



Assessment of the Downtown Redevelopment Area and Physical Condition Report

Report Completed on
November 7, 2025

Inspection conducted by City Staff:

Pete Skon - Building Official,

Garran Wilson - Building Inspector,

Holly Ellis - Public Works Director

Rachel McKinley - Public Works Project Manager

Introduction

The Downtown Streets Plan and Design Guide is the result of an extensive public involvement process in which design concepts for Superior, Pine, First, and Cedar corridors were developed. This concept plan, adopted by City Council Resolution in 2012, is now the primary planning document for the City's downtown revitalization project. Additionally, the project is guided by the City of Sandpoint's Multimodal Transportation Master Plan (MTMP), adopted in 2021 and the Comprehensive Plan adopted 2024.

City of Sandpoint is seeking funds via an Idaho Community Development Block Grant (ICDBG) that will support the procurement and installation of streetlighting and site amenities for Phase 3b. Per ICDBG application guidelines, it is required that City Council pass a resolution establishing the redevelopment project area in which the funds will be expended. The resolution also details the slum and blight criteria conditions within the redevelopment area, which are additional criteria that must be met per application requirements. In order to assess the slum and blight criteria the City must conduct an area-wide Revitalization Area Assessment of both property and infrastructure within the area in which ICDBG funds would be expended. This document is the result of the assessment conducted on September 25, 2025.

The redevelopment area for Phase 3b City of Sandpoint's Downtown Revitalization project encompasses the 1st Ave corridor from Church St to Lake Street (Figure 1 - Redevelopment Area Site Map).



Figure 1- Redevelopment Area Site Map for Phase 3b of City of Sandpoint's Downtown Revitalization project encompasses the 1st Ave corridor from Church St to Lake Street (blue area in outlined in green).

Infrastructure

Lighting:

Approximately 41,371 square feet of area that makes up the entirety of the Redevelopment Area has pedestrian lighting that is substandard as it does not meet City Council Resolution 12-71, Downtown Streets Plan and Design Guide standards and requirements.

Sidewalks:

Approximately 1,044 linear feet (of the total 1,249 linear feet) of sidewalk within the Redevelopment Area has been determined to be substandard as it does not meet standards and requirements pertaining to sidewalk width as stated in the Downtown Streets Plan and Design guide. Specifically, 84% of sidewalks within the Redevelopment Area are 12 feet in width or less.

Additionally, 18 of the 20 property lots assessed had sidewalk / walkway were determined to be substandard as they did not meet ADA and Sidewalks standards and requirements as cross elevations and changes in elevations are over ¼ of inch.

Properties

Substandard:

Of the 20 property lots located within the Redevelopment Area, 8 have been determined to be substandard (40%). With a vacancy rate of 20%. Four are deemed substandard as vacant or partially vacant property per ICDBG Application Handbook, Chapter 02, Section 04. Four of the property lots were deemed substandard due to 3 or more failed elements that did not meet Building Code, ADA, Downtown Streets Plan and Design guide and/or Public Work Standards.

Documentation

Substandard infrastructure and property documentation is provided in Appendix A.

As a licensed design professional in the State of Idaho, I certify that the information provided in this report is accurate.



