

Key for Assessment Fields

Constat_1	<ol style="list-style-type: none">1. New Construction2. Rehab Construction3. No Construction
Contype_1	<ol style="list-style-type: none">1. Wood2. Brick3. Stone4. Stucco5. Other
Houstype_1	<ol style="list-style-type: none">1. Single-Family2. Multi-Family3. Apartment Building
Parktype_1	<ol style="list-style-type: none">1. Street Parking2. Driveway3. Driveway w/Garage4. Yard5. Other
Floors_1	Number of floors in the structure
Adduse_1	Number of additional usable structures on property
Addunuse_1	Number of additional unusable structures on property
Fndation_1	See table on following pages
Porch_1	See table on following pages
Roof_1	See table on following pages
Extrior_1	See table on following pages
Windoor_1	See table on following pages
Drive_1	See table on following pages
Sidewlk_1	See table on following pages
Lndscp_1	See table on following pages
Score_1	total of previous 8 fields divided by 48 (gives a percentage of the best score a property could have received)

EVALUATED ELEMENTS	6 Well Maintained	5 Moderately Well Maintained	4 Needs Only Minor Repair	3 Needs Moderate Repair (Up to 1/4 of element needs repair.)	2 Needs Major Repair (Up to 1/2 of element needs repair)	1 Not Salvageable (Majority of element needs repair.)	0 Not Witnessed
Foundation – The wall of poured concrete, concrete blocks or stones that support the weight of the house.	Does not need immediate maintenance.	Some peeling or cracking in the protective surface over only a small portion.	A few small cracks, small amount of missing mortar, a small hole over a small area of the surface.	Cracks, missing mortar, loose or broken surface over a moderate portion. No evidence of settling or out of vertical alignment.	Cracks, missing mortar, loose or broken surface over a large portion. Some evidence of settling or out of vertical alignment.	Cracks, missing mortar, loose or broken surface over a majority of the foundation. Evidence of major settling or out of vertical alignment.	
Stairs, Rails, Porches – Steps and risers from level to another; the bar used for a handhold; area adjoining an entrance to a building and usually having a separate roof.	Does not need immediate maintenance.	Paint needs minor touch ups.	One missing, broken, or cracked step, riser, baluster, handrail, or railing that needs minor repairs or paint.	More than one missing, broken, or cracked steps, risers, balusters, handrails, or railings that need minor repairs or paint. Not a serious safety concern.	Between 1/4 to 1/2 of the step, risers, balusters, handrails, or railings are missing, broken, rotting, or cracked. Hazard of tripping or falling because of disrepair.	A majority of the steps, risers, balusters, handrails, or railings are missing, broken, rotting, or cracked. Hazard of tripping or falling because of disrepair.	
Roof, Gutters, Downspouts, Chimneys – Material that forms the outer protection against the weather; troughs connected to spouts that route water away from the structure.	Does not need immediate maintenance.	Small leaves on the roof or gutters that may need to be cleaned out.	Need minor repairs to correct a missing or sagging shingle, gutter, or downspout; cracked or missing brick or mortar in chimney; or moss growing on the roof.	More than one missing or sagging shingle, gutter, or downspout; cracked or missing brick or mortar in chimney; cracked or rotting fascia affecting less than 1/4 of the roof and chimney elements.	Missing, buckling, or sagging shingles; holes in the roof or chimney; missing or loose gutters or downspouts; chimney settling or leaning; cracked or rotting fascia affecting between a 1/4 and 1/2 of the roof and chimney elements.	Missing, buckling, or sagging shingles; holes in the roof or chimney; missing or loose gutters or downspouts; chimney settling or leaning; cracked or rotting fascia affecting the majority of roof and chimney elements.	

EVALUATED ELEMENTS	5 Well Maintained	4 Moderately Well Maintained	3 Needs Only Minor Repair	2 Needs Moderate Repair (Up to 1/4 of element needs repair.)	1 Needs Major Repair (Up to 1/2 of element needs repair)	0 Not Salvageable (Majority of element needs repair.)	0 Not Witnessed
Exterior Surfaces —protective surfaces including paint, siding, or other material and the structural elements that add strength, bear weight, or insulate the structure.	Does not need immediate maintenance.	Isolated areas where some touch up painting is needed.	Paint and/or siding need some repair work, but there is no evidence of structural decay.	Paint and/or siding need repair work and there is evidence of some structural decay, such as dry rot, affecting up to 1/4 of the surface.	Major repair work is needed to correct paint, siding, or other parts of the protective surface. There are areas of structural decay affecting up to 1/2 of the surface.	A majority of the protective surface is missing, loose, rotting, or broken allowing weather to reach the structural elements of the structure.	
Windows & Doors — All doors and door frames; and windows including panes of glass set in a frame.	Does not need immediate maintenance.	All doors, frames, and glass present; may have an isolated instance needing a touch up, such as replacing a latch or other hardware.	Need minor repairs to correct a broken or cracked frame, rehang a door, or other small hole related to a door or window.	There are missing or broken panes, broken or rotting window or door frames, or other holes related to a door or window failure affecting up to 1/4 of all of the windows and doors.	There are missing or broken panes, broken or rotting window or door frames, or other holes related to a door or window failure affecting between a 1/4 to 1/2 of all the windows and doors.	A majority of the windows and doors are failing. There are missing or broken panes, broken or rotting window or door frames, or other holes related to a door or window.	
Driveways - private road giving access from a public way to a building on abutting grounds	Does not need immediate maintenance.	May have "hairline" cracks; driveway is level and there is no evidence of buckling.	No more than one obvious crack.	Uneven driveway with some cracking.	Uneven driveway is buckling and there is loose or missing cement.	Majority of the driveway is buckling and there is loose or missing cement.	
Sidewalks -paved walk for pedestrians at the side of a street	Does not need immediate maintenance.	May have "hairline" cracks; sidewalk is level and there is no evidence of buckling.	No more than one obvious crack affecting only one slab.	Uneven sidewalk with some cracking in up to 1/4 of the slabs.	Uneven sidewalk is buckling and there is loose or missing cement affecting between a 1/4 to 1/2 of the slabs.	Majority of the sidewalk is buckling and there is loose or missing cement.	
Landscaping – The planning, design, management, and preservation of vegetation on the land.	Yard well maintained (grass mowed, shrubs trimmed, few weeds, etc.) with landscaping.	Mowed yard; no landscaping.	Unmowed; signs of irregular tending.	Unmowed; weeds taller than 18".	Half or less of the site is overgrown with shrubs or thick brush; weedy	Entire site is overgrown and unkept. (Area designed to be a maintained yard.)	

