OLD CROW
HOUSING CONDITION ASSESSMENT 2019

ABSTRACT

Provides a complete condition assessment for Vuntut Gwitchin Government and managed housing stock in Old Crow, Yukon.

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Executive Summary

This report provides details on a housing condition assessment project carried out on behalf of Vuntut Gwitchin Government in Old Crow. The condition assessment work was undertaken by experienced carpenters working in Old Crow who are familiar with the housing stock in the community.

Condition assessments were completed between late June and September of 2019. Each housing unit was evaluated and condition ratings from poor, fair, good and new were assigned to each of the fifteen components examined.

In total (for the purposes of this report) a total of 121 homes were assessed. Of this total 111 are VGG owned assets and 10 are listed as being privately held. Work is continuing to complete the remaining condition assessments on the remaining homes. The number outstanding is 17. The overall sample size represents 88% of the housing stock.

The overall average condition assessment rating was 2.3. This means that on average the housing units require some significant renovation or replacement of some components.

Renovation or component replacement cost were estimated or gained by the examination of historical cost from VGG Housing data. Major renovation costs are estimated to be in the order of $240,000 per house. This depends on the number of components being included in the renovation.

New housing construction, based on historical data from VGG Housing and current budgeting practices, is in the order of $400,000 per unit. For reference purposes this is double the cost of a similar unit built in Whitehorse.

Findings from the housing condition assessment indicate that 28 homes are in a state where renovation may not be recommended, rather replacement may be in order. Estimated costs place the rebuild portion at $14,000,000 and would likely take up to 7 years if no other homes were built. Expediting the rebuild program would mean bringing in outside contractors which would push the cost per unit to the $500,000 figure.

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Old Crow Housing

Condition Assessment

Introduction:

Shewfelt Consulting was contracted by the Vuntut Gwitchin Government (VGG) to undertake the project management role in carrying out a comprehensive Housing Condition Assessment of all homes in Old Crow. The purpose of the project was 1) to provide a details analysis of the overall condition of the housing units, 2) to research and provide costing associated with binging the overall housing stock up to an acceptable level of condition. The emphasis of the analysis is on the homes owned and managed by VGG.

The data collected will be used as the basis for the development of a VGG position with regard to future funding negotiations between VGG, Government of Yukon, and Government of Canada.

The data collected will be instrumental in shaping future housing improvement work programs of the coming ten years or so. An action plan designed to address the identified shortcomings on the current housing stock will also be developed in conjunction with VGG.

Methodology:

During the months of June, July and August of 2019 a total of 121 homes were assessed and the condition assessment data has been entered in the data base. (Appendix A) Of the 121 homes assessed 111 are VGFN owned and 10 are privately owned. Work continues on the remaining homes. (7 VGFN homes remain to be evaluated as well as 10 privately owned ones) A more detailed review of the outstanding VGFN owned homes indicates that 8 of the homes have been demolished or are vacant and slated to be removed. It is planned to continue the condition assessments as a complete data file of housing conditions would be advantages to the community in general. Privately owned home condition assessments will be provided to the owners as information. There presently is no funding program to support private home owners with renovation efforts.

Each home was assessed on various components. A sample condition assessment form is attached as Appendix D. The components included, roof, roof cavity, exterior walls, windows, doors, foundation, ground floor, porch, oil tank, wall finishes, ceiling, interior finishes, flooring, heating system and plumbing system.

Building Condition Assessments:

A Building Condition Assessment, hereafter referred to as a BCA, evaluates the condition and performance of various components of a buildings envelope, structural foundation, mechanical systems (heating, cooling and ventilation) and, in some cases, plumbing and electrical. A BCA usually does not assess conformance with particular building codes or fire/safety systems beyond deficiencies in the aforementioned components.

A BCA can take a variety of forms. In the case of this project, a BCA template was developed based on the building components highlighted for investigation (see Appendix A). A building is assigned a General Condition Rating (GCR) based on the average of the Component Condition Ratings (CCR).

General Condition Rating (GCR)

Assess the general condition of the asset on a scale of 0-4, based on the defects noted and an overall assessment of all components of the asset. The rating assigned should reflect the general integrity of the asset at the time of the inspection and the level of service being provided by that asset. It is very important that each component of an asset be properly assessed before deciding the overall GCR of the asset. For example a rating of 2.3 would mean generally fair condition requiring renovations to several components. A rating of 1.9 or less would indicate serious consideration should be given to replacement as the cost of renovation may exceed the cost of building a new home.

Table 1

GCR	GCR Description	GCR Evaluation Criteria
0	Abandoned; closed to the public	The infrastructure is unfit for sustained human occupation. The infrastructure is in unacceptable condition with widespread signs of advanced deterioration. Many components of the infrastructure exhibit signs of imminent failure which is affecting service.
1	Poor condition	The infrastructure is at risk and mostly below standard with many components approaching the end of their service life. A large portion of the infrastructure exhibits significant deterioration.
2	Fair condition	The infrastructure requires attention and is showing general signs of deterioration. Some components of the infrastructure exhibit significant deficiencies.
3	Good Condition	The infrastructure is adequate for now. Some components of the infrastructure show general signs of deterioration that require attention. A few components of the infrastructure exhibit significant deficiencies.
4	New build/excellent condition	The infrastructure was built in the last 5 years and does not show major signs of deterioration or deficiencies. A few components of the infrastructure show signs of general and expected deterioration.

Component Condition Rating (CCR)

In order to assess the general condition of an asset, each component of the asset must be assessed. The same rating code is used for the CCR as the GCR.

Table 2

CCR	CCR Description	CCR Evaluation Criteria
0	Non-functioning, beyond repair, component requires replacement	The component no longer performs its assigned function. The condition of component is non-reparable and requires replacement.
1	Poor condition	The component is not performing well. Major repairs are required.
2	Fair condition	The component requires attention and is showing signs of deterioration. Minor repairs may be required.
3	Good Condition	The component is performing adequately. The component shows signs of general deterioration. Repairs are not required in the next two years.
4	New/excellent condition	The component is new or rebuilt (installed in the last 5 years) and/or shows little sign of deterioration.

Results of a Building Condition Assessment and Setting Priorities

The GCR is an average of the CCRs and as such is rarely a whole number. This provides more granularity in assessing the GCR of a building and allows the assessor/user of the condition assessment to place the building within a broader spectrum. For example, a building may have a GCR of 2.4, which places it in the mid-range of Fair. Many of its components will be in better condition than a building with a GCR of 2, even though they both fall into the Fair category.

A GCR is important in assessing the overall condition of a building and helping set priorities on a large scale. The CCR is invaluable in developing a retrofit plan for

individual buildings. These two rating systems should be used together for best effect.

A BCA can also capture other information where appropriate. In this case, interest was expressed in recording a number of components outside a typical BCA scope, including:

- Smoke and carbon monoxide detectors
- Fire extinguishers and service dates
- Ownership type
- Building shape
- Building materials

The inclusion of these components in the assessment will allow the Housing authority to better develop a community retrofit plan and improve safety of the building occupants.

Building Condition Assessment Template

A BCA template form was developed based on the various building components identified for assessment (see Appendix). Assessors were provided with a form for each building to be assessed. The following components were identified by the project team for assessment.

- Roof
- Roof Cavity
- Exterior Walls
- Windows
- Doors
- Foundation
- Ground Floor
- Porch
- Oil Tank
- Wall finishes
- Ceiling
- Interior Finishes
- Flooring
- Heating System
- Plumbing System

Owners were contacted to arrange an assessment time and date. Assessors were present onsite for all assessments. Assessments took typically 2 hours to complete, depending on the condition and size of the building.

Training

Assessors were trained by Robin Urquhart of Chet Consulting over two days in Old Crow, YT. Day 1 of the training consisted of a power point presentation on Building Condition Assessment methodology, how to conduct a BCA and what to look for. Mr. Urquhart presented a case study building and worked through the template form with the assessors. Discussion and comments were encouraged. Assessors were provided with BCA template forms and condition rating codes to familiarize themselves with the system. Day 2 of the training consisted of Mr. Urquhart conducting an assessment in tandem with an assessor on a real building. Each component was assessed and discussed to ensure that the assessors were clear and consistent in their ratings of various components.

Two of the assessors were red-seal carpenters and the third assessor was a highly-experienced carpenter without certification.

Findings:

Completed BCA template forms were submitted to the Property Manager at Vuntut Gwitchin First Nation government office. The forms were scanned and sent electronically to Mr. Urquhart for input and analysis.

The information from the BCA template forms was input to a data spreadsheet. Each component was recorded. Component scores were averaged for each building to achieve the General Condition Rating (GCR). Data was further analysed to indicate what proportion of buildings fell into each rating category (abandoned > poor > fair > good > excellent). The same analysis was done for each component to indicate where problem areas may lie. Graphs were produced highlighting the percentage of buildings in each rating for each component.

