



Omaha Neighborhood Scan
 University of Nebraska at Omaha
 Annex 27, 6001 Dodge St.,
 Omaha NE, 68132
<http://neighborhoodscan.unomaha.edu>

Code Scan Coverage For Neighborhood Association Scans

1	Documenting the property
	• House number and street of property
	• Premises identification
	• Does address match map
2	Vacant structures and land
3	Type of unit/structure
4	Under construction/rehabilitation
5	Sidewalks and driveways
6	Sanitation
7	Weeds
8	Accessory structures
9	Motor vehicles
10	Defacement of property
11	Protective treatment
12	Structural members
13	Foundation walls
14	Exterior walls
15	Roofs and drainage
16	Overhang extensions
17	Stairways, decks, porches and balconies
18	Chimneys and towers
19	Handrails and guardrails
20	Windows, skylight and door frames
21	Glazing (Glass)
22	Doors
23	Electrical lights
24	Background information
	• Volunteer rater
	• Time and date of house scanned
	• Comments
	• Neighborhood



Scan Ratings Profile

Environmental Conditions

Omaha Neighborhood Scan helps neighborhoods inventory the condition of their area's housing stock properties within the neighborhood, focusing on land use, environmental conditions and overall housing conditions.

Omaha Neighborhood Scan uses the International Property Maintenance Code (2000) to rate environmental and housing conditions. Important areas of the housing code are shown by number and section of the International Property Maintenance Code (IPMC).

Safety Issues

303.03. Premises identification

- Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property.
- These numbers shall be Arabic numerals or alphabet letters.
- Numbers shall be a minimum of 4" (102 mm) high with a minimum stroke width of 0.5" (12.7 mm).

Ratings

- Address numbers present
- Address numbers not present

302.3. Sidewalks & driveways

- All sidewalks, walkways, stairs, driveways, parking spaces must be kept usable and kept in proper repair.
- Walking surfaces that have deteriorated to a condition that presents a hazard to pedestrians must be repaired or replaced to eliminate the hazard and thus reduce the potential for accidents or injuries.

Things to look for

- Cracks that are wider than a finger.
- Cracks with edges that are even or higher on one side than another.
- Sections are raised up or lower than surrounding areas.
- Concrete that has deteriorated due to weather and wear.

Ratings

- None: Sidewalks/driveway shows no problems.
- Minor: Cracks in sidewalks/driveway are evident. Less than 25% of the area has cracks. Cracks do not present a walking or other hazard.
- Major: Major cracks and uneven areas. More than 25% of the area has cracks. Major walking hazard and weatherization problem for house/grounds.

303.12. Handrails & guards

- Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.

Ratings

- No rail, porch 2 steps or less
- No rail, porch 3 steps or more
- Rail, in good condition
- Rail, needs repair

601.1 Electrical lights

- The owner of the structure shall provide and maintain mechanical and electrical facilities and equipment in compliance with these requirements.

Things to look for

- Exposed wires
- Broken bulbs and fixtures
- Exposed socket

Ratings

- None: no problem
- Minor: broken bulbs, fixtures and exposed sockets apparent on less than 25% of the structure.
- Major: broken bulbs, fixtures and exposed sockets apparent on more than 25% of the structure. Exposed wires present a hazard.

302.1. Sanitation

- All exterior property and premises shall be maintained in a clean, safe and sanitary condition.
- The occupant shall keep that part of the exterior property which such occupant occupies or controls in a clean and sanitary condition.
- Exterior area must be maintained clean and free from rubbish and garbage.
- Each jurisdiction has neighborhoods within the overall community which have distinct characteristics.
- Deteriorated, low-cost housing may predominate in one area, while another has expensive, well-maintained housing units.
- Sanitation standards should be enforced uniformly and consistently.

Things to look for

- Cluttered or littered driveway, yard or porch;
- Cluttered garages;
- Deteriorating, uncared for trees, lawns and shrubs.

Ratings

- None: No problem; premises neat and orderly.
- Minor: Lawn unkempt; some litter; cluttered porch; etc. Less than 25% of property is slightly disordered.
- Major: Disorder an eyesore, will involve more than normal clean-up and maintenance to correct; more than 25% of property is slightly disordered.

302.4. Weeds

- All premises and exterior property shall be maintained free from weeds or plant growth in excess of 10" (254 mm).
- All noxious weeds shall be prohibited.
- Weeds shall be defined as all grasses, annual plants and vegetation, other than trees or shrubs provided; however, this term shall not include cultivated flowers and gardens.

