

HOUSING GRADING SYSTEM

Address:	9512 Pembroke Road	Date Inspected:	3/11/2015
Parcel No.:	015-252-12	Head of Household:	
Owner's Address:		# of Occupants:	possibly 1
Rating:	31.00%	Handicapped:	
CLASSIFICATION:	DETERIORATED	Inspector:	Daren Bishop
		Signature:	

Comments:

8900 Carastan Drive, Huntersville NC 28216

Section 4, Violations Minimum Standards for Structural conditions

	Condition Levels			Score
	1	2	3	
Part (a) excessive list, lean, buckling, rotting, deteriorated, or otherwise damaged with holes or cracks to admit rodents in walls and partition.	10	20	30	10

Describe conditions:

Floor/ windows removed at rear of house

Part (b) adequate support for roof and floor.	Floor:	5	10	15	5
	Roof:	5	10	15	

Describe conditions:

Floor joists removed at rear of house.

Part (c) deterioration or damage to the foundation to dangerously reduce intended load bearing capacity.

Foundation and foundation wall:	4	8	12	
Piers:	2	4	6	
Other Foundation Supports:	4	8	12	

Describe conditions:

Section 4, Violations
Minimum Standards for Structural conditions

	<u>Condition Levels</u>			<u>Score</u>
	<u>1</u>	<u>2</u>	<u>3</u>	
Part (d) steps, landings, porches, and associated items will be in such a conditions that they will not fail or collapse.				
Steps or stairs:	1	1	1	
Landings or porches:	1	1	1	

Describe conditions:

Part (e) adequate egress for fire or panic.	1	2	2	2
Describe conditions:				

Rooms full of furniture and debris.

Part (f) all interior walls and ceiling shall be finished of such a material to allow and promote sanitation and cleanliness, and such wall shall allow for privacy.				
Interior walls:	1	3	5	3
Interior ceiling:	1	3	5	1
Privacy:	1	3	5	3

Describe conditions:

Missing drywall and doors.

Part (g) all items exposed to weather will be weather and watertight and maintained so as to continue in that manner.				
Roof and flashing:	2	4	6	
Exterior walls:	2	4	6	2
Floors, doors, windows:	0	1	2	2

Describe conditions:

Areas where wall studs are exposed to the elements.

Part (h) chimney shall be safe and free from hazards which could cause fires.				
Failing masonry:	1	2	2	
Unsafe for use:	1	1	1	

Describe conditions:

Section 5, Violations
Minimum Standards for Basic Equipment and Facilities

		<u>Condition Levels</u>			<u>Score</u>
		<u>1</u>	<u>2</u>	<u>3</u>	
Part (a) plumbing system:					
(1)	Each dwelling shall have a potable water source and an adequate sewage disposal system.				
	Sewage disposal:	3	6	9	6
	Potable water:	3	6	9	6

Describe conditions:

No water and working bathroom present.

- (2) & (3) Each dwelling shall have the indicated plumbing fixtures in a good state of operation.

Kitchen sink:	1	1	1	1
Lavatory:	1	1	1	1
Tub or shower:	1	1	1	1
Water closet:	1	1	1	1
Adequate water:	1	1	2	2
Hot water:	1	1	1	1
Adequate distribution system:	1	1	2	1

Describe conditions:

- (4) Facilities located in dwelling, accessible and afford privacy.

Location:	1	1	1	
Accessible:	1	1	1	
Privacy:	1	1	1	1

Describe conditions:

doors and sheetrock missing

Section 5, Violations
Minimum Standards for Basic Equipment and Facilities

		<u>Condition Levels</u>			
		<u>1</u>	<u>2</u>	<u>3</u>	<u>Score</u>
Part (b) heating system - either a central or non-central heating system with the ability to safely produce a temperature of 68 degrees F. above the floor is required.					
	Central heating system:	2	4	6	2
	Non-central heating system:				
	Chimneys, flues or vents:	1	2	3	
	Heating appliances:	1	2	3	

Describe conditions:

Part (c) Electrical system:

(1)	Wired for services and adequate receptacles and light fixtures.				
	Wired for service:	3	6	10	3
	Adequate combination of receptacles and light fixtures:	1	2	4	2

Describe conditions:

(2)	Public halls:	Adequate lighting:	1	1	1	1
-----	---------------	--------------------	---	---	---	---

Describe conditions:

No power

(3)	All electrical devices must be maintained in a safe manner.	5	10	15	10
-----	---	---	----	----	----

Describe conditions:

Numerous areas of exposed wiring.