Further analysis could be helpful in determining the scope of retrofits and decision-making for large-scale material purchases. For example the data shows that 46 oil tanks are not meeting code. The lower value expressed in the condition assessment lowers the overall or average score for the housing unit. However, replacing the oil tanks on these units would bring a large number of

them to a Good level rating. Thus reducing the overall first impression of the housing condition.

Similarly, if one looks at the roof (Generally most if not all roofs are tin or metal) condition assessment in the fair rated groups of homes only 3 homes have a poor condition rating. This means that repairing or replacing those three roof and attic components would bring those homes into a higher condition rating.

A strategic use of the data and interpretation of the results is in order to prioritize the repairs and or replacement of components.

Deficiency Reports for select buildings

The data will allow VGG to analysis the deficiencies for each home in the community and to plan for the ordering of relevant materials for specific repairs. These deficiencies can then be used to bulk order materials in advance and take advantage of winter road opportunities to reduce the freight costs. (Housing Deficiency by Condition Rating is contained in Appendix C)

Given that Old Crow is only accessible by air and a winter road, and via a winter road on an approximate 5 year interval (the last winter road was in 2014), advance planning for capital projects work is essential to realizing cost efficiencies. The next winter road is being planned for 2021. This is tentative and will be dependent on favourable winter conditions. In 2014 the winter road was open for only a three week period and 50 trucks made the trip during that period. This housing condition assessment report allows for detailed advance planning and procurement of sufficient construction material to be brought into Old Crow to cover the next five year building and renovation period. If a winter road is not viable then air transport becomes the only other option.

The current stated capacity of the Housing Department within Government Services is the construction of 4 new homes per year and undertake 6 major renovations.

The overall housing condition assessment rating was 2.3 indicating that the majority of the housing stock 65 homes (54%) was found to be in marginally fair

condition. This result suggests that many of the houses require some level of improvement to at least some of the components. As noted above more detailed analysis will allow for more strategic approach to the repair and or replacement questions.

Overall the housing condition assessment data indicates that 2% of the homes are Poor, 32% are Poor to Fair, 54% are Fair to Good and 12% Good to New. (Append x C includes the complete data base and condition rating for each of the housing components rated.) Based on the findings this would mean that at a minimum 28 homes (those rated Poor and Fair) that is with an average condition rating of 2 or less should be replaced. A more detailed analysis is required to determine if some of these homes rated between 1 and 1.9 can be renovated rather than replaced. Cleary replacing 28 homes is not feasible in a short time frame given the capacity of VGG is to construct 4 homes per year and to renovate and additional 6.

A more detailed analysis of each of the home currently rated as Fair (between 2.0 and 2.9) needs to be undertaken to determine if replacement is more affordable than renovation. This more detailed analysis will be the responsibility of the Housing Department of VGG. As noted above the component most frequently found deficient is the oil tank. Generally this is a relatively inexpensive component to replace which would improve the overall average condition rating for numerous units.

Given that there is some demand for new additional homes, to address waiting list of citizens wishing to live in Old Crow, and for staff housing, to allow for recruitment of staff. The limited capacity to construct or renovate presents a significant challenge to replacing older homes and maintaining the present building program. Expanding the construction program will require careful consideration and investment.

Looking further at the aggregated data the overall condition and areas for attention becomes clearer. Combining the housing units rated fair or poor provides a clear indication that significant investments of both time and finances will be required to bring the current housing stock up to an acceptable condition level (a Good condition rating is 3.0). With at least 65 plus housing units requiring some renovations (54% of the total Assessed housing stock of 121) it would take a

minimum of 11 years to bring the existing housing stock to a Good condition rating. Assuming that the current capacity of VGG Housing remains the same.

Table 1

Housing Component Condition

Component Element:	Combined Poor & Fair Rating:	# of Houses:
Roof	56 %	68
Roof Cavity	51 %	62
Exterior Walls	56 %	68
Windows	56 %	68
Doors	65 %	79
Foundation	52 %	63
Ground Floor	42 %	51
Porch	67%	81
Oil Tank	78 %	94
Ceiling	47 %	57
Interior Finish	46 %	56
Flooring	59 %	71
Heating System	43 %	52
Plumbing System	37 %	45

It bears mentioning that the sample size capture here represents 121 homes or about 88% of the total number of housing units. With this size of a sample the results for the complete housing stock are unlikely to change significantly. Clearly though the housing stock is in need of a significant amount of investment to effect any long term upgrades.

VGG will be faced with significant decisions with regard to future housing improvements. The most significant will be determining which housing units should be repaired and which will be replaced.

Financial Implications:

Replacement Costs

As noted above, in the general findings the cost of replacing all units in poor condition (28 houses) will be a long term task. At the current capacity rate of 4 units per year the time frame translates to 7 years at a cost of $1,600,000 per year in addition to maintaining the current building program. Over the 7 year time frame this would require an investment of $11,200,000. This assumes the use of local labour force assets. However, meeting a target of 8 new homes per year, for example, would likely required imported or outside contractors. The estimated cost of construction of new housing units using imported labour is $500,000 per unit. This raises the question of expanding the local labour force within VGG Housing to allow for the construction of the additional units beyond the current capacity of 4 new units per year.

New housing construction between 2014 and 2017 included 21 new homes with an average cost of $338,264. (Financial data 2018) This represents an average of 5 new builds per year. According to VGFN housing the current capacity for new builds is 4 per year. Current estimates for new construction in VGG budgets is set at $400,000 per unit when utilizing local capacity.

Given the level of detail included in the data there are many ways to present and analyze the information. How best to interpret the information to be of most value to VGG will be determined over the next few months.

Renovation Costs

In terms of future costs for home renovations an order of magnitude estimate has been based on historical costs. Between 2003 and 2009 VGG undertook 40 major renovations on existing houses. The average renovation cost during that time was $112,000 per unit. Generally inflation has been running around 2% per year over the past 10 years. Given this a 20% inflation factor could be applied. This would mean the average renovation cost would now be approaching $136,527 per housing unit. This does not include adjustments to the cost of air freight.

The overall renovation numbers do support the capacity statement that VGFN is able to undertake 6 renovations per year. (Financial data 2018) This rate of renovation is dependent upon a full staff complement and available local labour.

Estimates for component renovations have been prepared by Chet Consulting. Based on replacement of all components except electrical, plumbing and heating the renovation cost would be in the order of $180,000 to $200,000 per unit. Renovations are always susceptible to increased costs due the unknown elements related to other components not originally identified in the initial renovation estimate.

The estimates assumed a cost of $2.00 per pound air freight. This of course is subject to change given fluctuations in fuel costs and inflation.

In broad terms the current renovation costs are estimated to be in the order of $250,000 per unit assuming a major renovation program. This based on 2018 renovation cost related to house number 875. (Information provided by VGG Housing)

Table 3 provides a break down by component replacement costs. This data provides a means of evaluating the cost of replacement versus a tear down and rebuild scenario.

Component Replacement Costs

	Costs					*Labour demo*			*Labour install*				
Component	**Material**	**Weight lb/ft2**	**Cost $/ft2**	**Shipping @ x/lb**	**Size ft2**	**time (hrs)**	**demo tota**	**time (hrs)**	**Install tota**	**Multiplier**	**Total cost**	
Roof	Metal	1	$ 3.75	2000	1000	20	1000	40	2000	1	$	**10,500.00**
	Plywood sheathing	2.2	$ 1.00	4400	1000	20	1000	40	2000	1	$	**10,080.00**
Roof Cavity	Insulation - R80	2.6	$ 3.50	5200	1000	10	500	20	1000	1	$	**12,240.00**
Exterior Walls	Wood siding	1.6	$ 4.50	3360	1050	40	2000	80	4000	1	$	**16,902.00**
Windows/unit	Triple-pane 2'X4'	6.2	$ 25.00	297.6	24	2	100	4	200	1	$	**1,437.12**
Doors/unit	Metal insulated	4.25	$ 36.92	138.125	16.25	1.5	75	3	150	1	$	**1,155.75**
Foundation/pad	PWF pad with cribt	1.8	$ 3.25	97.2	27	1	50	2	100	16	$	**6,431.04**
Ground Floor	Insulation - R20	0.65	$ 0.88	1300	1000	20	1000	40	2000	1	$	**6,210.00**
Porch	Cold porch			0	100	0	0		0	1	$	**20,000.00**
Oil Tank	Dbl wall/foundation			0		0	0		0	1	$	**5,000.00**
Wall finishes	Pine paneling	1.6	$ 4.50	4800	1500	60	3000	120	6000	1	$	**24,660.00**
Ceiling	Pine paneling	1.6	$ 4.50	3200	1000	30	1500	60	3000	1	$	**14,640.00**
Interior finishes	Wood trim	1.6	$ 6.00	640	200	10	500	60	3000	1	$	**6,408.00**
Flooring	Laminate	2.2	$ 4.00	4400	1000	40	2000	80	4000	1	$	**17,280.00**
Heating system	Highly variable			0		0	0		0	1	$	-
Plumbing system	Highly variable			0		0	0		0	1	$	-
Exterior Sewer	Short box					0			0	1	$	**40,000.00**
											$	**180,218.91**

Shipping cost estimate	**Labour cost**
2 $/lb.	50 $/hr
Fudge factor	
1.2	

Kg/m2 to lb/ft2 converter	
Kg/m2	lb/ft2
30	6.14448

Table 3

Next Steps:

The housing deficiency data collected represents a very complete assessment of 88% of the housing stock in Old Crow. The data provides the opportunity to conduct significant advance planning and a strategic approach to upgrading the housing stock.

