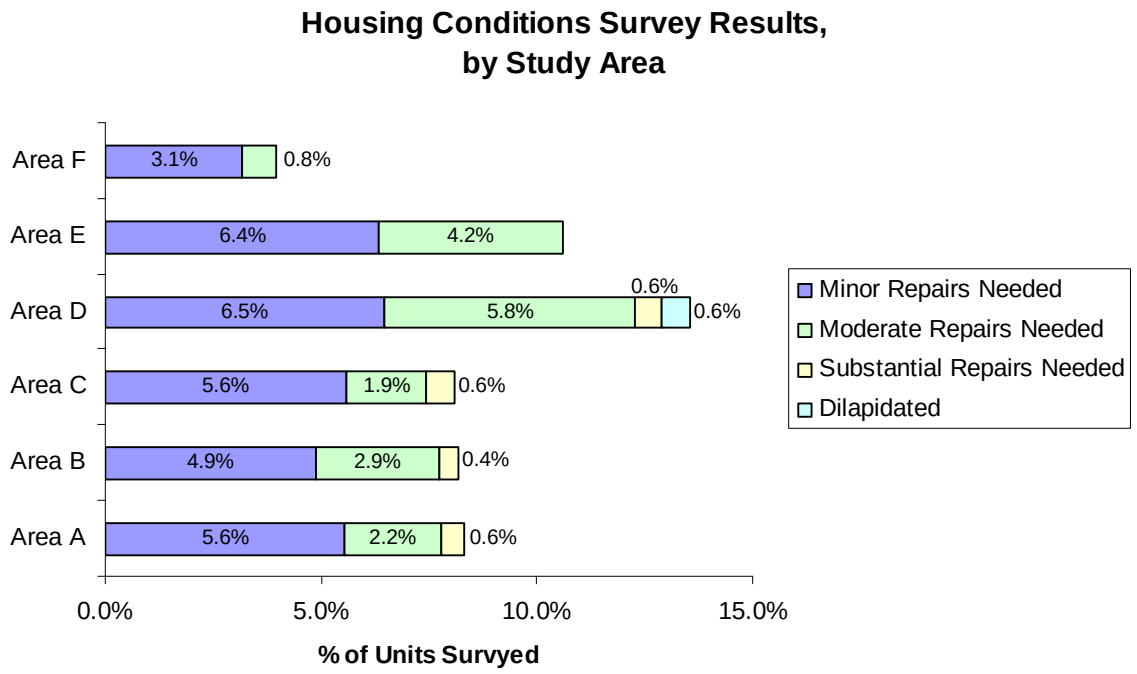
Conclusion

This report has provided a "snapshot" of existing housing conditions in six geographical areas of El Dorado County, and the findings appear to be representative of the older residential areas in the County. However, because the survey excluded several newer residential areas in order to focus on older communities, one cannot necessarily extrapolate countywide housing conditions from the data in this report.

The survey data demonstrate a greater need for housing rehabilitation in at least five of the six Study Areas, with lesser needs in the sixth area (Area F). With the exception of Area F, which is marked by newer, relatively large-scale housing developments, structures located on between 8.1 percent and 13.5 percent of the parcels surveyed in each Area are in need of noteworthy repairs; however, relatively small proportions are in need of moderate or more extensive repairs. The proportion of substandard dwelling units is the highest in Study Areas D and E.

Over 97 percent of the parcels surveyed throughout the County contain single-family homes. Only 2.7 percent of the parcels surveyed contained duplexes or multifamily structures.





Area A, located north of Highway 50, has a higher proportion of modular homes than in any other area surveyed. Residential units on approximately 92 percent of all parcels surveyed in Area A were determined to be in sound condition, though several dwelling units in need of repair were clustered around Georgetown and Cold Springs.

Area B, located on the eastern slope of the Sierra Nevada and along the southwestern shore of Lake Tahoe, has a disproportionately high number of vacant and for-sale homes, perhaps due to the prevalence of second homes and vacation homes in the area. Though residential units on almost 92 percent of all parcels surveyed in this area were determined to be in sound condition, many such homes were nonetheless in need of basic maintenance.

