Requirements - Condition and Quality Ratings Usage

Appraisers must utilize the following standardized conditions and quality ratings within the appraisal report.

Condition Ratings and Definitions

C1 The improvements have been very recently constructed and have not previously been occupied. The entire structure and all components are new and the dwelling features no physical depreciation. *

C2 The improvements feature no deferred maintenance, little or no physical depreciation, and require no repairs. Virtually all building components are new or have been recently repaired, refinished, or rehabilitated. All outdated components and finishes have been updated and/or replaced with components that meet current standards. Dwellings in this category either are almost new or have been recently completely renovated and are similar in condition to new construction.

C3 The improvements are well maintained and feature limited physical depreciation due to normal wear and tear. Some components, but not every major building component, may be updated or recently rehabilitated. The structure has been well maintained.

C4 The improvements feature some minor deferred maintenance and physical deterioration due to normal wear and tear. The dwelling has been adequately maintained and requires only minimal repairs to building components/mechanical systems and cosmetic repairs. All major building components have been adequately maintained and are functionally adequate.

C5 The improvements feature obvious deferred maintenance and are in need of some significant repairs. Some building components need repairs, rehabilitation, or updating. The functional utility and overall livability is somewhat diminished due to condition, but the dwelling remains useable and functional as a residence.

C6 The improvements have substantial damage or deferred maintenance with deficiencies or defects that are severe enough to affect the safety, soundness, or structural integrity of the improvements. The improvements are in need of substantial repairs and rehabilitation, including man or most major components.

Quality Ratings and Definitions

Q1 Dwellings with this quality rating are usually unique structures that are individually designed by an architect for a specified use. Such residences typically are constructed from detailed architectural plans and specifications and feature an exceptionally high level of workmanship and exceptionally high-grade materials throughout the interior and exterior of the structure. The design features exceptionally high-quality exterior refinements and ornamentation, and exceptionally high-quality interior refinements. The workmanship, materials, and finishes throughout the dwelling are exceptionally high quality.

Q2 Dwellings with this quality rating are often custom designed for construction on an individual property owner's site. However, dwellings in this quality grade are also found in high-quality tract developments featuring residences constructed from individual plans or from highly modified or upgraded plans. The design features detailed, high-quality exterior ornamentation, high-quality interior refinements, and detail. The workmanship, materials, and finishes throughout the dwelling are of exceptionally high quality.

Q3 Dwellings with this quality rating are residences of higher quality built from individual or readily available designer plans in above-standard residential tract developments or on an individual property owner's site. The design includes significant exterior ornamentation and interiors that are well finished. The workmanship exceeds acceptable standards and many materials and finishes throughout the dwelling have been upgraded from "stock" standards.

Q4 Dwellings with this quality rating meet or exceed the requirements of applicable building codes. Standard or modified standard building plans are utilized and the design includes adequate fenestration and some exterior ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature some upgrades.

Q5 Dwellings with this quality rating feature economy of construction and basic functionality as main considerations. Such dwellings feature a plain design using readily available or basic floor plans featuring minimal fenestration and basic finishes with minimal exterior ornamentation and limited interior detail. These dwellings meet minimum building codes and are constructed with inexpensive, stock materials with limited refinements and upgrades.

Q6 Dwellings with this quality rating are of basic quality and lower cost; some may not be suitable for year-round occupancy. Such dwellings are often built with simple plans or without plans, often utilizing the lowest quality building materials. Such dwellings are often built or expanded by persons who are professionally unskilled or possess only minimal construction skills. Electrical, plumbing, and other mechanical systems and equipment may be minimal or non-existent. Older dwellings may feature one or more substandard non-conforming additions to the original structure.
**Abbreviation** | **Full Name** | **May Appear in These Fields**
--- | --- | ---
ac | Acres | Area, Site
AdjPrk | Adjacent to Park | Location
AdjPwr | Adjacent to Power Lines | Location
A | Adverse | Location & View
ArmlTh | Arms Length Sale | Sale or Financing Concessions
ba | Bathroom(s) | Basement & Finished Rooms Below Grade
br | Bedroom | Basement & Finished Rooms Below Grade
B | Beneficial | Location & View
Cash | Cash | Sale or Financing Concessions
CtySky | City View Skyline View | View
CtyStr | City Street View | View
Comm | Commercial Influence | Location
c | Contracted Date | Date of Sale/Time
Conv | Conventional | Sale or Financing Concession
CrtOrd | Court Ordered Sale | Sale or Financing Concession
DOM | Days On Market | Data Sources
e | Expiration Date | Date of Sale/Time
Estate | Estate Sale | Sale or Financing Concessions
FHA | Federal Housing Authority | Sale or Financing Concessions
GlfCse | Golf Course | Location
Glfvw | Golf Course View | View
Ind | Industrial | Location & View
in | Interior Only Stairs | Basement & Finished Rooms Below Grade
Lndff | Landfill | Location
LtdSght | Limited Sight | View
Listing | Listing | Sale or Financing Concessions
Mtn | Mountain View | View
N | Neutral | Location & View
NonArm | Non-Arms Length Sale | Sale or Financing Concessions
BusRd | Busy Road | Location
o | Other | Basement & Finished Rooms Below Grade
Prk | Park View | View
Pstrl | Pastoral View | View
PwrLn | Power Lines | View
PubTrn | Public Transportation | Location
rr | Recreational (Rec) Room | Basement & Finished Rooms Below Grade
Relo | Relocation Sale | Sale or Financing Concessions
REO | REO Sale | Sale or Financing Concessions
Res | Residential | Location & View
RH | USDA - Rural Housing | Sale or Financing Concessions
s | Settlement Date | Date of Sale/Time
sf | Square Feet | Area, Site, Basement
Unk | Unknown | Date of Sale/Time
VA | Veterans Administration | Sale or Financing Concessions
w | Withdraw Date | Date of Sale/Time
wo | Walk Out Basement | Basement & Finished Rooms Below Grade
wu | Walk Up Basement | Basement & Finished Rooms Below Grade
WtrFr | Water Frontage | Location
Wtr | Water View | View
Woods | Woods View | View

**ABBREVIATED ENTRY** | **VIEW FACTOR**
--- | ---
Wtr | Water View
Pstrl | Pastoral View
Woods | Woods View
Prk | Park View
Glfvw | Golf Course View
CtySky | City Skyline View
Mtn | Mountain View
Res | Residential View
CtyStr | City Street View
Ind | Industrial View
PwrLn | Power Lines
LtdSght | Limited Sight

**ABBREVIATED ENTRY** | **OVERALL VIEW RATING**
--- | ---
N | Neutral
B | Beneficial
A | Adverse

* Other: If a view factor not on this list materially affects the value of the subject property, the appraiser must enter a description of the view associated with the property. The description entered must follow a reader of the appraisal report to understand what the view associated with the property actually is. Descriptors such as ‘None’, ‘N/A’, ‘Typical’, ‘Average’, etc., are unacceptable. Descriptions should be entered carefully because the same text will be represented in both the Site section and the comparable sales grid for the subject property. The text must fit in the allowable space.