A review of the current Old Crow Official Community Plan (OCP) reveals that the direction is already provided in support of the development potential identified in this report.

Within the current OCP policies 5.1 and 5.2.2 have direct relevance to this report. Policy 5.1 references the need to ensure sufficient serviced land is available for all land uses. This includes reference to relocating the airport at some future time to allow for residential development in that area. Policy 5.2.2 includes direction on supply of a range of housing choices. It also references working with the governments of Yukon and Canada to develop a housing repair and replacement program. This report is a first step in providing the data needed to support this Policy direction. Section 15 and 16 of Policy 5.2.2 provides specific direction to develop a policy on resolving the issue of long vacant homes in the community. The removal and replacement of these homes will alleviate the need for additional residential land development for the next five to ten years.

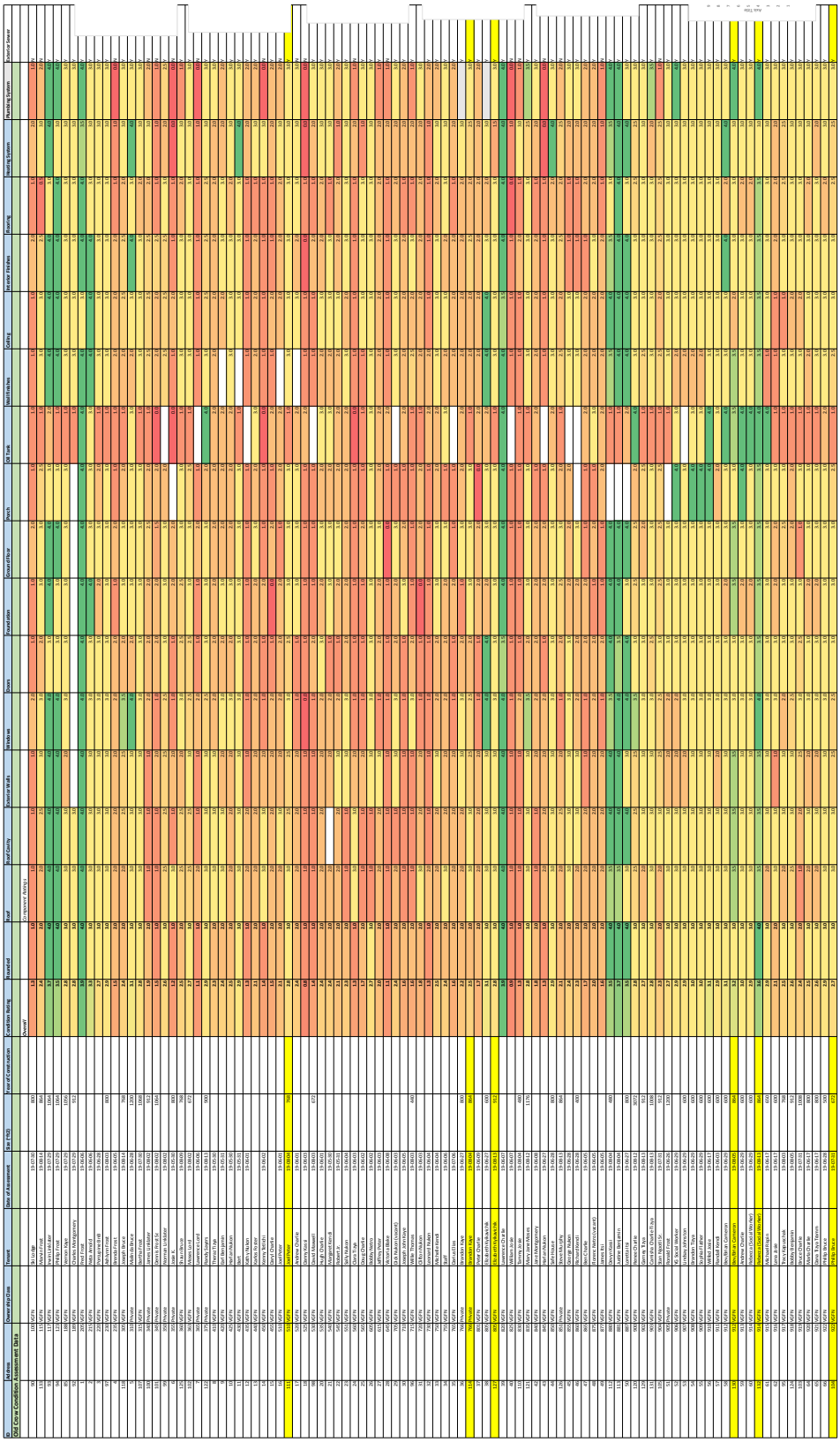
A number of vacant and unrepairable homes exist as noted in this report. It is essential that a suitable housing replacement policy be developed and implemented in order for the development of a work plan to be completed. Based on current density and lot size it would appear that between the vacant lots (4), abandoned and unliveable homes (9) and potential lot gains from the Porcupine industrial site (12) and potential lots near the Anglican Church (6). This provides the potential for 31 housing units without any additional road development costs.

Gaining permission for use of some of the land areas identified will require cooperation with other governments and land holders. This work should begin and be part of the Action Plan.

An Action Plan to address the deficiencies noted should be developed along with a work plan to begin the process of securing the necessary funding and clearly

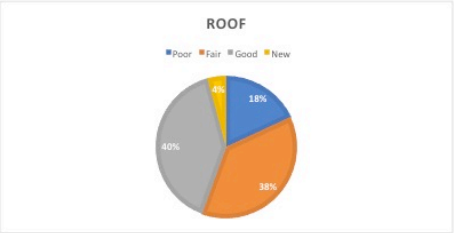
identifying how the funds will be utilized. Evaluation of the current housing construction and renovation capacity should form part of this Action Plan.

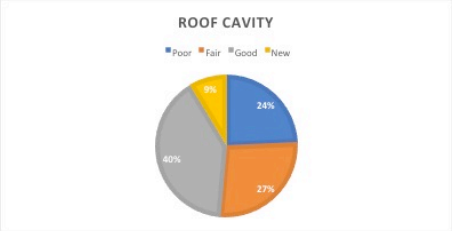
Appendix A: Old Crow Residential Housing Condition Assessment