Section 6, Violations
Minimum Standards for Ventilation

	<u>Condition Levels</u>			<u>Score</u>
	<u>1</u>	<u>2</u>	<u>3</u>	
Part (a) windows and/or skylight required for all habitable rooms, at least one must be usable as an emergency egress by average size adult.	1	2	4	
Describe conditions:				
Part (b) habitable rooms shall have a minimum of 5% of its floor area for ventilation - openable windows	1	2	4	
Describe conditions:				
Part (c) bathroom to be vented by window for ventilation system.	1	1	1	1
Describe conditions:				
No bathroom				

Section 7, Violations
Minimum Standards for Space, Use and Location

	Condition Levels			Score
	1	2	3	
Part (a) room size: one (1) minimum for each habitable room as specified in the NC Residential Building Code				
1. 150 square feet 2. 250 square feet 3. 350 square feet 4. 450 square feet 5. 525 square feet 6. 600 square feet 7. 675 square feet Number of occupants:	<div style="border: 1px solid black; height: 100px; width: 100%;"></div> <div style="border: 1px solid black; width: 80px; height: 20px; margin: 5px auto;"></div>			<div style="border: 1px solid black; width: 80px; height: 20px; margin: 5px auto;"></div>
Does the number of occupants exceed allowable:	1	2	4	<div style="border: 1px solid black; width: 80px; height: 20px;"></div>
Describe conditions:				
Part (b) ceiling height of 7'-0" is required				
	2	6	10	<div style="border: 1px solid black; width: 80px; height: 20px;"></div>
Describe conditions:				
Part (c) cellars and basement not for living space				
	1	2	4	<div style="border: 1px solid black; width: 80px; height: 20px;"></div>
Describe conditions:				

Section 8, Violations
Minimum Standards for Safe and Sanitary Maintenance

	<u>Condition Levels</u>			<u>Score</u>
	<u>1</u>	<u>2</u>	<u>3</u>	
Part (a) Every foundation, wall exterior wall and exterior roof shall be weather tight and in good condition and rodent proof.				
Foundation wall:	1	3	4	
Exterior wall:	2	3	4	2
Exterior roof:	2	3	4	
Protective coating for exterior wall:	1	2	3	2

Describe conditions:

Part (b) Every floor, interior wall and ceiling shall be rodent proof and in good repair.

Floor:	2	4	7	2
Interior wall:	1	2	4	2
Ceiling:	1	2	4	2

Describe conditions:

Part (c) Every window, exterior door, basement door or cellar door shall be weathertight, rodent proof and in sound condition.

Windows:	3	6	9	3
Doors:	2	4	6	

Describe conditions:

Part (d) Every outside and inside stair porch and any associated item shall be safe and support the load for which it was designed and in good repair.

Porch:	1	2	3	
Stairs:	1	2	3	

Describe conditions:

Section 8, Violations
Minimum Standards for Safe and Sanitary Maintenance

	<u>Condition Levels</u>			<u>Score</u>
	<u>1</u>	<u>2</u>	<u>3</u>	
Part (e) Every bathroom floor surface and water closet room floor shall be maintained in a watertight condition and also promote good sanitary condition.	2	4	6	2

Describe conditions:

No bathroom

Part (f) all required equipment shall be in a good state of repair.

Kitchen sink:	1	1	1	
Lavatory:	1	1	1	
Tub or shower:	1	1	1	1
Water closet:	1	1	1	1
Water heater:	1	1	1	1
Water distribution system:	1	1	1	1

Describe conditions:

Part (g) yard areas shall be graded to prevent the accumulation of stagnant water.

1	2	3	
---	---	---	--

Describe conditions:

Part (h) noxious weeds shall be controlled.

1	2	3	
---	---	---	--

Describe conditions:

Part (i) adequate egress as required by the NC Residential Code, except that width requirements are deleted for secondary egress.

Primary:	1	1	1	
Secondary:	1	1	1	

Describe conditions:

Section 9, Violations
Minimum Standards for Control of Insects, Rodents and Infestations

Part (a) Basement or cellar windows used for ventilation shall be screened to prevent entrance of rodents or other pests.

1 2 3

Describe conditions:

Part (b) degree for infestation.

1 2 3

Describe conditions:

Part (c and d) disposal of rubbish and garbage.

1 2 3

Describe conditions:

Total: 93
Rating: 31.00
Deteriorated: **XXXXX**
Dilapidated:

HOUSING GRADING SYSTEM

The enforcement of the County's Housing Code requires that a determination be made as to whether a house violating the code be considered deteriorated or dilapidated. The ordinance defines deteriorated as a house violating the code, but requiring less than 50% of its value to repair. A house so defined shall be brought up to code. A dilapidated house defined as requiring more than 50% of its value to be repaired may be ordered demolished.

The proposed grading system is designed to classify a house as either deteriorated or dilapidated. Points of 1/3 value each are given to particular violations of the code. The number of points are added up and divided by 3 after an inspection. If the score is less than OR equal to 50%, the house is defined as deteriorated. If it is more than 50%, it is determined to be dilapidated.

During the inspection process, each violation is assigned one of three levels of deterioration. Level one is very minor damage; level two is damage that requires considerable repair work and some minor replacement; level three is serious problems that will require almost complete replacement or repair work equal in value to replacement. This system sets up a standard that can be equally applied to all structures in the County.

Also, the form is designed to reflect the actual wording and structure of the housing code. It aids the inspector and provides exact information on violations to the home owner and/or occupant. Such a system should also be helpful in case of court action.