

**IRVINGTON NEIGHBORHOOD PLAN**  
**Building Condition Information**  
**Based on Field Work Conducted in Winter 2004**

<b>Condition</b>	<b>Number of Structures</b>	<b>Percent of Structures</b>
<b>A - Excellent</b> - The building is in sound condition and does not need any paint or repairs.	1,425	31.7%
<b>B - Superficial Repairs</b> - The building needs normal maintenance painting or repairs: exterior walls - peeling paint on less than 50 percent of the structure; windows, sashes, and door frames - missing storm inserts, missing or torn screens; gutters and downspouts - rusty, peeling paint, missing sections.	2,248	50.0%
<b>C - Minor Rehabilitation</b> - The building needs painting or repairs beyond normal maintenance but does not need repairs of a structural nature: exterior walls - peeling paint on more than 50 percent of the structure; foundation - small cracks (hairline); roof - loose or missing shingles, obvious wear; windows, sashes, door frames - cracked glass, missing storm inserts; chimney - small cracks; gutters and downspouts - rusty, peeling paint, dents, missing sections or completely absent; porch - small cracks.	784	17.4%
<b>D - Major Rehabilitation</b> - The building needs structural repairs as well as possibly other minor repairs: exterior walls - leaning, extensive rotting material, loose masonry; foundation - settling, crumbling, loose masonry; roof - sagging, rotting material; windows, sashes, door frames - doors or windows missing; chimney - leaning; gutters and downspouts - rusted or rotted material, missing sections or completely absent; porch - rails or banisters missing, separation (pulling away) from main structure.	38	.8%
<b>E - Dilapidated</b> - The building needs extensive structural repairs, has suffered major fire damage, or is uninhabitable: exterior walls - leaning or bulging, large holes, rotting and missing material; foundation - uneven, settlement, sinking, large cracks, missing bricks, large holes, out of plumb; roof: - extreme sagging, warping, rotting material, large holes; windows, sashes, door frames - broken or missing glass, boarded windows, rotten or rusted materials, distorted frames, doors or windows missing; chimney - leaning, missing bricks, missing or collapsed portions, missing mortar; gutters and downspouts - rusted or rotted material, holes, sagging, missing sections or completely absent; porch - rails or banisters missing, floor collapsed, separation (pulling away) from main structure, missing sections.	5	.1%
<b>Total Surveyed</b>	<b>4,500</b>	<b>100%</b>