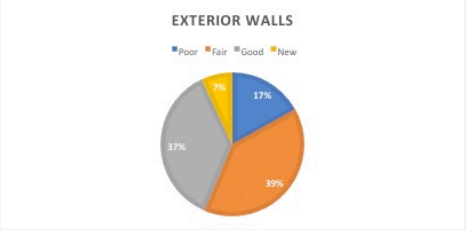


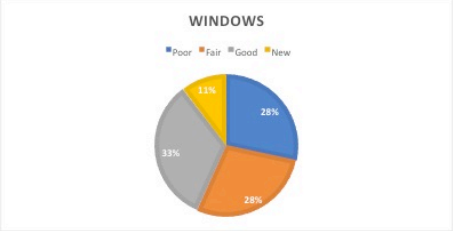
117	925	VGFN	Gene Flitt	19-08-14	912		**2.6**	**3.0**	3.0	2.5	2.5	3.0	2.0	2.5	3.0	2.5	1.0	3.0	2.0	3.0	2.5	3.0	3.0	Y
106	926	VGFN	Nancy Flitt	19-07-31	672		**2.7**	**3.0**	2.5	3.0	3.0	3.0	2.0	3.0	3.0	2.5	1.0	3.0	3.0	3.0	3.0	3.0	3.0	Y
108	927	VGFN	Randall Francis	19-07-31	1672		**2.9**	**3.0**	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	1.0	3.0	3.0	3.0	3.0	3.0	3.0	Y
109	928	VGFN	Paul Josie	19-07-31	836		**2.7**	**3.0**	3.0	3.0	3.0	3.0	2.0	3.0	3.0	3.0	1.0	2.5	2.5	3.0	2.5	3.0	3.0	Y
115	929	VGFN	Ruth Charlie	19-08-14	672		**2.9**	**3.0**	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	1.0	3.0	3.0	3.0	3.0	3.0	4.0	Y
67	931	VGFN	Barbara Abel	19-06-03	800		**2.3**	**2.0**	3.0	3.0	2.0	3.0	1.0	2.0	3.0	2.0	1.0	2.0	3.0	1.0	2.0	3.0	3.0	Y
68	932	VGFN	Kirsten Frost	19-06-08	600		**2.5**	**3.0**	2.0	3.0	3.0	3.0	1.0	2.0	3.0	3.0	1.0	3.0	3.0	3.0	2.0	3.0	3.0	Y
69	935	VGFN	Cheryl Charlie	19-06-28	800		**2.7**	**3.0**	3.0	3.0	3.0	3.0	3.0	3.0	3.0	2.0	1.0	3.0	3.0	3.0	2.0	3.0	3.0	Y
116	935	VGFN	Cheryl Charlie	19-08-14	1152		**2.6**	**3.0**	2.0	3.0	2.5	3.0	2.5	3.0	2.0	2.0	1.0	3.0	2.5	3.0	3.0	3.0	3.0	Y
119	945	VGFN	Stan Njootli Sr.	19-08-12	768		**2.2**	**2.0**	2.5	2.5	2.0	3.0	2.0	3.0	3.0	2.5	1.0	2.0	2.0	2.5	2.0	2.5	1.0	Y
70	947	VGFN	Paul Poehla	19-06-28	600		**2.8**	**3.0**	3.0		3.0	3.0	3.0	3.0	3.0	3.0	1.0	3.0	3.0	3.0	2.0	3.0	3.0	Y
123	947	VGFN	Paul Doehle	19-08-09	864		**2.6**	**3.0**	2.5	3.0	3.0	3.0	2.0	3.0	3.0	3.0	1.0	3.0	2.5	3.0	2.0	3.0	2.0	N
71	948	VGFN	Lianna Charlie-Tizya	19-06-08	600		**2.5**	**2.0**	3.0	3.0	2.0	0.0	2.0	3.0	2.0	3.0	1.0	3.0	3.0	3.0	2.0	4.0	3.0	Y
72	949	VGFN	Roger Kyikavichik	19-06-08	800		**2.4**	**2.0**	2.0	3.0	2.0	2.0	1.0	3.0	2.0	3.0	1.0	3.0	3.0	3.0	2.0	3.0	3.0	Y
84	952	VGFN	Florence Netro (trailer)	19-07-28	1056		**2.6**	**3.0**	3.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	4.0	3.0	2.0	3.0	3.0	3.0	4.0	Y
83	953	VGFN	Lorraine Netro (trailer)	19-07-28	1056		**2.6**	**3.0**	3.0	2.0	2.0	2.0	3.0	3.0	2.0	2.0	4.0	3.0	2.0	3.0	2.5	3.0	3.0	Y
73	954	VGFN	Megan Williams	19-06-08	600		**2.7**	**3.0**	3.0	3.0	3.0	2.0	3.0	3.0	3.0	3.0	1.0	2.0	3.0	3.0	2.0	3.0	3.0	Y
128	955	VGFN	Chantal Tizya-Charlie	19-08-13	2400		**2.7**	**3.0**	2.5	2.5	3.0	3.0	2.5	3.0	3.0			2.5	2.5	3.0	2.0	2.5	3.0	Y
74	981	VGFN	Douglas Frost	19-06-23	800		**2.6**	**3.0**	2.0	3.0	2.0	3.0	3.0	3.0	2.0	3.0	1.0	3.0	3.0	3.0	2.0	3.0	3.0	Y
75	982	VGFN	Carl Charlie	19-06-23	800		**2.8**	**3.0**	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	1.0	3.0	3.0	3.0	2.0	3.0	3.0	Y
76	983	VGFN	Irwin Linklater	19-06-23	800		**2.7**	**3.0**	3.0	3.0	3.0	3.0	3.0	2.0	2.0	3.0	2.0	3.0	3.0	3.0	2.0	3.0	3.0	Y
77	984	VGFN	Marvin Frost Jr.	19-06-23	800		**2.9**	**3.0**	3.0	3.0	3.0	3.0	3.0	3.0	2.0	3.0	3.0	3.0	3.0	2.0	3.0	3.0	3.0	Y
78	985	VGFN	Megan Kyikavichik	19-06-23	800		**2.6**	**3.0**	3.0	3.0	3.0	3.0	2.0	2.0	2.0	3.0	1.0	3.0	3.0	3.0	2.0	3.0	3.0	Y
79	986	VGFN	Esau Shafer	19-06-23	800		**2.7**	**3.0**	3.0	3.0	3.0	3.0	3.0	3.0	2.0	3.0	1.0	3.0	3.0	3.0	2.0	3.0	2.0	Y
80	987	VGFN	David Lord	19-06-23	800		**2.5**	**3.0**	3.0	3.0	3.0	3.0	2.0	2.0	3.0	2.0	1.0	3.0	2.0	3.0	2.0	3.0	3.0	Y
81	988	VGFN	Tyler Lord	19-06-23	800		**2.7**	**3.0**	3.0	3.0	3.0	3.0	2.0	2.0	2.0	3.0	2.0	3.0	3.0	3.0	2.0	3.0	3.0	Y
87	990	VGFN	Vacant	19-07-28	768		**4.0**	**4.0**	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	Y
89	991	VGFN	Chandel Frost	19-07-28	1008		**3.8**	**4.0**	4.0	4.0	4.0	4.0	3.0	4.0	4.0	3.0	3.0	4.0	4.0	4.0	4.0			Y
86	994	VGFN	New Construction	19-07-28	672		**4.0**	**4.0**	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	Y
88	1103	VGFN	Byron Charlie	19-07-28	1008		**3.8**	**4.0**	4.0	4.0	4.0	4.0	3.0	4.0	4.0	4.0	3.0	4.0	4.0	4.0	4.0	3.0	4.0	Y
91	100B	VGFN	Ski Lodge Apartment	19-07-30	400		**1.5**	**2.0**	1.0	1.0	1.0	2.0	2.0	1.0	2.0	2.0	1.0	2.0	1.0	2.0	2.0	2.0	1.0	N
	Countif VGFN	111	VGFN total	131	**85%**																			
	Countif Private	10	Private total	25	**40%**																			
	Count total	121		156	**78%**																			
Overal analysis for graphs																								
Poor	Poor						2%	**17%**	17%	22%	16%	25%	26%	19%	17%	31%	40%	18%	14%	17%	29%	10%	12%	
Fair	Fair						32%	**45%**	35%	25%	36%	25%	34%	29%	22%	32%	33%	34%	29%	23%	27%	27%	20%	
Good	Good						54%	**31%**	37%	36%	34%	29%	27%	38%	47%	25%	15%	30%	42%	38%	33%	41%	47%	
New	New						12%	**8%**	4%	8%	6%	9%	5%	6%	8%	6%	6%	9%	8%	9%	5%	8%	8%	
Averages			Averages				**2.3**		**2.3**	**2.3**	**2.4**	**2.3**	**2.2**	**2.3**	**2.4**	**2.0**	**1.7**	**2.4**	**2.5**	**2.4**	**2.1**	**2.4**	**2.4**	
Count overall	0 -> Poor						2																	
	Poor -> Fair						26																	
	Fair -> Good						79																	
	Good -> New						15																	
count overall rounded	Poor						14																	
	Fair						43																	
	Good						60																	
	New						12																	

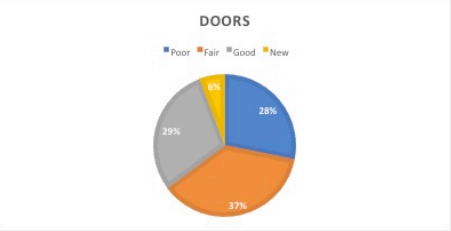
Appendix B: Condition Assessment Graph by Housing Component

