

	Minimum standard that must be achieved	Intermediate Standard	Preservation and Efficiency
Roof/shell	No severe roof leaks and sources of persistent water infiltration through building shell (basement not included)	Main areas of building shell are water tight under normal weather events. Roof and siding have at least 5 years of function life expected	All areas of building shell are solid, secure, and weather tight. Roof and siding have 10+ years of remaining functional life expected. Options for insulation and airtightening upgrades have been explored and fully maximized
Heat	Present-working- central heat system or electric system that is heating at least 50% of the home	Present, working, distribution system servicing house in such a manner that living spaces are conditioned and habitable. Heater has at least 5 years of functional life expected	Heater and distribution system are present and working efficiently- servicing all areas of the home. Heater has 10 years of remaining expected functional life. Options for high efficiency gas heating or/full electrification and heat pump installation have been explored and maximized. Energy Star equipment as budget allows
Plumbing	Hot and cold running water- No major leaks stack/lateral, supply line. No lead <i>supply</i> lines present.	Hot and cold running water, supply and drain leaks resolved. Drainlines and water heater have at least 5 years of function life expected. No lead drain lines present.	Hot and cold running water, no supply or drain leaks. Drainlines, supply lines and water heater have at least 10 years of functional life remaining. (all cast iron is in excellent condition, no lead pipes present) Options for water sense upgrades have been explored and maximized
Electrical	Service line and protective casing intact and weather tight, 100 amp service breaker box. Electrical service throughout 50% of the home including kitchen, bathroom, and main living space.	Service line in good condition (protective casing weather tight) min 100 amp service, breaker box in good condition, electric distribution free of frayed wiring, overloaded circuits, and hazards. GFCI protected outlets near water sources. Each occupied room has adequate outlets and lighting.	Service line and breaker box in good working order and expected to last 10 years or more. Min 100 amp service. Distribution in good condition with minimal knob and tube wiring. All required GFCI circuits, all circuits properly loaded. All rooms have adequate outlets and lighting. Home electrification has been explored and fully maximized. Appliances are in good working order, and have been updated to high efficiency (Energy Star preferred) as budget allows
Primary Bathroom	Functional toilet and shower/tub	Functional toilet, shower/tub. Fixtures free from leaks and expected functional life of at least 5 years. Tub surround reasonably watertight. Flooring free of major dipping/bowing/bounce.	Functional toilet, shower/tub/sink. Fixtures all in good working order with functional life of 5-10 years. Tub surround in good condition. Bath finish set present (towel rods, etc) Finish walls and flooring are intact and easy to clean, shower surround is in good condition. Bathroom has adequate ventilation.
Kitchen	Functional sink, stove, fridge, place to prepare and store food	Sink, stove, fridge all in good working order. Kitchen offers adequate places to prepare and store food. Cabinets, sink, countertop free of major damage and deterioration- functional. Flooring free of major dipping/bowing/holes	Sink, stove, fridge all in good working order. Kitchen offers adequate places to prepare and safely store food. Cabinets, sink, and countertop are all in good working order and have a remaining expected life of 5-10 years. Flooring is intact, solid, and easy to clean. Exhaust and/or recirculating fan above stove. Switch to electric induction stoves and Energy Star appliances have been explored/maximized.
Windows	Intact or covered, no missing panes	All windows are intact and can open, close, and lock	Windows are intact, can open, close, lock and are reasonably air tight and efficient. Options for air sealing have been explored an maximized
Doors	Intact and functional- open, close, lock	doors are intact, functional, weather tight, and free of major deterioration and wear	Doors are intact, function, weather tight, and in good working order. Options for air sealing have been explored an maximized
Structural	no structural components within the living building shell are in imminent danger of collapse (walls, floor joists, flooring)	no structural components (in living building shell) are in danger of collapse and integrity of members sufficient to last at least 5 years (walls, floor joists, flooring), finish surfaces of walls, and flooring in occupied living areas are intact and sound (no large areas of missing flooring/drywall/plaster). Sources of structural damage such as water/rot and termites are treated/resolved.	structural components are all solid, free of rot/movement/deterioration. Finish surfaces of walls, and flooring in occupied living areas are complete, solid, and sound. Sources of structural damage such as water/rot and termites are treated/resolved.
Health/safety hazards	combustion gases venting properly out of home, no major gas leaks, no eminent fire hazards. Smoke and co detectors present. No major sources of mold, or friable asbestos in primary living areas. No chipping lead paint in rooms occupied by children. No major insect or rodent infestation in kitchen and primary living areas. Home must be safe and resonably accessible for workers.	combustion gas appliances have venting that is compliance with code, no gas leaks, no fire hazards (combustion appliances and/or wiring), smoke and co detectors present on each level of home. No mold in occupied living area, or chipping lead paint homes occupied by children. Home has adequate ventilation. Rodent and insect infestation is managed.	combustion gas appliances have venting that is compliance with code, no gas leaks, no fire hazards (combustion appliances and/or wiring), smoke and co detectors present on each level of home. No mold in occupied living area, or chipping lead paint homes occupied by children. Home has adequate ventilation. Rodent and insect infestation is managed. Home is free of agents that jeopardize indoor air quality (VOC, formaldehyde, etc)
Client Needs	minimum egress in the event of emergency	Client is able to safely enter and exit the home, access sleeping area, kitchen and bathroom facilities regardless of physical limitations. If home has a child with asthma, the child's primary living areas are free of environmental triggers for asthma	All occupants are able to safely access, use and move about the home. Homes are properly equiped/modified to accomodate function needs of occupants with disabilities. If home has a child with asthma, the child's primary living areas are free of environmental triggers for asthma