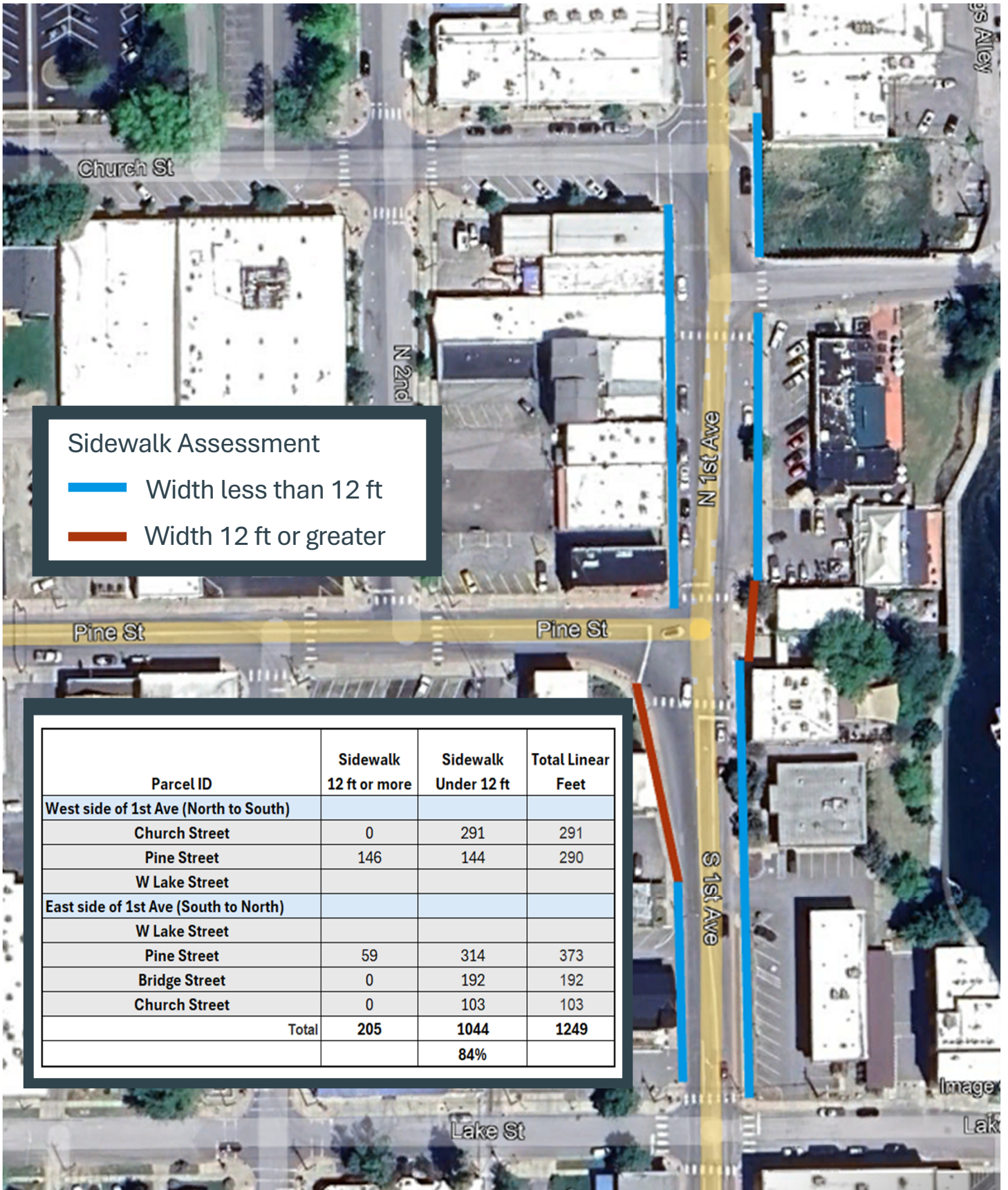
City's Building Official

11-7-25

Date

Appendix A

Redevelopment Area Substandard Systems



Appendix A

Redevelopment Area Substandard Systems



Appendix A

Redevelopment Area Substandard Systems Visual Documentation

Substandard Infrastructure – Sidewalks



Appendix A Redevelopment Area Substandard Systems Visual Documentation

Substandard Infrastructure – Sidewalks



Appendix A
Redevelopment Area Substandard Systems Visual Documentation

Substandard Infrastructure – Sidewalk, Street Tree & Tree Well



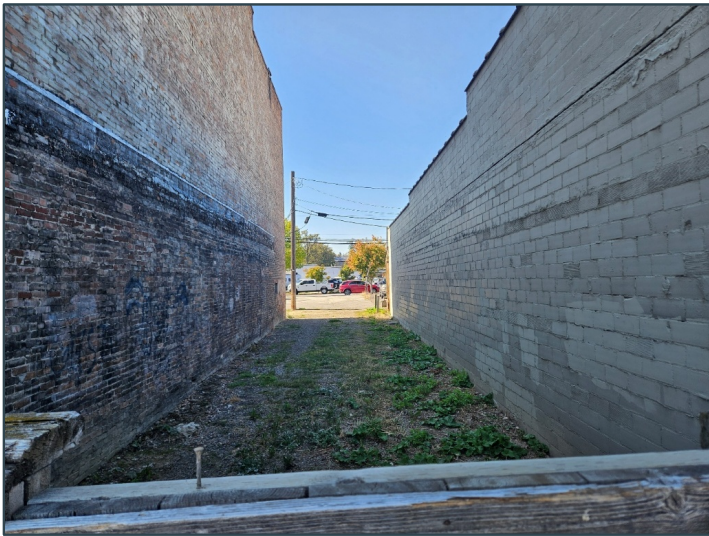
Appendix A Redevelopment Area Substandard Systems Visual Documentation

Substandard Infrastructure – Lighting



Appendix A Redevelopment Area Substandard Systems Visual Documentation

Substandard Infrastructure – Vacant or Partially Vacant



Vacant Lot Between 101-105 N 1st Ave



Vacant Lot "the Hole" at 206 N 1st Ave



Vacant Building & Lot at 202 S 1st Ave



Savory Neighbor Grill- Out of Business at 120 S 1st Ave



*Partially Vacant -
Out of Business at
109 A N 1st Ave*

Appendix A
Redevelopment Area Substandard Systems Visual Documentation
Substandard Infrastructure – Sidewalks