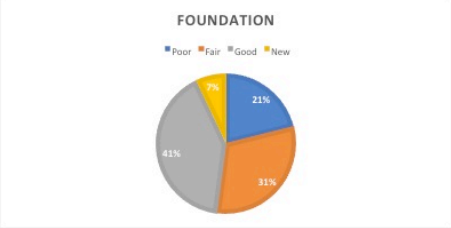


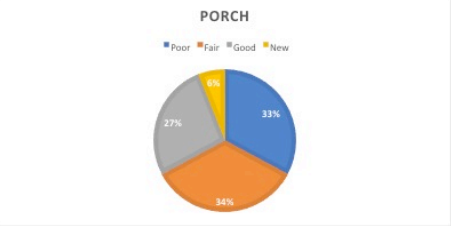


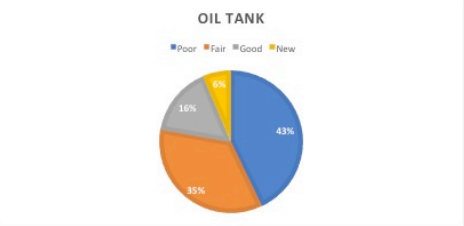


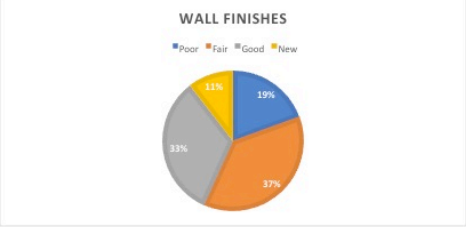


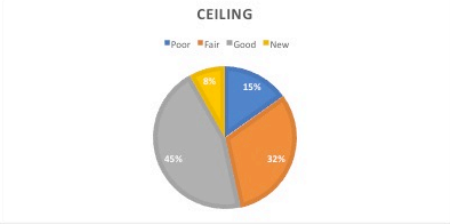


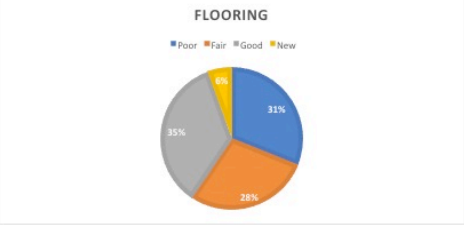


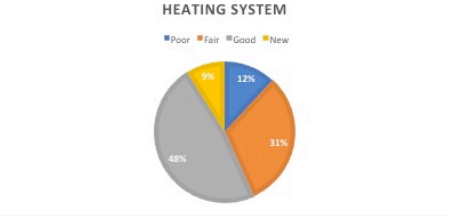


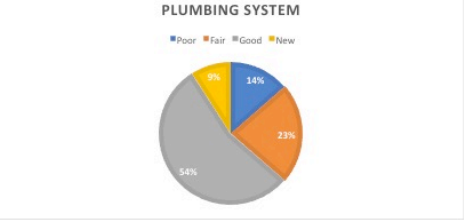












Appendix C: Deficiency Analysis by component

GOOD

ID	Address	Ownership	Tenant	Date of Ass	Size (~ft2)	Year of Cor	Overall Cor	Overall Cor	Roof	Roof Cavity	Exterior Wa	Windows	Doors	Foundation	Ground Flo	Porch	Oil Tank	Wall finish	Ceiling	Interior Fin	Flooring	Heating Sy	Plumbing S	Exterior Sev
Old Crow Condition Assessment Data																								
5	310	Private	Malinda Br	19-06-28	1200		**3.1**	**3.0**	3.0	3.0	3.0	4.0	2.0	3.0	3.0	3.0	3.0	2.0	3.0	4.0	3.0	4.0	3.0	Y
58	912	VGFN	Bev/Brian C	19-06-29	600		**3.1**	**3.0**	3.0	3.0	3.0	3.0	3.0	2.0	3.0	3.0	4.0	3.0	3.0	4.0	2.0	4.0	3.0	Y
38	805	VGFN	Elizabeth K	19-06-27	600		**3.1**	**3.0**	3.0	3.0	3.0	4.0	4.0	2.0	3.0	3.0	2.0	4.0	4.0	3.0	2.0	3.0		Y
56	910	VGFN	Wilfed Josi	19-06-17	600		**3.1**	**3.0**	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	4.0	3.0	3.0	3.0	3.0	3.0	3.0	Y
130	912	VGFN	Bev/Brian C	19-08-05	864		**3.2**	**3.0**	3.5	3.5	3.5	3.0	3.0	3.5	3.5	3.0	3.5	3.5	2.0	3.0	3.0	3.0	4.0	Y
2	215	VGFN	Neta Arnol	19-06-06			**3.3**	**3.0**	3.0	3.0	3.0	3.0	3.0	4.0	3.0	3.0	3.0	4.0	4.0	4.0	3.0	3.0	3.0	Y
50	887	VGFN	Loretta Itsi	19-06-27	800		**3.5**	**4.0**	3.0	4.0	3.0	4.0	4.0	3.0	4.0		2.0	4.0	4.0	4.0	3.0	4.0	3.0	Y
94	123	VGFN	Phillip Frost	19-07-29	1064		**3.5**	**4.0**	4.0	4.0	4.0	4.0	3.0	3.0	4.0	3.0	1.0	4.0	4.0	4.0	4.0	3.0	4.0	Y
112	880	VGFN	Devyn Kass	19-08-04	480		**3.5**	**4.0**	3.5	4.0	4.0	3.5	4.0	4.0	4.0		1.0	3.5	4.0	3.5	3.0	3.5	4.0	Y
132	914	VGFN	Rebecca (S	19-08-13	864		**3.6**	**4.0**	3.5	3.5	3.5	4.0	3.5	3.5	3.5	3.5	4.0	3.5	3.5	3.5	3.5	3.0	4.0	Y
93	117	VGFN	Irwin Linkla	19-07-29	1064		**3.7**	**4.0**	4.0	4.0	4.0	4.0	3.0	4.0	4.0	3.0	2.0	4.0	4.0	4.0	3.0	4.0	4.0	Y
113	881	VGFN	Justine Ben	19-08-04			**3.7**	**4.0**	3.5	4.0	4.0	4.0	3.5	4.0	4.0		1.0	4.0	4.0	4.0	4.0	4.0	4.0	Y
89	991	VGFN	Chandel Fr	19-07-28	1008		**3.8**	**4.0**	4.0	4.0	4.0	4.0	3.0	4.0	4.0	3.0	3.0	4.0	4.0	4.0	4.0			Y
88	1103	VGFN	Byron Char	19-07-28	1008		**3.8**	**4.0**	4.0	4.0	4.0	4.0	3.0	4.0	4.0	4.0	3.0	4.0	4.0	4.0	4.0	3.0	4.0	Y
1	205	VGFN	Fred Frost	19-06-06			**3.9**	**4.0**	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	3.0	4.0	4.0	3.5	4.0	Y
39	820	VGFN	Lawrence C	19-06-07			**3.9**	**4.0**	4.0	4.0	4.0	4.0	3.5	4.0	4.0	4.0	4.0	4.0	3.5	4.0	4.0	4.0	4.0	Y
87	990	VGFN	Vacant	19-07-28	768		**4.0**	**4.0**	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	Y
86	994	VGFN	New Constr	19-07-28	672		**4.0**	**4.0**	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	Y
Components requiring replacement									0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Components requiring major repair									0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	

