

BUILDING QUALITY RATING PROCEDURE
Revision Date 02/10/2016

Unit Address: _____

Landlord's Name: _____

Date of Inspection: _____

Inspector's Name: _____

Please check all conditions that apply to the building and rate the property as indicated.

EXCELLENT

Select if the building was constructed new **2012** or later.

ABOVE AVERAGE

Select if the building was constructed new **2012 through 2016** OR Select if the building was substantially rehabbed **2012 through 2015** with at least a **comprehensive kitchen and bathroom renovation (cabinets, floors, wiring, fixtures, and appliances)** AND at least **FOUR (4)** of the following improvements installed **NEW** using good and workmanlike quality; all work to **CODE**.

INSPECTORS: Please obtain copies of all pertinent work receipts and permits and attach to this sheet to justify qualifications for this unit condition.

Lot/Yard	Exterior	Interior	Systems
<input type="checkbox"/> Paved driveway	<input type="checkbox"/> Siding <input type="checkbox"/> Gutters/ downspouts <input type="checkbox"/> Roof	<input type="checkbox"/> Total rewiring <input type="checkbox"/> Windows/storms/screens	<input type="checkbox"/> Furnace or Central AC <input type="checkbox"/> Total re-piping <input type="checkbox"/> Circuit Breakers <input type="checkbox"/> Kitchen & Bath GFI

AVERAGE

Select if the building is **MAINTAINED**, exhibits good workmanship and the following are true.

Lot/Yard	Exterior	Interior	Systems
<input type="checkbox"/> Yard attractive, landscaped <input type="checkbox"/> Garage is painted and sound.	<input type="checkbox"/> No leaks <input type="checkbox"/> No obvious cracks <input type="checkbox"/> Roof new or in good condition, no missing or damaged shingles. <input type="checkbox"/> Painted surfaces intact with no peeling.	<input type="checkbox"/> Walls/Ceilings clean, unbroken painted surfaces. No evidence of leaks. <input type="checkbox"/> Floor coverings clean, in good condition. <input type="checkbox"/> Windows and doors seal tightly, screens and storms in place. <input type="checkbox"/> Kitchen and Bath clean, functional, all fixtures in good condition.	<input type="checkbox"/> Electric meets code. <input type="checkbox"/> Plumbing meets code. <input type="checkbox"/> Furnace and A/C (if present) work.

FAIR

Select if unit is aging, **NEEDS MAINTENANCE**, or is below average in workmanship and the following are generally true.

Lot/Yard	Exterior	Interior	Systems
<input type="checkbox"/> Yard weedy, lacking proper maintenance <input type="checkbox"/> Drive and walks cracking. <input type="checkbox"/> Garage in need of repair.	<input type="checkbox"/> Does not stand out from other buildings on same block.	<input type="checkbox"/> Walls/Ceilings patchy, cracks and defects visible. <input type="checkbox"/> Floor coverings aging/worn but intact. <input type="checkbox"/> Windows, screens and storms need updating <input type="checkbox"/> Kitchen and Bath aging but functional.	<input type="checkbox"/> Electric may be under old code. <input type="checkbox"/> Plumbing may be under old code. <input type="checkbox"/> Heating and A/C (if present) work, aging.

POOR (Unit must pass HQS)

Select if unit is old, unattractive, **NEEDS MAINTENANCE** and the following are generally true.

Lot/Yard	Exterior	Interior	Systems
<input type="checkbox"/> No landscaping, bare earth <input type="checkbox"/> Drive and walks need replacing. <input type="checkbox"/> No access to RTA, shopping or recreation or social services.	<input type="checkbox"/> Poor appearance needs paint <input type="checkbox"/> Needs new roof. <input type="checkbox"/> Poor location.	<input type="checkbox"/> Walls/Ceilings patchy, cracks and defects visible. <input type="checkbox"/> Floor coverings deteriorated/dirty. <input type="checkbox"/> Old repairs patchy or poorly executed. Interior surfaces in need of paint.	<input type="checkbox"/> Electric old, knob and tube. <input type="checkbox"/> Plumbing old. <input type="checkbox"/> Heating and A/C (if present) work, aging.

Multifamily structures look for dirty common areas, poor condition mailboxes and intercoms. Note lack of security such as motion lights, exterior lights poor or could be subject to forced entry.