

Hartland 2019 Reappraisal Quality Checksheet

PARCEL ID:	DATE:		OBSERVER:			OVERALL QUALITY:	
ITEM	LOW - 1	FAIR - 2	AVERAGE - 3	GOOD - 4	VERY GOOD - 5	EXCELLENT - 6	Average
FOUNDATION TYPE	Piers or Rubble	Frost wall or slab	8" concrete or block/ good granite	8" reinforced concrete	10" reinforced concrete or 12" block	10" concrete w/ interior bearing wall	
# F CRNRS, SHAPE	4, square	4, rectangle	4-6, rectangle	6-8, irregular	8-12, irregular	>12	
EXTERIOR WALLS	2x4 low quality cover	2x4, Minimal quality cover	2x6, wood, Al, vinyl, vertical board or low cost log	2x6, good wood or vinyl, average log, average post & beam	2X6,vertical grain wood, shingle, tapered log, good post & beam	2x6, redwood or better, cut stone, select brick	
EXTERIOR TRIM	None	Minimal	3/4, moderate	5/4, good	5/4 extensive	5/4 elaborate	
FENESTRATION	Minimal, low quality, 1 window per side	Minimal, non insulated, 1 window/ side	Avg, at least 1 window per side, storms	Insulated glass, good qual 1-2 windows/room	Insulated glass, most rooms have 2 windows	Insulated glass, custom winds, full wall of glass	
ROOF	Shed, min pitch, inexpensive metal or rolled roofing	Truss frame, min pitch, inexpensive metal or asphalt, minimal eaves	Truss or min rafters, medium pitch, asphalt shingles	9-12 pitch, hips or valleys, cedar shingles or architect grade asphalt shingles	12-12 pitch, hips or valleys, standing seam or cedar shakes	12-12 pitch, hips or valleys, copper standing seam or slate	
FLOOR STRUCTURE	2x6, logs, bouncy	2x8, logs on 2' centers, bouncy?	2x10 on 16" centers/ logs adequate	2x10 on 12" centers, glue lams	2x12 on 16" centers, glue lams	2x12 or glue lams on 12" centers	
FLOOR COVER	Inexpensive carpet, vinyl or uncovered plywood	Inexpensive carpet, vinyl or linoleum, softwood	Combo of carpet, vinyl and min hardwood/ softwood	Combo of carpet, good vinyl, extensive hardwood	Combo of high quality carpet, hardwood, and ceramic tile	Combo of high quality carpet, hardwood (parquet/inlay), ceramic/quarry tile	
INTERIOR WALLS	< 8', min cover	8', drywall, enamel paint, inexpensive paneling	8', painted, some paper or paneling	8', good quality paint/paper, some tile or hardwood paneling	9' good quality paint/paper, extensive paneling	9+', plaster over gray board, paper, extensive paneling	
HARDWARE	Hollow doors, low cost door/faucet hardware, min closet space	Hollow doors, inexpensive door/faucet hardware, min closet space	Med grade doors, standard hardware, adequate closet space	Wood paneled doors, good quality hardware, walk in closets	Hardwood paneled doors, expensive hardware, better than chromed faucets, walk ins	High grade hardwood doors, excellent hardware, gold plated or custom faucets, walk ins throughout	
ELECTRIC	Minimal outlets, low cost fixtures	Minimal outlets, average fixtures	Adequate outlets, luminous fixtures in kitchen and bath	Outlets for convenience, track/recessed in kitchen/bath	Well positioned outlets, high quality fixtures, good track/recessed in kitchen/bath	Many custom/high quality outlets and fixtures, many track/recessed fixtures in kitchen/bath	
HEATING	Wood stove/ furnace or none	Wall vented units or electric baseboard	Central forced hot air	HW baseboard or full HVAC system	HW radiant, full HVAC system	Heat pump or geothermal system	
KITCHEN	Poor quality/ minimal cabinets, laminated counter, limited space, 6' countertop	Stock low quality cabinets, laminated counter, min splash, 8-9' countertop	Adequate prefinished veneer cabinets, laminated/ceramic tile counter w/ adequate splash, 10-14' countertop	Ample cabinets w/ wood veneer finish, laminated/tile/simulated marble counter, 16-20' countertop	Solid wood cabinets, island,built ins, Corian or similar counter, >20' countertop	Custom solid wood cabinets, island w/ 2nd sink, many built ins, marble or granite counters, very spacious	
BATHROOMS	Low cost white fixtures	Low cost to average cost white fixtures	Average white or colored fixtures	Good quality white or colored fixtures, sweatless	Good quality fixtures, double vanities, custom layout, separation of functions	High quality fixtures, many extras, good deal of tile work	
PLUMB FIXTURES	5	6	8	11	14	17	

DIRECTIONS: Enter Parcel ID, Date, and Observer at top. Circle all items that apply for each row. Average the values (column headers) for each row and place the average in the rightmost column. Sum the Average column and divide by 15. Write the result at the top as the Quality value.