Appendix C: Deficiency Analysis by component

FAIR

ID	Address	Ownership	Tenant	Date of Ass	Size (~ft2)	Year of Cor	Overall Cor	Overall Cor	Roof	Roof Cavity	Exterior W	Windows	Doors	Foundation	Ground Flo	Porch	Oil Tank	Wall finish	Ceiling	Interior Fin	Flooring	Heating Sy	Plumbing S	Exterior Sewer	
Old Crow Condition Assessment Data																									
22	545	VGFN	Robert Jr.	19-05-31			**2.1**	**2.0**	2.0	2.0	3.0	2.0	1.0	2.0	3.0	2.0	2.0	2.0	3.0	2.0	2.0	1.0	2.0	Y	
16	510	VGFN	Joel Peter	19-06-01			**2.1**	**2.0**	2.0	3.0	2.0	2.0	2.0	2.0	1.0	2.0	2.0		2.0	2.0	2.0	3.0	2.0	N	
126	851	Private	Steve Murp	19-08-13	864		**2.1**	**2.0**	2.0	2.5	2.0	1.0	2.0	2.5	3.0	2.0	1.0	2.5	2.0	2.5	2.0	2.5	2.0	N	
13	440	VGFN	Karlos Foster				**2.1**	**2.0**	2.0	2.0	2.0	2.0	2.0	2.0	3.0	2.0	3.0	2.0	2.0	2.0	1.0	3.0	2.0	Y	
62	916	VGFN	Lena Josie	19-06-17	600		**2.1**	**2.0**	3.0	3.0	1.0	3.0	3.0	2.0	2.0	3.0	1.0	1.0	1.0	2.0	2.0	2.0	3.0	Y	
36	766	Private	Brandon Ka	19-06-27	800		**2.2**	**2.0**	2.0	2.0	3.0	3.0	2.0	1.0	3.0	2.0	2.0	2.0	2.0	2.0	2.0	3.0		Y	
119	945	VGFN	Stan Njootli	19-08-12	768		**2.2**	**2.0**	2.5	2.5	2.0	3.0	2.0	3.0	3.0	2.5	1.0	2.0	2.0	2.5	2.0	2.5	1.0	Y	
8	410	VGFN	Theraz Tizy	19-05-30			**2.3**	**2.0**	3.0	3.0	3.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	3.0	Y	
67	931	VGFN	Barbara Ab	19-06-03	800		**2.3**	**2.0**	3.0	3.0	2.0	3.0	1.0	2.0	3.0	2.0	1.0	2.0	3.0	1.0	2.0	3.0	3.0	Y	
105	904	VGFN	Stan Njootli	19-07-31	912		**2.3**	**2.0**	2.0	3.0	2.5	2.5	3.0	2.5	2.5	2.5	1.0	2.5	2.0	2.5	2.5	2.5	1.0	N	
46	860	VGFN	Richard Ker	19-06-28	400		**2.3**	**2.0**	2.0	3.0	3.0	2.0	2.0	2.0	3.0			3.0	3.0	1.0	1.0	2.0	3.0	Y	
23	551	VGFN	Sally Nukon	19-06-04			**2.3**	**2.0**	1.0	1.0	3.0	3.0	2.0	2.0	2.0	2.0	2.0	3.0	2.0	3.0	3.0	3.0	3.0	Y	
17	520	VGFN	Andrew Chu	19-06-01			**2.4**	**2.0**	2.0	2.0	2.0	1.0	1.0	3.0	3.0	3.0	2.0		3.0	2.0	3.0	3.0	3.0	N	
21	540	VGFN	Margaret K	19-05-30			**2.4**	**2.0**	2.0		2.0	2.0	1.0	3.0	3.0	2.0	3.0	2.0	3.0	3.0	1.0	3.0	3.0	Y	
29	705	VGFN	Dick Nukon	19-06-03			**2.4**	**2.0**	2.0	1.0	3.0	3.0	2.0	2.0	3.0	1.0		3.0	3.0	3.0	2.0	2.0	3.0	Y	
133	115	VGFN	Marvin Fros	19-08-14	864		**2.4**	**2.0**	2.0	2.5	3.0	3.0	2.0	3.0	3.0	2.5	1.0	3.0	3.0	2.5	0.5	3.0	2.0	N	
20	535	VGFN	Hugh Charli	19-06-01			**2.4**	**2.0**	2.0	2.0	2.0	2.0	3.0	2.0	3.0	2.0	3.0	2.0	3.0	2.0	2.0	3.0	3.0	Y	
34	755	VGFN	Staff	19-06-06			**2.4**	**2.0**	3.0	2.0	2.0	2.0	2.0	2.0	3.0	1.0	3.0	2.0	3.0	2.0	3.0	3.0	3.0	Y	
103	919	VGFN	Bruce Charl	19-07-31	1008		**2.4**	**2.0**	1.0	2.0	2.5	3.0	2.5	3.0	1.0	3.0	1.0	3.0	2.0	3.0	3.0	3.0	3.0	Y	
72	949	VGFN	Roger Kyika	19-06-08	800		**2.4**	**2.0**	2.0	3.0	2.0	2.0	1.0	3.0	2.0	3.0	1.0	3.0	3.0	3.0	2.0	3.0	3.0	Y	
9	420	VGFN	Earl Benjam	19-05-31			**2.4**	**2.0**	3.0	3.0	2.0	3.0	2.0	3.0	2.0	2.0	2.0		2.0	3.0	3.0	2.0	2.0	Y	
45	855	VGFN	George Nuk	19-06-28			**2.4**	**2.0**	3.0	3.0	3.0	3.0	3.0	2.0	2.0	2.0		3.0	3.0	1.0	1.0	2.0	3.0	Y	
118	305	VGFN	Joseph Bru	19-08-14	768		**2.4**	**2.0**	2.0	2.5	2.5	3.5	2.0	3.0	3.0	2.0	1.0	2.0	2.5	2.5	2.0	3.0	3.0	Y	
125	360	VGFN	Shaun Bruc	19-08-09	768		**2.5**	**2.0**	2.5	2.5	2.0	3.0	2.5	2.5	3.0	3.0	1.0	3.0	3.0	3.0	2.0	3.0	1.0	Y	
10	425	VGFN	Harlan Nuk	19-05-30			**2.5**	**2.0**	2.0	2.0	2.0	3.0	2.0	3.0	2.0	2.0	2.0	3.0	3.0	3.0	2.0	3.0	3.0	Y	
33	750	VGFN	Michelle Ke	19-06-04			**2.5**	**2.0**	2.0	2.0	3.0	2.0	2.0	3.0	3.0	2.0	2.0	3.0	3.0	3.0	2.0	3.0	2.0	Y	
114	766	Private	Brandon Ka	19-08-04	864		**2.5**	**2.0**	3.0	3.0	2.5	2.5	2.0	3.0	3.0	3.0	1.0	2.0	2.0	2.5	2.0	2.5	3.0	Y	
71	948	VGFN	Lianna Char	19-06-08	600		**2.5**	**2.0**	3.0	3.0	2.0	0.0	2.0	3.0	2.0	3.0	1.0	3.0	3.0	3.0	2.0	4.0	3.0	Y	
95	917	VGFN	Tracy Kapus	19-08-03	768		**2.5**	**3.0**	2.0	3.0	3.0	2.0	3.0	3.0	2.5	3.0	1.0	3.0	1.0	3.0	2.5	2.5	3.0	Y	
64	920	VGFN	Marla Charl	19-06-17	800		**2.5**	**3.0**	2.0	3.0	2.0	3.0	3.0	2.0	3.0	3.0	1.0	2.0	3.0	3.0	2.0	3.0	3.0	Y	
68	932	VGFN	Kirsten Fros	19-06-08	600		**2.5**	**3.0**	2.0	3.0	3.0	3.0	1.0	2.0	3.0	3.0	1.0	3.0	3.0	3.0	2.0	3.0	3.0	Y	
80	987	VGFN	David Lord	19-06-23	800		**2.5**	**3.0**	3.0	3.0	3.0	3.0	2.0	2.0	3.0	2.0	1.0	3.0	2.0	3.0	2.0	3.0	3.0	Y	
117	925	VGFN	Gene Flitt	19-08-14	912		**2.6**	**3.0**	3.0	2.5	2.5	3.0	2.0	2.5	3.0	2.5	1.0	3.0	2.0	3.0	2.5	3.0	3.0	Y	
116	935	VGFN	Cheryl Char	19-08-14	1152		**2.6**	**3.0**	2.0	3.0	2.5	3.0	2.5	3.0	2.0	2.0	1.0	3.0	2.5	3.0	3.0	3.0	3.0	Y	
99	350	Private	Norman Lin	19-08-02			**2.6**	**3.0**	2.5	2.5	2.5	2.5	3.0	3.0	3.0	2.0		2.5	2.5	2.5	3.0	2.0	2.5	Y	
124	918	VGFN	Bobby Benj	19-08-05	912		**2.6**	**3.0**	2.5	3.0	3.0	2.5	3.0	3.0	2.0	2.0	1.0	3.0	2.0	3.0	3.0	3.0	3.0	Y	
65	921	VGFN	Dana Tizya	19-06-17	800		**2.6**	**3.0**	2.0	3.0	2.0	3.0	3.0	2.0	3.0	3.0	1.0	3.0	3.0	3.0	3.0	2.0	3.0	Y	
123	947	VGFN	Paul Doehle	19-08-09	864		**2.6**	**3.0**	2.5	3.0	3.0	3.0	2.0	3.0	3.0	3.0	1.0	3.0	2.5	3.0	2.0	3.0	2.0	N	
84	952	VGFN	Florence Ne	19-07-28	1056		**2.6**	**3.0**	3.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	4.0	3.0	2.0	3.0	3.0	3.0	4.0	Y	
74	981	VGFN	Douglas Fro	19-06-23	800		**2.6**	**3.0**	2.0	3.0	2.0	3.0	3.0	3.0	2.0	3.0	1.0	3.0	3.0	3.0	2.0	3.0	3.0	Y	
78	985	VGFN	Megan Kyik	19-06-23	800		**2.6**	**3.0**	3.0	3.0	3.0	3.0	2.0	2.0	2.0	3.0	1.0	3.0	3.0	3.0	2.0	3.0	3.0	Y	