Things to look for

- Criteria establishing maximum heights for grasses and weeds are necessary to reduce rodent shelters and pollen dust problems.
- All noxious weeds are prohibited.
- Cultivated flowers and gardens are not considered to be weeds. Cultivated is defined as "to loosen to dig (soil) around growing plants."
- Uncultivated gardens should be treated the same as weeds and tall grasses.

Ratings

- No problem or Problem, noxious weeds in excess of 10".

302.8. Motor vehicles

- No inoperative or unlicensed motor vehicle shall be parked, kept or stored on any premises and no vehicle shall at any time be in a state of major disassembly, disrepair or in the process of being stripped or dismantled.
- Painting of vehicles is prohibited unless conducted inside an approved spray booth.

Ratings

- No problem
- Problem, not parked on hard surface
- Problem, parked on street
- Problem, parked in driveway

302.9. Defacement of property

- No person shall willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti.
- It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

Ratings

- No problem or Graffiti or Other damage

302.7. Accessory structures

- Accessory structures must be maintained in accordance with the criteria established by the section.
- Property owners often give detached garages, sheds, fences, retaining walls and similar structures a lower maintenance priority than the primary structure.
- Thus, these structures are frequently in disrepair.

Things to look for

- Roof problems,
- Rotting siding/boards,
- Broken windows,
- Structure needs painting,
- Structure looks slanted/not level.

Ratings

- None: No problem. Premises neat and orderly.
- Minor: Property looks slightly disordered; need of paint or rust removal is slight on storage area; some litter/storage items visible. Less than 25% of storage area needs paint or exterior work.
- Major: Disorder is an eyesore and will involve more than normal clean-up; disrepair potentially a hazard to continued use. More than 25% of storage area needs paint or exterior work.

Housing Conditions

303.02. Protective treatment

- All exterior surfaces, including but not limited to: doors, door and window frames, cornices, porches, trim, balconies, decks and fences shall be maintained in good condition.
- Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment.
- All metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.
- Peeling, flaking and chipped paint shall be eliminated and surfaces repainted.
- All siding and masonry joints, as well as those between the building envelope and the perimeter of windows, doors and skylights shall be maintained, weather resistant and water-tight.

Ratings

- None: No problem
- Minor: Cracking, blistering, peeling of paint and/or bare wood less than 25% of the exterior surface.
- Major: Severe surface deterioration, missing material, cracking, blistering, peeling of paint and/or bare wood on more than 25% of the surface, removal/replacement of deteriorated surface or missing materials required.

303.4. Structural members

- All structural members shall be maintained free from deterioration and shall be capable of safely supporting the imposed dead and live loads.

Things to look for

- Roof joists
- Rafters
- Wall framing
- Foundation sill plates

Ratings

- None: No problem
- Minor: Evidence of structural problem, including deteriorating roof joint and rafter, bent wall framing, on less than 25% of the housing structure.
- Major: Evidence of structural problem, including deteriorating roof joint and rafter, bent wall framing, on more than 25% of the housing structure.

303.05. Foundation walls

- All foundation walls shall be maintained plumb and free from open cracks and breaks and shall be kept in such condition so as to prevent the entry of rodents and other pests.

Things to look for

- Bulges in foundation wall,
- Buckles,
- Cracks,
- Holes,
- Crumbling material,
- Settlement,
- Supports.

Ratings

- None: No problem
- Minor: Includes hairline cracks, loose and flaking mortar and surface deterioration of cement blocks and poured concrete walls. Hairline cracks and other damage apparent on less than 25% of foundation walls.
- Major: Includes large horizontal and vertical step cracks, and large areas of missing foundation material. Cracks apparent on more than 25% of foundation walls.

303.06. Exterior walls

- All exterior walls shall be free from holes, breaks and loose or rotting materials; and maintained, weatherproof and properly surface coated where required to prevent deterioration.

Things to look for

- Bulges in walls, buckles,
- Rotted or open areas of wall.
- Efforts to patch siding
- Missing material,
- Holes in siding,
- Cracks in siding,

Ratings

- None: no problem
- Minor: Bulging of 1-2", significant diagonal cracking in masonry surfaces or wood surfaces. More noticeable cracks, holes and wear in siding. Surface showing wear and deterioration and affecting less than 25% of siding. Cracking, blistering, peeling of paint and/or bare wood on less than 25% of exterior walls.
- Major: Bulging beyond 2", significant diagonal cracking in masonry surfaces. Major cracks, holes and wear in siding affecting more than 25% of siding. Evidence of surface deterioration, missing material, cracking, blistering, peeling paint and/or bare wood over more than 25% of the exterior surface.