Appendix A Redevelopment Area Substandard Systems Visual Documentation

Substandard Infrastructure – Sidewalks



Appendix A
Redevelopment Area Substandard Systems Visual Documentation

Substandard Infrastructure – Sidewalk, Street Tree & Tree Well



Appendix A Redevelopment Area Substandard Systems Visual Documentation

Substandard Infrastructure – Lighting



Appendix A Redevelopment Area Substandard Systems Visual Documentation

Substandard Infrastructure – Vacant or Partially Vacant



Vacant Lot Between 101-105 N 1st Ave



Vacant Lot "the Hole" at 206 N 1st Ave



Vacant Building & Lot at 202 S 1st Ave



Savory Neighbor Grill- Out of Business at 120 S 1st Ave



*Partially Vacant -
Out of Business at
109 A N 1st Ave*

205-201 N 1ST Ave

20 FT

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

09/25/2025

Building Address: Click or tap here to enter text. Inspection Date: Click or tap here to enter text.

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Doors	Damaged Surface / Frames / Threshold / Trim	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Boarded-Up	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Foundations	Cracks / Gaps / Spalling / Exposed Rebar	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electrical Hazards	Exposed Wires / Open Panels	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting	Broken Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Market Appeal	Graffiti	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Missing / Damaged Shingles	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Damaged Chimneys	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Walls	Cracks / Holes / Missing Siding	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Missing Bricks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Stained / Peeling / Needs Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Boarded-Up	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Signage	Broken / Faded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Awning	Faded / Torn	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Broadband Availability	No availability or not more than 25/3 Mbps	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscaping	Overgrown / Not Maintained	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Site Drainage / Ponding	<input type="checkbox"/>	<input type="checkbox"/>
Steps	Broken / Missing Hand Railing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Air Quality	Strong Odors Detected	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Health and Safety	Garbage & Debris	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Infestation – Varmints & Insects	<input type="checkbox"/>	<input type="checkbox"/>
Other		<input type="checkbox"/>	<input type="checkbox"/>

Total number of sub-standard Click or tap here to enter

text.

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

Building Address: 111 1/2 Church St. #121 N 1st Ave Inspection Date: 09/25/2025

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach		K
Doors	Damaged Surface / Frames / Threshold / Trim Boarded-Up	✓	
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable	✓	
Foundations	Cracks / Gaps / Spalling / Exposed Rebar	X	
Electrical Hazards	Exposed Wires / Open Panels		X
Lighting	Broken Fixtures		X
Market Appeal	Graffiti	✓	
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts Missing / Damaged Shingles Damaged Chimneys	✓	
Walls	Cracks / Holes / Missing Siding Missing Bricks Stained / Peeling / Needs Paint		X X X
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame Boarded-Up		✓
Signage	Broken / Faded		✓
Awning	Faded / Torn	X	
Broadband Availability	No availability or not more than 25/3 Mbps		
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections	X	
Landscaping	Overgrown / Not Maintained Site Drainage / Ponding	X X	
Steps	Broken / Missing Hand Railing	X	
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks		X
Air Quality	Strong Odors Detected	X	
Health and Safety	Garbage & Debris Infestation – Varmints & Insects	X X	
Other			

Total number of sub-standard 9

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

Building Address: 119 N. 1st Ave Inspection Date: 09/23/25/2025

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Doors	Damaged Surface / Frames / Threshold / Trim	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Boarded-Up	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Foundations	Cracks / Gaps / Spalling / Exposed Rebar	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electrical Hazards	Exposed Wires / Open Panels	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting	Broken Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Market Appeal	Graffiti	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Missing / Damaged Shingles	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Damaged Chimneys	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Walls	Cracks / Holes / Missing Siding	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Missing Bricks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Stained / Peeling / Needs Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Boarded-Up	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Signage	Broken / Faded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Awning	Faded / Torn	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Broadband Availability	No availability or not more than 25/3 Mbps	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscaping	Overgrown / Not Maintained	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Site Drainage / Ponding	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Steps	Broken / Missing Hand Railing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality	Strong Odors Detected	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Health and Safety	Garbage & Debris	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Infestation – Varmints & Insects	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other		<input type="checkbox"/>	<input type="checkbox"/>

Total number of sub-standard Click or tap here to enter

text.

117 N FIRST

19 FT

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

117 N First Ave

09/25/25

Building Address: Click or tap here to enter text. Inspection Date: Click or tap here to enter text.

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Doors	Damaged Surface / Frames / Threshold / Trim	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Boarded-Up	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Foundations	Cracks / Gaps / Spalling / Exposed Rebar	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electrical Hazards	Exposed Wires / Open Panels	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting	Broken Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Market Appeal	Graffiti	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Missing / Damaged Shingles	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Damaged Chimneys	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Walls	Cracks / Holes / Missing Siding	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Missing Bricks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Stained / Peeling / Needs Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Boarded-Up	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Signage	Broken / Faded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Awning	Faded / Torn	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Broadband Availability	No availability or not more than 25/3 Mbps	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscaping	Overgrown / Not Maintained	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Site Drainage / Ponding	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Steps	Broken / Missing Hand Railing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality	Strong Odors Detected	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Health and Safety	Garbage & Debris	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Infestation – Varmints & Insects	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other	vive	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Total number of sub-standard Click or tap here to enter 1

text.