83	953	VGFN	Lorraine Ne	19-07-28	1056		**2.6**	**3.0**	3.0	2.0	2.0	2.0	3.0	3.0	2.0	2.0	4.0	3.0	2.0	3.0	2.5	3.0	3.0	Y	
129	902	VGFN	Garney Tizy	19-08-13	912		**2.7**	**3.0**	2.0	3.0	3.0	3.0	3.0	3.0	2.0	2.5	1.0	2.5	3.0	3.0	3.0	3.0	3.0	Y	
104	922	VGFN	Phillip Bruc	19-07-31	672		**2.7**	**3.0**	3.0	3.0	2.5	2.5	3.0	3.0	3.0	2.5	1.0	2.5	3.0	3.0	2.5	2.5	3.0	Y	
73	954	VGFN	Megan Will	19-06-08	600		**2.7**	**3.0**	3.0	3.0	3.0	2.0	3.0	3.0	3.0	3.0	1.0	2.0	3.0	3.0	2.0	3.0	3.0	Y	
79	986	VGFN	Esau Shafer	19-06-23	800		**2.7**	**3.0**	3.0	3.0	3.0	3.0	3.0	3.0	2.0	3.0	1.0	3.0	3.0	3.0	2.0	3.0	2.0	Y	
81	988	VGFN	Tyler Lord	19-06-23	800		**2.7**	**3.0**	3.0	3.0	3.0	3.0	2.0	2.0	2.0	3.0	2.0	3.0	3.0	3.0	2.0	3.0	3.0	Y	
128	955	VGFN	Chantal Tizy	19-08-13	2400		**2.7**	**3.0**	2.5	2.5	3.0	3.0	2.5	3.0	3.0			2.5	2.5	3.0	2.0	2.5	3.0	Y	
102	363	VGFN	Moses Lord	19-08-02	672		**2.7**	**3.0**	2.5	2.5	3.0	2.5	2.5	3.0	3.0	2.5	1.0	3.0	3.0	3.0	3.0	3.0	3.0	Y	
109	928	VGFN	Paul Josie	19-07-31	836		**2.7**	**3.0**	3.0	3.0	3.0	3.0	2.0	3.0	3.0	3.0	1.0	2.5	2.5	3.0	2.5	3.0	3.0	Y	
51	905	Private	Ronald Fros	19-06-26	1200		**2.7**	**3.0**	3.0	3.0	2.0	2.0	3.0	3.0	3.0		1.0	3.0	3.0	3.0	3.0	3.0	3.0	Y	
3	220	VGFN	Porcupine E	19-06-28			**2.7**	**3.0**	3.0	3.0	3.0	3.0	3.0	2.0	3.0	2.0	1.0	3.0	3.0	3.0	3.0	3.0	3.0	Y	
26	605	VGFN	Bobby Netr	19-06-02			**2.7**	**3.0**	1.0	1.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	Y	
106	926	VGFN	Nancy Flitt	19-07-31	672		**2.7**	**3.0**	2.5	3.0	3.0	3.0	2.0	3.0	3.0	2.5	1.0	3.0	3.0	3.0	3.0	3.0	3.0	Y	
69	935	VGFN	Cheryl Char	19-06-28	800		**2.7**	**3.0**	3.0	3.0	3.0	3.0	3.0	3.0	3.0	2.0	1.0	3.0	3.0	3.0	2.0	3.0	3.0	Y	
76	983	VGFN	Irwin Linkla	19-06-23	800		**2.7**	**3.0**	3.0	3.0	3.0	3.0	3.0	2.0	2.0	3.0	2.0	3.0	3.0	3.0	2.0	3.0	3.0	Y	
111	510	VGFN	Joel Peter	19-08-04	768		**2.8**	**3.0**	3.0	2.5	2.5	3.0	2.5	3.0	3.0	3.0	1.0	3.0	3.0	3.0	3.0	3.0	3.0	Y	
127	805	VGFN	Elizabeth K	19-08-13	912		**2.8**	**3.0**	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	1.0	3.0	3.0	3.0	3.0	1.5	3.0	Y	
92	189	VGFN	Charles Mo	19-07-29	912		**2.8**	**3.0**	3.0	3.0							1.0	3.0	3.0	3.0	3.0	3.0	3.0	Y	
70	947	VGFN	Paul Poehla	19-06-28	600		**2.8**	**3.0**	3.0		3.0	3.0	3.0	3.0	3.0	3.0	1.0	3.0	3.0	3.0	2.0	3.0	3.0	Y	
85	188	VGFN		19-07-29	1056		**2.8**	**3.0**	3.0	3.0	2.0	3.0	3.0	3.0	3.0	3.0	1.0	3.0	3.0	3.0	3.0	3.0	3.0	Y	
107	315	VGFN	Bertha Fros	19-07-30	1068		**2.8**	**3.0**	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	1.0	3.0	3.0	3.0	2.0	3.0	3.0	Y	
120	900	VGFN	Renee Char	19-08-12	3072		**2.8**	**3.0**	2.5	2.5	2.5	3.5	3.0	2.5	2.5	2.0	4.0	3.0	3.0	3.0	2.5	2.5	3.0	Y	
131	903	VGFN	Camisha Ch	19-08-13	1008		**2.8**	**3.0**	3.0	3.0	3.0	3.0	2.5	3.0	3.0	3.0	1.0	3.0	3.0	3.0	3.0	2.0	3.5	Y	
75	982	VGFN	Carl Charlie	19-06-23	800		**2.8**	**3.0**	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	1.0	3.0	3.0	3.0	2.0	3.0	3.0	Y	
121	835	VGFN	Mary Jane I	19-08-12	1176		**2.8**	**3.0**	3.0	3.0	3.0	3.5	2.0	3.0	3.0	3.0	1.0	3.0	3.0	3.0	3.0	2.5	3.5	Y	
53	907	VGFN	Lindsay Joh	19-06-29	600		**2.9**	**3.0**	3.0	3.0	2.0	3.0	3.0	3.0	3.0	3.0		2.0	3.0	3.0	3.0	3.0	3.0	Y	
97	230	VGFN	Ashlynn Fro	19-08-03	800		**2.9**	**3.0**	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	1.0	3.0	3.0	3.0	3.0	3.0	3.0	Y	
122	375	Private	Randy Saye	19-08-13	900		**2.9**	**3.0**	3.0	3.0	3.0	2.5	3.0	3.0	3.0	2.0	4.0	3.0	2.5	2.5	2.5	3.0	3.0	Y	
57	911	VGFN	Randall Ker	19-06-03	600		**2.9**	**3.0**	3.0	3.0	2.0	3.0	3.0	3.0	3.0	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	Y	
61	915	VGFN	Michael Ris	19-06-17	650		**2.9**	**3.0**	2.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	1.0	3.0	3.0	3.0	3.0	3.0	Y	
66	922	VGFN	Phillip Bruc	19-06-28	500		**2.9**	**3.0**	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	2.0	3.0	3.0	3.0	2.0	3.0	3.0	Y	
108	927	VGFN	Randall Fra	19-07-31	1672		**2.9**	**3.0**	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	1.0	3.0	3.0	3.0	3.0	3.0	3.0	Y	
77	984	VGFN	Marvin Fros	19-06-23	800		**2.9**	**3.0**	3.0	3.0	3.0	3.0	3.0	3.0	2.0	3.0	3.0	3.0	3.0	2.0	3.0	3.0	3.0	Y	
11	430	VGFN	Bert	19-05-31			**2.9**	**3.0**	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	1.0		3.0	3.0	3.0	4.0	3.0	Y	
44	850	VGFN	Safe House	19-06-28	800		**2.9**	**3.0**	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	2.0	3.0	3.0	3.0	2.0	4.0	3.0	Y	
52	906	VGFN	YG Social W	19-06-29			**2.9**	**3.0**	3.0	3.0	2.0	2.0	3.0	3.0	3.0	4.0	3.0	2.0	3.0	3.0	3.0	3.0	4.0	Y	
60	914	VGFN	Rebecca (Sc	19-06-29	600		**2.9**	**3.0**	3.0	3.0	3.0	3.0	3.0	2.0	3.0	3.0	4.0	3.0	3.0	3.0	2.0	3.0	3.0	Y	
115	929	VGFN	Ruth Charli	19-08-14	672		**2.9**	**3.0**	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	1.0	3.0	3.0	3.0	3.0	3.0	4.0	Y	
54	908	VGFN	Brandon Ti	19-06-29	600		**3.0**	**3.0**	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	3.0	2.0	3.0	3.0	3.0	3.0	3.0	Y	
55	909	VGFN	Sophia Flat	19-06-29	600		**3.0**	**3.0**	3.0	3.0	3.0	3.0	3.0	3.0	3.0	4.0	3.0	2.0	3.0	3.0	3.0	3.0	3.0	Y	
59	913	VGFN	Andrew Chu	19-06-29	600		**3.0**	**3.0**	3.0	3.0	3.0	3.0	3.0	2.0	3.0	4.0	4.0	3.0	3.0	3.0	2.0	3.0	3.0	Y	
Components requiring replacement									0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	6	
Components requiring major repair									3	3	1	2	6	1	2	2	46	2	2	3	4	1	3		

