

Condition Guidelines

The interior, exterior and overall condition of the dwelling must be determined by the Appraiser. To determine these conditions the Appraiser should consider using the following explanations. It is important that the use of condition be consistently applied to each dwelling throughout the community.

All structures suffer some form of physical deterioration from the moment construction begins. It is the wearing out of the structure and may be observed as indicated below:

Foundation: Settlement, cracks, walls not plumb, evidence of water in the basement.

Floors: Cracks, sagging, dry rot, termites and ants.

Exterior Walls: Loose siding or mortar, need paint, peeling paint, sagging or sticking windows, broken or rusted screens, doors out of plumb, dry-rot.

Frame: Separated joints where timbers meet, checked supporting beams and timbers, extra screw type columns or supports in the basement, termites, dry rot.

Flooring: Creaking, worn, cracks.

Roof: Leaks, flashing deteriorating, rusting or rotting gutters, shingles missing, sagging rafters or ridge poll.

Interior: Open joints showing in the standing finish, holes and cracks in the plaster, doors and windows binding, floors out of level, sticking drawers in cabinets, loose or missing hardware, loose floorboards and finish, rust stains in plumbing fixtures.

Mechanical Equipment: Few electrical outlets, few fuse boxes, less than 100 ampere meter board, loose light fixtures, wall plugs and switches, broken and leaking plumbing fixtures, leaking and rusting heating systems and pipes.

Condition Classification Codes

- Excellent: Building in perfect condition: very attractive and highly desirable to the market. Everything that can be repaired, replaced or refinished has just been completed. There is no evidence of deterioration.
- Good: Minor deterioration visible: attractive, desirable, modernized and functionally useful. No obvious maintenance required good market demand.
Very Good – major updating, very good market demand
- Average: Normal wear and tear apparent: average attractiveness and desirability. Also:
Above Average - some updating
Below Average – some deterioration
- Fair: Marked deterioration, unattractive and undesirable but still quite useful. Some functional obsolescence but saleable due to usefulness.
- Poor: Definite deterioration obvious, definitely undesirable and barely useable. Many items need overhaul, livable at present.
- Very Poor: Building is definitely unsound and practically unfit for use.
- Unsound: Building is condemned. Would likely be torn down instead of repairing.