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

09/25/25

Building Address: Click or tap here to enter text. Inspection Date: Click or tap here to enter text.

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Doors	Damaged Surface / Frames / Threshold / Trim	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Boarded-Up	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Foundations	Cracks / Gaps / Spalling / Exposed Rebar	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electrical Hazards	Exposed Wires / Open Panels	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lighting	Broken Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Market Appeal	Graffiti	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Missing / Damaged Shingles	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Damaged Chimneys	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Walls	Cracks / Holes / Missing Siding	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Missing Bricks	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Stained / Peeling / Needs Paint	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Boarded-Up	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Signage	Broken / Faded	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Awning	Faded / Torn	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Broadband Availability	No availability or not more than 25/3 Mbps	<input type="checkbox"/>	<input type="checkbox"/>
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Landscaping	Overgrown / Not Maintained	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Site Drainage / Ponding	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Steps	Broken / Missing Hand Railing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Air Quality	Strong Odors Detected	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Health and Safety	Garbage & Debris	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Infestation – Varmints & Insects	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other		<input checked="" type="checkbox"/>	<input type="checkbox"/>

Total number of sub-standard Click or tap here to enter

text.

109 N Pitt

24'

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

Building Address: _____ Inspection Date: 09/25/28

109 B
Back
ADA

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach	X	
		X	
Doors	Damaged Surface / Frames / Threshold / Trim	X	
	Boarded-Up		
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable	X	
		/	
Foundations	Cracks / Gaps / Spalling / Exposed Rebar	X	
Electrical Hazards	Exposed Wires / Open Panels	X	
Lighting	Broken Fixtures	X	
Market Appeal	Graffiti	X	
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts	X	
	Missing / Damaged Shingles	X	
	Damaged Chimneys	X	
		X	
Walls	Cracks / Holes / Missing Siding	X	
	Missing Bricks	X	
	Stained / Peeling / Needs Paint	X	
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame	X	
	Boarded-Up	X	
Signage	Broken / Faded	X	
Awning	Faded / Torn	X	
Broadband Availability	No availability or not more than 25/3 Mbps	—	
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections	X	
		X	
Landscaping	Overgrown / Not Maintained	X	
	Site Drainage / Ponding	X	
Steps	Broken / Missing Hand Railing	X	
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks		X
Air Quality	Strong Odors Detected	X	
Health and Safety	Garbage & Debris	X	
	Infestation – Varmints & Insects	X	
Other			

Total number of sub-standard 1

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

Building Address: _____ Inspection Date: 09/25/2025

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach		X
Doors	A+D Board Damaged Surface / Frames / Threshold / Trim Boarded-Up	X X	
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable	X	
Foundations	Cracks / Gaps / Spalling / Exposed Rebar	X	
Electrical Hazards	Exposed Wires / Open Panels	X	
Lighting	Broken Fixtures	X	
Market Appeal	Graffiti	X	
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts Missing / Damaged Shingles Damaged Chimneys	X X X	
Walls	Cracks / Holes / Missing Siding Missing Bricks Stained / Peeling / Needs Paint	X X X	
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame Boarded-Up	X X	
Signage	Broken / Faded	X	
Awning	Faded / Torn	X	
Broadband Availability	No availability or not more than 25/3 Mbps	—	
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections	X	
Landscaping	Overgrown / Not Maintained Site Drainage / Ponding	X X	
Steps	Broken / Missing Hand Railing	X	
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks	X	(X)
Air Quality	Strong Odors Detected	X	
Health and Safety	Garbage & Debris Infestation – Varmints & Insects	X X	
Other			

Total number of sub-standard 2

~~107-105 N FIRST~~

15

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

Building Address: _____ Inspection Date: 09/25/2025

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach	X	
Doors	Damaged Surface / Frames / Threshold / Trim	X	
	Boarded-Up	X	
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable	X	
Foundations	Cracks / Gaps / Spalling / Exposed Rebar	X	
Electrical Hazards	Exposed Wires / Open Panels	X	
Lighting	Broken Fixtures	X	
Market Appeal	Graffiti	X	
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts	X	
	Missing / Damaged Shingles	X	
	Damaged Chimneys	X	
Walls	Cracks / Holes / Missing Siding	X	
	Missing Bricks	X	
	Stained / Peeling / Needs Paint	X	
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame	X	
	Boarded-Up	X	
Signage	Broken / Faded	X	
Awning	Faded / Torn	X	
Broadband Availability	No availability or not more than 25/3 Mbps	-	
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections	X	
Landscaping	Overgrown / Not Maintained	X	
	Site Drainage / Ponding	X	
Steps	Broken / Missing Hand Railing	X	
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks	X	
Air Quality	Strong Odors Detected	X	
Health and Safety	Garbage & Debris	X	
	Infestation – Varmints & Insects	X	
Other			