303.07. Roofs & drainage

- The roof and flashing shall be sound, tight and not have defects that admit rain.
- Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure.
- Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions.
- Roof water shall not be discharged in a manner that creates a public nuisance.

Things to look for

- Sagging roof ridge line,
- Missing shingles
- Deflection of roof subsurface,
- Rotted eaves.

Ratings

- None: No problem
- Minor: Several rotted or broken eaves apparent, sagging roof ridge line, missing shingles, structural deterioration or deflection (e.g., the movement of a structural part as a result of stress) over less than 25% of the roof.
- Major: Missing shingles, rotted eaves sagging roof ridge line, significant structural deterioration or deflection over more than 25% of the roof.

303.09. Overhang extensions

- All overhang extensions including, but not limited to canopies, marquees, signs, metal awnings, fire escapes, standpipes and exhaust ducts shall be maintained in good repair and be properly anchored so as to be kept in a sound condition.
- When required, all exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatment.

Ratings

- None: No problem
- Minor: Some signs of decay or rust; rotted eaves, paint or other weather-coating material has deteriorated over less than 25% of the surface
- Major: Significant signs of decays or rust, rotted eaves, paint or other weather-coating material has deteriorated over more than 25% of the surface. Sections of overhang extensions are missing or damaged.

303.10. Stairways, decks, porches & balconies

- Every exterior stairway, deck, porch and balcony and all appurtenances attached thereto, shall be maintained structurally sound, in good repair, with proper anchorage and capable of supporting the imposed loads.

Things to look for

- Loose or missing concrete/boards
- Cracks and holes,
- Leaning and out-of-plumb;
- Lack of fire escape when applicable;
- Missing steps;
- No handrail.

Ratings

- None: No problem
- Minor: Small crack or chipped area in porch/step concrete. If wood, slight wear and tear, with some small cracks in wood. Affects less than 25% of area.
- Major: Continued deterioration and sagging of porch/step concrete. Severely out of level/plumb. Extensive wearing and deterioration of concrete, with sever cracking and/or chipping. Affects more than 25% of area.

303.11. Chimneys & towers

- All chimneys, cooling towers, smoke stacks and similar appurtenances shall be maintained structurally safe and sound, and in good repair.
- All exposed surfaces of metal or wood shall be protected from the elements and against decay or rust by periodic application of weather-coating materials, such as paint or similar surface treatments.

Things to look for

- Missing mortar in brick,
- Leaning and
- Combustible material.

Ratings

- None: No problem
- Minor: Slight cracks or holes, loose material over less than 25% of the area, slightly leaning or out-of-plumb.
- Major: Cracks, holes over more than 25% of the area, combustible material in direct contact with or in dangerous proximity to chimney, substantial leaning or out-of-plumb.

303.13. Windows, skylights & door frames

- Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.
- All windows, skylights and doors must be installed in their frames so that they are weather tight (i.e. able to prevent wind, rain or other elements from entering the structure).

Things to look for

- Out of plumb openings,
- Storm doors or
- Windows deterioration of sash, sill or frame.

Ratings

- None: No problem
- Minor: Visible problems, with less than 25% of windows/sashes/screens/doors showing some sign of deterioration or degradation.
- Major: Continued deterioration encompassing more than 25% of the doors/windows/screens of the housing structure.

303.13.1 Glazing

- All glazing materials shall be maintained free from cracks and holes.

Things to look for

- Cracked or broken panes.

Ratings

- None: No problem
- Minor: Visible problems, less than 25% of window pane is cracked
- Major: Continued cracking and deterioration encompassing more than 25% of the window pane.

303.15. Doors

- All exterior doors, door assemblies and hardware shall be maintained in good condition.
- Locks at all entrances to dwelling units, rooming units and guest rooms shall tightly secure the door.
- All exterior doors, door assemblies and hardware must perform their intended functions properly (i.e., open and close easily and keep out the elements).
- Locks must be readily released without keys, special knowledge or effort.

Ratings

- None: No problem
- Minor: Visible problems, with less than 25% of the door's appearance showing some sign of deterioration or degradation.
- Major: Continued deterioration encompassing more than 25% of the door's appearance.