Appendix C: Deficiency Analysis by component

FAIR to POOR

ID	Address	Ownership	Tenant	Date of Assessm	Size (~ft2)	Year of Con	Overall Con	Overall Con	Roof	Roof Cavity	Exterior Wa	Windows	Doors	Foundation	Ground Flo	Porch	Oil Tank	Wall finishe	Ceiling	Interior Fin	Flooring	Heating Sys	Plumbing S	Exterior Sewer	
Old Crow Condition Assessment Data																									
4	235	VGFN	Brenda Fro	19-06-05			**1.5**	**2.0**	2.0	2.0	2.0	2.0	2.0	1.0	2.0	1.0	1.0	2.0	2.0	2.0	1.0	1.0	0.0	N	
15	455	VGFN	Daryl Charlie				**1.5**	**2.0**	2.0	2.0	2.0	2.0	1.0	0.0	2.0	1.0	2.0	1.0	2.0	1.0	1.0	2.0	2.0	Y	
91	1008	VGFN	Ski Lodge A	19-07-30	400		**1.5**	**2.0**	1.0	1.0	1.0	2.0	2.0	1.0	2.0	2.0	1.0	2.0	1.0	2.0	2.0	2.0	1.0	N	
96	715	VGFN	Willie Thon	19-08-03	440		**1.6**	**2.0**	1.0	1.0	1.0	3.0	2.0	1.0	1.0	1.0	1.0	2.5	2.0	3.0	1.0	2.0	1.0	Y	
30	710	VGFN	Joseph John	19-06-05			**1.6**	**2.0**	1.0	1.0	1.0	1.0	1.0	3.0	2.0	1.0	2.0	2.0	2.0	2.0	1.0	2.0	2.0	Y	
49	877	VGFN	James Itsi	19-06-05			**1.6**	**2.0**	2.0	2.0	2.0	1.0	2.0	1.0	1.0	2.0	2.0	2.0	2.0	2.0	1.0	1.0	1.0	N	
35	765	VGFN	Darius Elias	19-07-06			**1.6**	**2.0**	2.0	2.0	2.0	1.0	1.0	2.0	1.0	1.0		2.0	2.0	2.0	1.0	2.0	2.0	Y	
25	565	VGFN	Doug Charli	19-06-02			**1.7**	**2.0**	1.0	1.0	2.0	1.0	1.0	1.0	2.0	1.0	1.0	1.0	3.0	3.0	3.0	1.0	3.0	Y	
47	865	VGFN	Ben Charlie	19-06-05			**1.7**	**2.0**	2.0	2.0	1.0	1.0	2.0	2.0	1.0	1.0	2.0	2.0	2.0	1.0	2.0	2.0	2.0	Y	
37	801	VGFN	Peter Charl	19-06-09			**1.7**	**2.0**	2.0	2.0	2.0	1.0	1.0	2.0	2.0	0.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	Y	
31	720	VGFN	Clifton Nuk	19-06-03			**1.8**	**2.0**	3.0	2.0	2.0	1.0	1.0	0.0	2.0	2.0	1.0	2.0	2.0	2.0	2.0	2.0	3.0		
42	840	VGFN	Jane Montg	19-06-08			**1.8**	**2.0**	1.0	1.0	2.0	2.0	2.0	2.0	2.0	1.0	2.0	2.0	2.0	2.0	1.0	2.0	3.0	Y	
100	340	Private	James Linkl	19-08-02	912		**1.9**	**2.0**	1.0	1.0	1.0	2.0	2.0	2.0	2.5	2.0	1.0	2.5	2.5	2.5	2.0	3.0	2.0	N	
27	615	VGFN	Jeffrey Pete	19-06-03			**2.0**	**2.0**	2.0	2.0	3.0	1.0	2.0	2.0	3.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	1.0	Y	
48	875	VGFN	Florenc Net	19-06-05			**2.0**	**2.0**	2.0	2.0	2.0	2.0	2.0	1.0	2.0	1.0	3.0	2.0	2.0	3.0	2.0	2.0	2.0	Y	
Components requiring replacement									0	0	0	0	0	2	0	1	0	0	0	0	0	0	1	4	
Components requiring major repair									6	6	5	8	6	6	4	9	6	2	1	2	7	3	4		

Appendix C: Deficiency Analysis by component

POOR

ID	Address	Ownership	Tenant	Date of Assess	Size (~ft2)	Year of Cor	Overall Cor	Overall Cor	Roof	Roof Cavity	Exterior Wa	Windows	Doors	Foundation	Ground Flo	Porch	Oil Tank	Wall finish	Ceiling	Interior Fin	Flooring	Heating Sy	Plumbing S	Exterior Sev
Old Crow Condition Assessment Data																								
							Averaged	***Rounded***	*Component Ratings*															
18	525	VGFN	Danny Kass	19-06-03			**0.8**	**1.0**	1.0	1.0	1.0	0.0	1.0	1.0	1.0	1.0	2.0	1.0	1.0	0.0	1.0	0.0	0.0	N
40	825	VGFN	William Jos	19-06-07			**0.9**	**1.0**	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0		1.0	1.0	1.0	0.0	1.0	0.0	N
28	645	VGFN	Victoria Bla	19-06-08			**1.1**	**1.0**	1.0	1.0	1.0	1.0	1.0	1.0	0.0	1.0	2.0	1.0	1.0	1.0	1.0	2.0	1.0	N
7	365	Private	Lawrence L	19-06-06			**1.1**	**1.0**	2.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0		1.0	1.0	1.0	1.0	1.0	0.0	N
6	355	Private	Josie K.	19-05-30	800		**1.2**	**1.0**	3.0	1.0	2.0	1.0	1.0	2.0	2.0		0.0	1.0	2.0	1.0	1.0	0.0	0.0	N
90	100	VGFN	Ski Lodge	19-07-30	800		**1.3**	**1.0**	1.0	1.0	1.0	2.0	1.0	1.0	2.0	1.0	1.0	1.0	1.0	2.0	1.0	2.0	1.0	N
32	730	VGFN	Leonard Nu	19-06-04			**1.3**	**1.0**	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	2.0	1.0	1.0	1.0	1.0	2.0	Y
110	830	VGFN	Tammy Josi	19-08-04	480		**1.3**	**1.0**	1.0	1.0	1.0	2.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	2.0	1.0	3.0	1.0	N
12	435	VGFN	Kathy Nuko	19-06-01			**1.3**	**1.0**	2.0	2.0	1.0	1.0	1.0	1.0	1.0	1.0		1.0	1.0	1.0	1.0	2.0	2.0	Y
43	845	VGFN	Harlan Nuk	19-06-27			**1.3**	**1.0**	2.0	2.0	2.0	2.0	1.0	2.0	2.0	1.0		1.0	1.0	1.0	1.0	0.0	0.0	N
24	560	VGFN	Clara Tizya	19-06-03			**1.3**	**1.0**	3.0	3.0	2.0	1.0	1.0	1.0	1.0	1.0	0.0	1.0	1.0	1.0	1.0	2.0	1.0	N
98	530	VGFN	David Maxv	19-08-03	672		**1.4**	**1.0**	1.0	1.0	1.0	1.0	2.0	1.0	1.0	1.0		1.0	1.0	2.0	1.0	2.0	3.0	Y
14	450	VGFN	Kenny Tetlic	19-06-02			**1.4**	**1.0**	3.0	3.0	2.0	1.0	1.0	2.0	1.0	1.0	0.0	1.0	1.0	1.0	1.0	3.0	0.0	N
101	345	Private	Dennis Fros	19-08-02	1064		**1.5**	**1.0**	1.0	1.0	2.0	1.0	2.0	2.0	1.5	2.0	0.0	2.0	2.0	2.5	1.0	1.0	1.0	N
Components requiring replacement									0	0	0	1	0	0	1	0	4	0	0	1	1	3	6	11
Components requiring major repair									7	10	9	9	12	10	8	12	2	12	12	9	13	4	5	

Appendix D: Condition Assessment Form

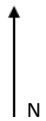
Building Condition Assessment

Assessor:		Date:	

Exterior Assessment

TAKE PICTURE! (INCLUDING HOUSE NUMBER VISIBLE)

Building address:	
# of Stories:	
Size (approx.) ft^2:	
Outline building footprint (do not include deck/stairs)	



ROOF			**CONDITION**	
Slope:		**Material:**		
Shape:	*Simple / Complex*	**Drainage:**		
Venting:		**Overhang**		
Description/notes:				

ROOF CAVITY - ATTIC			**CONDITION**	
Insulation:		**Structure**:		
Penetrations:		**Heel:**		
Description/notes:				

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EXTERIOR WALLS			CONDITION	
Wall type:		**Insulation:**		
Siding material:		**Trim material:**		
Description/notes:				

WINDOWS			CONDITION	
# 1st floor:		**# 2nd floor:**		
Type:		**Panes:**		
Flashing:				
Description/notes: (*if noting deficiencies, mark window location on outline with ID number, ie. W1, W2, etc.*)				

DOORS			CONDITION	
# Ext. doors:		**Type:**		
Flashing:		**Weather strip:**		
Description/notes:				

FOUNDATION			CONDITION	
Type:		**Skirting:**		
Venting:		**Diff. settling:**		
Cracking:				
Description/notes:				

GROUND FLOOR			CONDITION	
Type:		**Insulation:**		
Pest protection:				
Description/notes:				

PORCH			CONDITION	
Type:		**Insulation:**		

Roofing:		**Door(s):**	
Window(s):			
Description/notes:			
OIL TANK			**CONDITION**
Type:		Connection:	*Fixed / Flexible*
Foundation:		Diff settling:	
Description/notes:			
OTHER EXTERIOR SERVICES			**CONDITION**
Type:		Connection:	*Fixed / Flexible*
Foundation:		Diff settling:	
Description/notes:			
EXTERIOR MISCELLANEOUS			**CONDITION**
Description/notes:			

Interior Assessment

Description			
# Bedrooms		**# Bathrooms**	
WALL FINISHES			**CONDITION**
Type:		**Staining/mold:**	
VB/AB damage:		**Cracking:**	
Description/notes:			
CEILING			**CONDITION**
Type/material:		**Staining/mold:**	
Sagging:			
Description/notes:			

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INTERIOR FINISHES (TRIM, WAINSCOTING, ETC.)	CONDITION	
Description/notes:		

FLOORING	CONDITION	
Description/notes:		

HEATING SYSTEM			CONDITION	
Type 1:		**Type 2:**		
T1 Air intake:		**T2 Air intake:**		
HVAC:				
Description/notes:				

PLUMBING SYSTEM			CONDITION	
Septic tank size:		Water tank size:		
Septic tank loc:		Water tank loc:		
Signs of leaks:				
Description/notes:				

INTERIOR MISCELLANEOUS			
Range hood:		Range hood vented to exterior:	Y / N
Bathroom vent:		Bathroom(s) vented to exterior:	Y / N
Laundry service:		Dryer vented to exterior:	Y / N
Other description/notes:			

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