Area C encompasses the low-density part of the County that lies south of Highway 50 and East of State Route 49. Homes on approximately 92 percent of all parcels surveyed in Area C were determined to be in sound condition, requiring no repairs or only minor painting, patching, or other routine maintenance. While the area does not have a large number of dwelling units in need of substantial rehabilitation, the area could be included in the County's larger housing efforts.

Area D is located along the Highway 50 corridor between Placerville and Echo Summit. The survey findings indicate that dwellings located in this area are more likely to require minor, moderate, or substantial repairs than those located elsewhere in the County, and the one dilapidated

unit identified as part of this study was located in Area D. Overall, residential units on only 86.5 percent of all parcels surveyed in this area were determined to be in sound condition, the lowest figure in the County. Further, residential structures on 3.9 percent of the Area D parcels surveyed might have asbestos siding in need of replacement, the highest figure out of the six Study Areas surveyed. This Study Area could benefit greatly from continued housing repair support from the County.

Area E has the lowest proportion of vacant or for-sale properties out of the six areas surveyed (2 percent each), but the highest proportion of parcels with multifamily units (4.2 percent of parcels). Overall, housing units on 89.4 percent of all parcels surveyed in Area E were determined to be in sound condition; the second lowest figure in the County. Further, 2.1 percent of the residential structures surveyed in Area E might have asbestos siding in need of replacement; the second highest figure countywide. Like Area D, this Study Area could benefit greatly from continued housing repair support from the County.

Area F, a relatively new, higher density residential area along the western County line, has the lowest percentage of unsound housing among the six Study Areas (4 percent of the surveyed parcels). The Area also includes a relatively high proportion of parcels with multifamily units (3.9 percent) and houses for sale (4 percent). Because of the area's housing stock is generally newer, and in good condition, this area does not exhibit significant demand for housing rehabilitation.

Looking forward, these survey results appear to indicate that the aging housing stock and more frequent incidence of housing units in need of repairs in Areas D and Area E call for prioritized County attention, while Areas A, B, and C could still benefit from programmatic investments in the future, but to a somewhat lesser extent than Areas D and E.

Appendix A: Survey Instrument

El Dorado County Housing Condition Survey

Address: _____ Target Area/City: _____
APN_____ Map # _____ Survey ID _____
Vacant: Yes ☐ No ☐
For Sale: Yes ☐ No ☐

CONSTRUCTION TYPE:
Wood Frame ☐
Masonry ☐
Mobile ☐
Modular ☐
Other _____

STRUCTURE TYPE:
Single Family with Detached Garage ☐
Single Family with Attached Garage ☐
Duplex ☐
Multi-Family ☐ # of Units _____
Other_____

FRONTAGE IMPROVEMENTS IF APPLICABLE:

Curbs	Yes ☐	No ☐	Sidewalks	Yes ☐	No ☐
Paved Street	Yes ☐	No ☐	Driveway	Yes ☐	No ☐
Gutters	Yes ☐	No ☐			

#1 - FOUNDATION:
0 Existing foundation in good condition.
10 Repairs needed
15 Needs a partial foundation
25 No foundation or needs a complete foundation.

#2 - ROOFING:
0 Does not need repair
5 Shingles missing
5 Chimney needs repair
10 Needs re-roofing
25 Roof structure needs replacement and re-roofing.

#3 - SIDING/STUCCO:
0 Does not need repair.
1 Needs re-painting – i.e., faded, peeling or flaking
5 Needs to be patched and re-painted.
10 Siding needs replacement and painting. Check if possible asbestos siding ☐

#4 - WINDOWS:
0 No repair needed.
1 Broken window panes
5 In need of repair.
10 In need of replacement.

#5 - DOORS:
0 No repair needed.
1 Minor repair
5 Replacement needed.

STRUCTURAL SCORING CRITERIA
Sound: 9 or less
Minor: 10 - 15
Moderate: 16 – 39
Substantial: 40 - 55
Dilapidated: 56 and over

DILAPIDATED UNIT
56 A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition, may be considered for demolition or at a minimum, major rehabilitation will be required.

Points based on criteria outlined above	#1 Foundation	#2 Roofing	#3 Siding/Stucco	#4 Windows	#5 Doors	TOTAL POINTS

Comments:

Surveyor_____Date_____