

Parcel ID: _____ Owner: _____ Date: _____ Time: _____ By: _____

HOUSE GRADE QUALITY WORKSHEET

TOWN OF MARLBORO, VERMONT

ITEM	- LOW +	- FAIR +	- AVERAGE +	- GOOD +	- VERY GOOD +	- EXCELLENT +	TOTALS
POINTS	1	2	3	4	5	6	
Foundation & Corners	Piers or Stones Camp Condition 4 Corner Square	Frost Wall Piers (Decent Shape) 4 Corner Rectangle	8" Block Slab Stone Basic Condition 4 - 6 Corner Rectangle	8" Poured New Block New Slab Good Cond 6 - 8 Corner Irregular	8" Poured & Reinforced Concrete 9 - 12 Corner Irregular	8" - 10" Poured Reinforced Interior Walls Over 12 Corners Unified	
Exterior Walls	2 x 4 Frame Low quality cover (Very Worn)	2 x 4 Frame Fair Quality Cover Older Condition	2 x 6 Frame Clapboard Vinyl Vertical Board & Batten	2 x 6 Frame Clear Clapboard Vertical Log Avg Post & Beam	Stagger Frame Clear Cedar Vertical Cedar Shingle + Pst & Bm	Double Wall Frame Clear Cedar Clapboard Cedar Shingle Ornate Pst & Bm	
Insulation	No Insulation	Old Fiberglass	Fiberglass Rigid Cellulose Old Frame	Cellulose New Frame Rigid Foam Spray	Spray Foam Old Frame 8" Cellulose SIP	Spray Foam New Frame 12" Cellulose SIP	
Ext. Trim	Camp Minimal	House Minimal	3/4" Standard	5/4" Good	5/4" Extensive	5/4" Elaborate Ornate	
Windows	Single Pane No Storms Sparse Small Low Quality	Single Pane Basic Storms Sparse Small Low Quality	Older Dbl Pane Single w/Storms Spaced Average Quality	Newer Insulated Pane Quality Single/Storms Good Quality 1-2	Newer Insulated Pane A Few Custom High Quality 2 Per Room	Newer Insulated Pane Many Custom Highest Quality 2+ Per Room	
Roof	Camp Minimal Pitch Old Metal Roll Roof	Older Metal Older Asphalt Minimal Eaves Wiggly Roof	Good Metal Good Asphalt Avg Eaves True Roofline	Newer Metal Good Asphalt Fiberglass Old Slate Large Eaves	Standing Seam Quality Shingle Good Slate Good Flashing	Standing Seam High Quality Shingle New Slate Copper Flashing	
Floor Structure	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	
Floor Covering	Old Wood Carpet Vinyl Plywood	Basic Softwood Carpet Vinyl	Basic Hardwood Vinyl Carpet Softwood	Extensive Hardwood + Carpet + Vinyl Tile	Specialty Hardwd Gd Carpet Ceramic Slate	Exotic Hardwood Wool Carpet Ceramic Stone	
Interior Walls	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	
Hardware	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	
Electric	Few Outlets Old Exposed Wires Extension Cords	Few Outlets Standard Fixtures	Adequate Outlets Ample Kitchen & Bath Manual Gen - Partial	Adequate Outlets Few Track/Recessed Lights Man Gen - Whole	Extra Outlets Track & Recessed Lights Auto Gen - Partial House	Custom Lights Extensive Track/Recessed Lights Auto Gen - Whole House	
Heating Cooling	Wood Stove Older Wall Heater	Small Furnace New Wall Heater Elect Pellet Stove	Forced Hot Air Furnace Pellet Furnace	Baseboard Hot Water Propane Oil	Hot Water & Radiant Floor Not All Floors Heated Heat Pump	Radiant Floor All Floors Heated Multiple Heat Pumps	
Kitchen	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 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	
Bathrooms	Bare Quality	Low Cost Fixtures	Average Fixtures	Good Quality Fixtures	Good Quality Fixtures 2 Vanities Custom Separation of Functions	Highest Quality Fixtures Double Vanities Custom Separation of Functions	
Plmb Fixt	< 5	6	8	10	12	14 +	

Total divided by 15 = Grade Points

GRADE POINTS =

FINAL GRADE =

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ITEM	- LOW +	- FAIR +	- AVERAGE +	- GOOD +	- VERY GOOD +	- EXCELLENT +
POINTS	1	2	3	4	5	6
POINT SCALE	.50 - .82 = Low - .83 - 1.16 = Low 1.17 - 1.49 = Low +	1.50 - 1.82 = Fair - 1.83 - 2.16 = Fair 2.17 - 2.49 = Fair +	2.50 - 2.82 = Average - 2.83 - 3.16 = Average 3.17 - 3.49 = Average +	3.50 - 3.82 = Good - 3.83 - 4.16 = Good 4.17 - 4.49 = Good +	4.50 - 4.82 = Very Good - 4.83 - 5.16 = Very Good 5.17 - 5.49 = Very Good +	5.50 - .74 = Excellent - 5.75 - 6.0 = Excellent

DEPRECIATION FOR STRUCTURES

~Functional Obsolescence Policy~

Layout : If very poor layout, apply 3 - 5 % functional obsolescence, add to notes

Bedrooms : a. If only 1 bedroom in house, apply 5 % functional obsolescence

b. If bedrooms upstairs and bathroom downstairs, apply 5% functional ob.

Heating : a. If only electric heat, apply 5% functional ; if electric is backup only apply 2%

b. If Insufficient or redundant Heat System: Apply 3 - 5 % functional ob.