Total number of sub-standard 0

103 N First "Hole"

Vacant

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

Building Address: _____

Inspection Date: _____

07/25/25

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach		
Doors	Damaged Surface / Frames / Threshold / Trim Boarded-Up		
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable		
Foundations	Cracks / Gaps / Spalling / Exposed Rebar		
Electrical Hazards	Exposed Wires / Open Panels		
Lighting	Broken Fixtures		
Market Appeal	Graffiti		
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts Missing / Damaged Shingles Damaged Chimneys		
Walls	Cracks / Holes / Missing Siding Missing Bricks Stained / Peeling / Needs Paint		
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame Boarded-Up		
Signage	Broken / Faded		
Awning	Faded / Torn		
Broadband Availability	No availability or not more than 25/3 Mbps		
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections		
Landscaping	Overgrown / Not Maintained Site Drainage / Ponding		
Steps	Broken / Missing Hand Railing		
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks		
Air Quality	Strong Odors Detected		
Health and Safety	Garbage & Debris Infestation – Varmints & Insects		
Other			

Total number of sub-standard _____

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

Building Address:

Inspection Date:

09/25/25

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach	X	
Doors	Damaged Surface / Frames / Threshold / Trim Boarded-Up	X	
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable	X	
Foundations	Cracks / Gaps / Spalling / Exposed Rebar	X	
Electrical Hazards	Exposed Wires / Open Panels	X	
Lighting	Broken Fixtures	X	
Market Appeal	Graffiti	X	
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts Missing / Damaged Shingles Damaged Chimneys	X X X	
Walls	Cracks / Holes / Missing Siding Missing Bricks Stained / Peeling / Needs Paint	X X X	
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame Boarded-Up	X X	
Signage	Broken / Faded	X X	
Awning	Faded / Torn	X	
Broadband Availability	No availability or not more than 25/3 Mbps	—	
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections	X	
Landscaping	Overgrown / Not Maintained Site Drainage / Ponding	X X	
Steps	Broken / Missing Hand Railing	X	
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks	X	X
Air Quality	Strong Odors Detected	X	
Health and Safety	Garbage & Debris Infestation – Varmints & Insects	X X	
Other			

Total number of sub-standard 1

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

Building Address: _____ Inspection Date: 09/25/25

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach	X	
Doors	Damaged Surface / Frames / Threshold / Trim	X	
	Boarded-Up	X	
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable	X	
Foundations	Cracks / Gaps / Spalling / Exposed Rebar	X	
Electrical Hazards	Exposed Wires / Open Panels	X	
Lighting	Broken Fixtures	X	
Market Appeal	Graffiti	X	
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts	X	
	Missing / Damaged Shingles	X	
	Damaged Chimneys	X	
Walls	Cracks / Holes / Missing Siding	X	
	Missing Bricks	X	
	Stained / Peeling / Needs Paint	X	
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame	X	
	Boarded-Up	X	
Signage	Broken / Faded	X	
Awning	Faded / Torn	X	
Broadband Availability	No availability or not more than 25/3 Mbps	—	
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections	X	
Landscaping	Overgrown / Not Maintained	X	
	Site Drainage / Ponding	X	
Steps	Broken / Missing Hand Railing	X	
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks	X	X
Air Quality	Strong Odors Detected	X	
Health and Safety	Garbage & Debris	X	
	Infestation – Varmints & Insects	X	
Other			

Total number of sub-standard 1

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

Building Address: _____

Inspection Date: 09/25/25

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach		X
Doors	Damaged Surface / Frames / Threshold / Trim Boarded-Up	X	
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable	X	
Decks Foundations	Cracks / Gaps / Spalling / Exposed Rebar	X	X
Electrical Hazards	Exposed Wires / Open Panels	X	
Lighting	Broken Fixtures	X	
Market Appeal	Graffiti	X	
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts Missing / Damaged Shingles Damaged Chimneys	X X X	
Walls	Cracks / Holes / Missing Siding Missing Bricks Stained / Peeling / Needs Paint	X X X	X
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame Boarded-Up	X X	
Signage	Broken / Faded	X	
Awning	Faded / Torn	X	
Broadband Availability	No availability or not more than 25/3 Mbps	-	
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections	X X	
Landscaping	Overgrown / Not Maintained Site Drainage / Ponding	X X	
Steps	Broken / Missing Hand Railing	X	
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks		X
Air Quality	Strong Odors Detected	X	
Health and Safety	Garbage & Debris Infestation – Varmints & Insects	X X	
Other			

Total number of sub-standard 3

VACANT

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

Building Address:

