

CONDITION OF QUALITY ITEMS

FOUNDATION – Always look for moisture problems and any bulges or irregularities in the walls. Lines on the walls or floors may indicate water problems. Have these been cured? If not, the loss in value may be recognized as either physical or functional depreciation, or both.

Excellent – New. No cracks in poured concrete or bulges in walls.

Very Good – Almost new. Hairline cracks possible. No evidence of moisture infiltration.

Good – No evidence of structural problems.

Average/Good – Same as Good, but 20 (+) years old.

Average – Some small cracks. Normal wear and tear. No major cracks, swelling or evidence of water damage.

Fair/Average – Older foundation. Some cracks, especially in cement block foundations.

Fair – Older foundation. Cracks. Some evidence of water problems. Some stones could be loose.

Poor – Major structural concerns. Large cracks, with possible bulges in, or non-vertical, walls. Loose stones. Water damage and dampness evident.

Salvage – Not supportive.

EXTERIOR WALLS – As you measure a house, watch for irregularities or damage to the exterior walls. This may be cracks or rot with wood clapboards/siding, faded, stained or torn vinyl siding, bricks which have major cracks, are loose, or even appear to be in danger of falling.

Excellent – New. No problems.

Average – Has had appropriate maintenance for age. Some wear and tear evident, but still very functional.

Salvage – Not functional. Could be extensive rot w/wood sidings or missing and broken parts of the wall.

EXTERIOR TRIM – Look for loose trim and/or corner boards, rot, wear or breakage on various pieces of trim.

Excellent - New. No problems.

Average - Has had appropriate maintenance for age. Some wear and tear evident, but still very functional.

Salvage – Possible rot. Breakage. Missing items.

FENESTRATION - New windows may be the data collector's first visible clue of possible renovation. In newer windows, look for "steam" forming between the panes, evidencing a loss of the seal. Look for signs of moisture problems, mildew, discoloration or rot around the window itself. Older windows may be loose or lacking putty. Be aware of broken or cracked panes.

Excellent – Either part of a new house or new windows recently installed in an older house.

Average – Some wear, but no obvious breakage. Original windows on relatively new home.

Salvage – Old single pane windows with loose or broken panes and sash needing repair or replacement. Newer windows which have lost their seal. May have broken hardware as well.

ROOF – Be sure to look at roof from front and rear of house. Presence or absence of heavy icicles in winter may give information about adequacy of insulation and ventilation problems. Look for curl or chips in asphalt shingles. Metal may be rusty or painted in spots. Note the presence of mold. Ask if the roof is original or when it was replaced. Typical "235" asphalt shingle roof life has been quoted as 20 years, but varies depending on circumstances. Note any ceiling damage on interior house inspection. If evident, ask about reason and if problem has been cured. If leaking is around the chimney, there may be a problem with the flashing. If left unchecked, this could lead to rot.

Excellent – Either part of a new house or new roof recently installed on an older house.

Average – No apparent problems with leakage, but not a new roof cover.

Salvage – Broken shingles, possible mold growing. Evidence of leakage.

FLOOR STRUCTURE – In newer homes, look at the size, spacing and length of floor joists and supports. Note where trusses are used. In older homes with possible irregular spacing and size of floor supports, note whether the floors have any spring or "give" as

you do your inspection. Look for settlement, where floors are not level. This may indicate problems with sills. Try to determine the presence of rot in sill and/or joists, especially if there is evidence of water in the basement or crawl space. Watch for rot around entry doors.

Excellent – New. No problems.

Average – Although not new, no obvious problems.

Salvage – Possible rot in sill and/or floor joists. Major work is needed to ensure house is safely useable.

FLOOR COVER – Inspect for wear and tear. Carpet may have worn spots or areas from long term heavy traffic. Hallways can show excessive wear.

Excellent – Either part of a new house or new floor cover recently installed in an older house.

Average - Not new, but not showing significant wear. Any typical purchaser would continue to use the floor w/o immediate replacement.

Salvage – Needs immediate replacement. Carpets have frayed areas from heavy wear. Possible faded/discolored spots. Wood shows many worn areas. Linoleum may have broken areas.

INTERIOR WALLS – This comprises not just the wall covering, but more importantly the walls themselves. Include the ceiling in your inspection. Watch for water stains. If present, ask about roof problems and if they've been fixed. Look for rough or irregular surfaces that may have been patched or painted to cover possible problems. Sheetrock nails/screws showing may show up as well as irregular walls or cracks in the drywall. These may be indicative of quality as well as condition problems. Ask for the reason. Take the entirety of the house into consideration before assigning an overall condition.

Excellent - Either part of a new house or part of recent remodeling of an older home.

Average – Walls and ceiling are not new, but show little wear and tear. No stains or holes.

Salvage – Holes in drywall or paneling. Water stains from possible roof leaks. Wallpaper torn, faded or peeling. Significant or many cracks in older plaster. Possible holes in the plaster as well.

HARDWARE – Look at window locks and door hinges and locksets as well as hardware in kitchens and bathrooms. Look for older, out of date hardware showing wear and evidence of breakage or plumbing hardware which has apparently been leaking for some time.

Excellent – New hardware, either in a new house or as a result of new windows or interior work being done.

Average – Some evidence of wear in a fairly new house. Everything works but may have discoloration or some rust.

Salvage – Broken or missing locksets and window locks. Obvious long term leaks in bath or kitchen sinks.

ELECTRIC – Be sure to look only at the real estate when defining the condition of electric. Look for broken or unusable exterior and interior lights. Ask if there are any problems with switches. Outdated fixtures or inadequate outlets should be reflected in functional depreciation.

Excellent – New fixtures, either in a new house, or due to renovation of an older structure.

Average – Some evidence of wear, but all items are still functional.

Salvage – Broken or obviously unusable and possibly unsafe items.

HEATING – Different types of heating will present different problems. If electric baseboard heat is termed unusable, find out why. If it could be used but is only turned off to save on electricity, this should still be counted as a functional heating source. Ask if there have been any recent upgrades to an older heating system or if it is still the same as originally installed. Woodstoves are not taxable.

Excellent – A new system, whether in a new house or a new system in an older structure.

Average – A 10 – 15 year old system that still works, but has not been upgraded since installation. Shows evidence of lack of maintenance – ex. Sooty oil burner.

Salvage – Older system with, in the case of a hot water system, possible leaks.

KITCHEN – Look for wear on counters, cabinets and signs of leaking in the cabinet under sinks.

Excellent – Newly installed kitchen cabinets, counters and built-ins.

Average – Some wear and tear, but no broken cabinetry. Counter shows some wear but is not cracked or broken.

Salvage – Extensive wear on countertop as well as on cabinetry. Possible cracked or mis-aligned cabinet doors and rot around sink.

BATHROOMS – Look for possible rot in the floor around the fixtures as well as signs of extraordinary dampness around ceilings. This may result in discoloration and staining from mildew. Lack of outside vented ceiling fan should be considered in functional depreciation. Watch for more than normal wear on vanities.

Excellent – New or recently re-done baths, whether in new structures or older houses being renovated.

Average – Some wear, but no floor rot or discoloration of walls or ceiling.

Salvage - Extensive wear on vanity. Rot around flush. Stains on walls and ceiling.

PLUMBING FIXTURES – Look for leaking, broken or unusable fixtures. Ask about the reason and ease or expense of fixing.

Excellent – New. No problems.

Average – 10 –15 years old, but still functional. No breakage or signs of leaking.

Salvage – Broken or unusable fixtures requiring replacement.