

Parcel ID: \_\_\_\_\_ OWNER: \_\_\_\_\_ Date: \_\_\_\_\_ BY: \_\_\_\_\_

**HOUSE GRADE QUALITY WORKSHEET ~ TOWN OF MARLBORO, VERMONT**

ITEM POINTS	- LOW + 1	- FAIR + 2	- AVERAGE + 3	- GOOD + 4	- VERY GOOD + 5	- EXCELLENT + 6	TOTALS
<b>Foundation &amp; Corners</b>	Piers or Stones   Camp condition   4 Corner   Square	Frost Wall   Piers (Decent Shape)   4 Corner   Rectangle	8" Block   Slab   Old Stone   Basic Condition   4 - 6 Corner   Rectangle	8" Poured   New Slab   New Block   Good Cond.   6 - 8 Corner   Irregular	8" Poured & Reinforced Concrete   9 - 12 Corner   Irregular	8" - 10" Poured & Reinforced Concrete w/ Interior Walls   Over 12 corners   Unified	
<b>Exterior Walls</b>	2 x 4 Frame   Low quality cover (very worn)	2 x 4 Frame   Fair Quality Cover   Older Cond.	2 x 6 frame   Clapboard   Vinyl   Vertical   Board & Batten	2 x 6 frame   Clear Clapboard   Vertical   Log   Basic Post & Beam	Stagger frame Clear Cedar Clapbrd   Cedar Shingle   Vertic.   Good Pt & Bm	Double Wall frame   Clear Cedar Clapbrd   Cedar Shingle   Ornate Post & Beam	
<b>Insulation</b>	No Insulation	Old Fiberglass	Fiberglass  Rigid   Cellulose in old frame	Cellulose new frame, ridgid foam sealed   spray	Spray Foam, old frame   8" Cellulose   SIP	Spray Foam new frame   12" Cellulose   SIP	
<b>Ext.Trim</b>	Camp   Minimal	Minimal   House	3/4"   Standard	5/4"   Good	5/4"   Extensive	5/4"   Elaborate   Ornate	
<b>Windows</b>	Single Pane No Storms   Sparse   Small   Low Quality	Single Pane Economy Storms   Sparse  Small   Low Quality	Older Dbl Pane OR Single w/ Storms   Well Spaced   Average Quality	Newer Insulated Pane OR Quality Single w/ Storms   Good quality   1-2	Newer Insulated Pane   A Few Custom   High Quality   2 per room	Newer Insulated Pane   Many Custom   Highest Quality   2 or more per room	
<b>Roof</b>	Camp, Minimal Pitch, Old Metal or Roll Roof	Older Metal or Asphalt   Minimal Eaves, Wiggly Roof	Standard Metal or Asphalt   Avg. Eaves, True Roofline	Newer Metal   Standard Fiberglass, Asphalt   Old Slate   Larger Eaves	Standing Seam   High Quality Shingle   Good Slate   Good Flashing	Standing Seam   High Quality Shingle   New Slate   Copper Flashing   Craftsmanship	
<b>Floor Structure</b>	2 x 4   Log   Bouncy	2 x 6   Log   2' Centers   Bouncy ?	Adequate Size   I-Joist or KD 2 x 8	I-Joist or KD 2 x 10   Quality 19th C.timber	I-Joist or KD 2 x 12   Clear Span   Glue Lam	I-Joist or KD 2 x 12 or 12" Centers   Clear Span	
<b>Floor Covering</b>	Old Wood   Carpet   Vinyl   Plywood	Basic Softwood   Carpet   Vinyl	Basic Hardwood   Softwood   Carpet   Vinyl	Extensive Hardwood   Good Carpet   Vinyl   Tile	Specialty Hardwd   Gd Carpet   Ceramic   Slate	Exotic Hardwood   Wool Carpet   Ceramic   Stone	
<b>Interior Walls</b>	Less Than 8' High   Paneling   Particle Board   Unfinished	Less Than 8' High   Drywall   Paneling   Finished	8' High   Drywall   Wood Paneling   Average Trim	8' High   Pro Drywall   Good Wood   Tile   Good Trim	9' High   Pro Drywall   Plaster   Tile   Details   Built-ins	9'+ High   Pro Drywall   Tile   Ornate Details   Built-ins	
<b>Hardware</b>	No Doors   No Closet Space	Hollow Doors   Min. Closet Space   Economy Hardware	Medium Doors   Decent Closet Space   Standard Hardware	Wood Panel Doors   Ample Closets   Good Quality Hardware	Wood Panel Doors   Walk-in Closets   High Quality Hardware	Custom, Hand-Made Doors   Numerous Walk-in Closets   Custom Hardware	
<b>Electric</b>	Few Outlets   Old/Exposed Wires   Extension Cords	Few Outlets   Standard Fixtures	Adequate Outlets   Ample in Kitchen & Bath   Man Gen - Partial	Adequate Outlets   Some Track OR Recessed Lights   Man Gen - Whole	Extra Outlets   Track & Recessed Lights   Auto Gen - Partial House	Custom Lights   Track OR Recessed Lights Throughout   Auto Gen - Whole House	
<b>Heating Cooling</b>	Wood Stove   Older Wall Heater	Small Furnace   New Wall Heater   Electric   Pellet Stove	Forced Hot Air Furnace   Pellet Furnace	Baseboard Hot Water   Propane or Oil	Hot Water & Radiant Floor   Not All Floors Heated   Heat Pump	Radiant Floor   All Floors Heated   Multiple Heat Pumps	
<b>Kitchen</b>	Camp Kitchen	Stock Low Quality Cabinets   Min. Counter Space   Formica or Wood	Pre-Finish Cabinets   Formica/Wood/Tile Counters & Splash   Adequate Space	Wood Veneer Cabinets   Solid Molded Counter Material w/ Good Splash   Adequate Space	Ample Space   Solid Wood Cabinets   Island   Built-ins   Corain/Quarry Stone Counters	Very Spacious   Solid Wood Cabinets   Island   Built-ins   Corain/Quarry Stone Counters   Extras	
<b>Bathrooms</b>	Bare Quality	Low Cost Fixtures	Average Fixtures	Good Quality Fixtures	Good Quality Fixtures   Double Vanities   Custom   Separation of Functions	Highest Quality Fixtures   Double Vanities   Custom   Separation of Functions	
<b>Plmb Fixt</b>	< 5	6	8	10	12	14 +	

**Total divided by 15 = Grade Points, Then See Over for Specific Grade On Point Scale GRADE POINTS = FINAL GRADE =**