Inspection Date:

09/25/25

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach	X	
Doors	Damaged Surface / Frames / Threshold / Trim	X	
	Boarded-Up	X	
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable	X	
Foundations	Cracks / Gaps / Spalling / Exposed Rebar		
Electrical Hazards	Exposed Wires / Open Panels		
Lighting	Broken Fixtures		
Market Appeal	Graffiti		
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts		
	Missing / Damaged Shingles		
	Damaged Chimneys		
Walls	Cracks / Holes / Missing Siding		
	Missing Bricks		
	Stained / Peeling / Needs Paint		
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame		
	Boarded-Up		
Signage	Broken / Faded		
Awning	Faded / Torn		
Broadband Availability	No availability or not more than 25/3 Mbps		
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections		
Landscaping	Overgrown / Not Maintained		
	Site Drainage / Ponding		
Steps	Broken / Missing Hand Railing		
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks		
Air Quality	Strong Odors Detected		
Health and Safety	Garbage & Debris		
	Infestation – Varmints & Insects		
Other			

Total number of sub-standard _____

202 X FIRST

Chapter VIII

Downtown Revitalization

26 FT

VACANT w/ VACANT LOT

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

Building Address: _____

Inspection Date: _____

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach		X
Doors	Damaged Surface / Frames / Threshold / Trim Boarded-Up		
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable		
Foundations	Cracks / Gaps / Spalling / Exposed Rebar		X
Electrical Hazards	Exposed Wires / Open Panels		X
Lighting	Broken Fixtures		
Market Appeal	Graffiti		
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts Missing / Damaged Shingles Damaged Chimneys		
Walls	Cracks / Holes / Missing Siding Missing Bricks Stained / Peeling / Needs Paint		
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame Boarded-Up		
Signage	Broken / Faded		
Awning	Faded / Torn		
Broadband Availability	No availability or not more than 25/3 Mbps		
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections		
Landscaping	Overgrown / Not Maintained Site Drainage / Ponding		
Steps	Broken / Missing Hand Railing		
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks		X
Air Quality	Strong Odors Detected		
Health and Safety	Garbage & Debris Infestation – Varmints & Insects		X
Other			

Total number of sub-standard _____

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

Building Address: _____

Inspection Date: _____

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach	X	
Doors	Damaged Surface / Frames / Threshold / Trim Boarded-Up		X
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable	X	
Foundations	Cracks / Gaps / Spalling / Exposed Rebar	X	
Electrical Hazards	Exposed Wires / Open Panels	X	
Lighting	Broken Fixtures	X	
Market Appeal	Graffiti	X	
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts Missing / Damaged Shingles Damaged Chimneys		X X X
Walls	Cracks / Holes / Missing Siding Missing Bricks Stained / Peeling / Needs Paint	X	X X
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame Boarded-Up	X	
Signage	Broken / Faded		X
Awning	Faded / Torn	X	
Broadband Availability	No availability or not more than 25/3 Mbps	—	
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections	X	
Landscaping	Overgrown / Not Maintained Site Drainage / Ponding	X X	
Steps	Broken / Missing Hand Railing	X	
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks		X
Air Quality	Strong Odors Detected	X	
Health and Safety	Garbage & Debris Infestation – Varmints & Insects	X X	
Other			

Total number of sub-standard 8

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

Building Address:

Inspection Date:

09/25/25

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach	X	X +
Doors	Damaged Surface / Frames / Threshold / Trim Boarded-Up		
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable		
Foundations	Cracks / Gaps / Spalling / Exposed Rebar		
Electrical Hazards	Exposed Wires / Open Panels		
Lighting	Broken Fixtures		
Market Appeal	Graffiti		
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts Missing / Damaged Shingles Damaged Chimneys		
Walls	Cracks / Holes / Missing Siding Missing Bricks Stained / Peeling / Needs Paint		
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame Boarded-Up		
Signage	Broken / Faded		
Awning	Faded / Torn		
Broadband Availability	No availability or not more than 25/3 Mbps		
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections		
Landscaping	Overgrown / Not Maintained Site Drainage / Ponding		
Steps	Broken / Missing Hand Railing		
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks		X
Air Quality	Strong Odors Detected		
Health and Safety	Garbage & Debris Infestation – Varmints & Insects		
Other			

Total number of sub-standard 2

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

Building Address: _____ Inspection Date: 09/25/25

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach		X
Doors	Damaged Surface / Frames / Threshold / Trim Boarded-Up		
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable		
Foundations	Cracks / Gaps / Spalling / Exposed Rebar		
Electrical Hazards	Exposed Wires / Open Panels		
Lighting	Broken Fixtures		
Market Appeal	Graffiti		
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts Missing / Damaged Shingles Damaged Chimneys		
Walls	Cracks / Holes / Missing Siding Missing Bricks Stained / Peeling / Needs Paint		
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame Boarded-Up		
Signage	Broken / Faded		
Awning	Faded / Torn		
Broadband Availability	No availability or not more than 25/3 Mbps		
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections		
Landscaping	Overgrown / Not Maintained Site Drainage / Ponding		X
Steps	Broken / Missing Hand Railing		
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks		X
Air Quality	Strong Odors Detected		
Health and Safety	Garbage & Debris Infestation – Varmints & Insects		
Other			

Total number of sub-standard 3

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

Building Address: _____ Inspection Date: 09/25/25

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach	X	
Doors	Damaged Surface / Frames / Threshold / Trim Boarded-Up		
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable		
Foundations	Cracks / Gaps / Spalling / Exposed Rebar		
Electrical Hazards	Exposed Wires / Open Panels		
Lighting	Broken Fixtures		
Market Appeal	Graffiti		
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts Missing / Damaged Shingles Damaged Chimneys		
Walls	Cracks / Holes / Missing Siding Missing Bricks Stained / Peeling / Needs Paint		
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame Boarded-Up		X
Signage	Broken / Faded		
Awning	Faded / Torn		
Broadband Availability	No availability or not more than 25/3 Mbps		
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections		
Landscaping	Overgrown / Not Maintained Site Drainage / Ponding		
Steps	Broken / Missing Hand Railing		
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks		X
Air Quality	Strong Odors Detected		
Health and Safety	Garbage & Debris Infestation – Varmints & Insects		
Other			

Total number of sub-standard 2

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

Building Address: _____

Inspection Date: 09/25/25

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach		
Doors	Damaged Surface / Frames / Threshold / Trim		X
	Boarded-Up	X	
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable	X	
Foundations	Cracks / Gaps / Spalling / Exposed Rebar	X	
Electrical Hazards	Exposed Wires / Open Panels		X
Lighting	Broken Fixtures		X
Market Appeal	Graffiti	X	
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts		X
	Missing / Damaged Shingles		X
	Damaged Chimneys		X
Walls	Cracks / Holes / Missing Siding		X
	Missing Bricks	X	
	Stained / Peeling / Needs Paint		X
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame		X
	Boarded-Up	X	
Signage	Broken / Faded		X
Awning	Faded / Torn		X
Broadband Availability	No availability or not more than 25/3 Mbps	-	
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections	X	
Landscaping	Overgrown / Not Maintained		X
	Site Drainage / Ponding	X	
Steps	Broken / Missing Hand Railing	X	
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks		X
Air Quality	Strong Odors Detected		X
Health and Safety	Garbage & Debris		X
	Infestation – Varmints & Insects	X	X
Other			

Total number of sub-standard 15

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

Building Address:

Inspection Date:

09/25/25

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach	X	
Doors	Damaged Surface / Frames / Threshold / Trim Boarded-Up		
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable		
Foundations	Cracks / Gaps / Spalling / Exposed Rebar		
Electrical Hazards	Exposed Wires / Open Panels		
Lighting	Broken Fixtures		
Market Appeal	Graffiti		
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts Missing / Damaged Shingles Damaged Chimneys		
Walls	Cracks / Holes / Missing Siding Missing Bricks Stained / Peeling / Needs Paint		
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame Boarded-Up		
Signage	Broken / Faded		
Awning	Faded / Torn		
Broadband Availability	No availability or not more than 25/3 Mbps		
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections		
Landscaping	Overgrown / Not Maintained Site Drainage / Ponding		
Steps	Broken / Missing Hand Railing		
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks		X
Air Quality	Strong Odors Detected		
Health and Safety	Garbage & Debris Infestation – Varmints & Insects		
Other			

Total number of sub-standard 1

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

Building Address: _____ Inspection Date: 09/25/25

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach		X
Doors	Damaged Surface / Frames / Threshold / Trim Boarded-Up		X
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable	X	
Foundations	Cracks / Gaps / Spalling / Exposed Rebar	X	
Electrical Hazards	Exposed Wires / Open Panels	X	
Lighting	Broken Fixtures	X	
Market Appeal	Graffiti	X	
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts Missing / Damaged Shingles Damaged Chimneys		X X X
Walls	Cracks / Holes / Missing Siding Missing Bricks Stained / Peeling / Needs Paint	X	X X X
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame Boarded-Up	X	X X
Signage	Broken / Faded	X	X
Awning	Faded / Torn		
Broadband Availability	No availability or not more than 25/3 Mbps		
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections		
Landscaping	Overgrown / Not Maintained Site Drainage / Ponding		
Steps	Broken / Missing Hand Railing		
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks		X
Air Quality	Strong Odors Detected		
Health and Safety	Garbage & Debris Infestation – Varmints & Insects		
Other			

Total number of sub-standard 11

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

Building Address:

Inspection Date:

09/25/25

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach	X	
Doors	Damaged Surface / Frames / Threshold / Trim Boarded-Up		
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable		
Foundations	Cracks / Gaps / Spalling / Exposed Rebar		
Electrical Hazards	Exposed Wires / Open Panels		
Lighting	Broken Fixtures		
Market Appeal	Graffiti		
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts Missing / Damaged Shingles Damaged Chimneys		
Walls	Cracks / Holes / Missing Siding Missing Bricks Stained / Peeling / Needs Paint		
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame Boarded-Up		
Signage	Broken / Faded		
Awning	Faded / Torn		
Broadband Availability	No availability or not more than 25/3 Mbps		
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections		
Landscaping	Overgrown / Not Maintained Site Drainage / Ponding		
Steps	Broken / Missing Hand Railing		
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks		X
Air Quality	Strong Odors Detected		
Health and Safety	Garbage & Debris Infestation – Varmints & Insects		
Other			

Total number of sub-standard 1

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

Building Address: _____

Inspection Date: _____

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach	X	
Doors	Damaged Surface / Frames / Threshold / Trim Boarded-Up	X	
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable	X	
Foundations	Cracks / Gaps / Spalling / Exposed Rebar	X	
Electrical Hazards	Exposed Wires / Open Panels	X	
Lighting	Broken Fixtures	X	
Market Appeal	Graffiti	X	
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts Missing / Damaged Shingles Damaged Chimneys	X	
Walls	Cracks / Holes / Missing Siding Missing Bricks Stained / Peeling / Needs Paint	X X X	
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame Boarded-Up	X X	
Signage	Broken / Faded	X	
Awning	Faded / Torn	X	
Broadband Availability	No availability or not more than 25/3 Mbps	X	
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections	X	
Landscaping	Overgrown / Not Maintained Site Drainage / Ponding	X X	
Steps	Broken / Missing Hand Railing	X	
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks		X
Air Quality	Strong Odors Detected	X	
Health and Safety	Garbage & Debris Infestation – Varmints & Insects		
Other			

Total number of sub-standard _____

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

Building Address: _____

Inspection Date: _____

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach	X	
Doors	Damaged Surface / Frames / Threshold / Trim Boarded-Up		
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable		
Foundations	Cracks / Gaps / Spalling / Exposed Rebar		
Electrical Hazards	Exposed Wires / Open Panels		
Lighting	Broken Fixtures		
Market Appeal	Graffiti		
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts Missing / Damaged Shingles Damaged Chimneys		
Walls	Cracks / Holes / Missing Siding Missing Bricks Stained / Peeling / Needs Paint		
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame Boarded-Up		
Signage	Broken / Faded		
Awning	Faded / Torn		
Broadband Availability	No availability or not more than 25/3 Mbps		
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections		
Landscaping	Overgrown / Not Maintained Site Drainage / Ponding		
Steps	Broken / Missing Hand Railing		
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks		X
Air Quality	Strong Odors Detected		
Health and Safety	Garbage & Debris Infestation – Varmints & Insects		
Other			

Total number of sub-standard 1

CDBG Downtown Buildings - Physical Condition Assessment – Street View

Use only on buildings that are likely to be sub-standard. Three or more failed elements would be considered sub-standard, unless vacant or partially vacant. Vacant or partially vacant properties can be considered sub-standard, without conducting this physical condition assessment.

Building Address: _____ Inspection Date: 09/25/25

Building Component	Observable Deficiency	OK	Sub-Standard
ADA Accessibility	Front entry not accessible – steps / entry width / pull-side approach	X	
Doors	Damaged Surface / Frames / Threshold / Trim Boarded-Up		
Fire Exit / Escapes	Blocked Egress / Ladders / Missing Components / Unusable		
Foundations	Cracks / Gaps / Spalling / Exposed Rebar		
Electrical Hazards	Exposed Wires / Open Panels		
Lighting	Broken Fixtures		
Market Appeal	Graffiti		
Roofs	Damaged Soffits / Fascia / Gutter / Downspouts Missing / Damaged Shingles Damaged Chimneys		
Walls	Cracks / Holes / Missing Siding Missing Bricks Stained / Peeling / Needs Paint		
Windows	Broken / Missing / Cracked Panes / Damaged Sills & Frame Boarded-Up		
Signage	Broken / Faded		
Awning	Faded / Torn		
Broadband Availability	No availability or not more than 25/3 Mbps		
Building's Site			
Fencing and Gates	Damaged / Falling / Missing Sections		
Landscaping	Overgrown / Not Maintained Site Drainage / Ponding		
Steps	Broken / Missing Hand Railing		
Sidewalk / Walkway	Spalling / Heaving / Settlement / Excessive Cracks		
Air Quality	Strong Odors Detected		
Health and Safety	Garbage & Debris Infestation – Varmints & Insects		
Other			

Total number of sub-standard 0