

# Habitability Inspection Grading Rubric

## How it Works:

A grade of A, B, C, D, or F will be assigned to each item on the inspection form. The house will then receive an overall inspection grade based on the grades for each item.

An overall grade of A, B, or C is passing and will not be followed up on by a re-inspection.

An overall grade of D or F will require re-inspection and every member of the house is fined \$26.00. The re-inspection date will be noted on the report and items must be corrected by this date.

## Definition of Grades:

**F** = Conditions that should never be present in the house. Health & safety hazards. Accessibility violations. Any F on an inspection will result in an automatic failure for that inspection round. Areas receiving an F should be corrected as soon as possible, but no later than the re-inspection date noted on the report.

**Ex.** Furniture, trash, bikes, dishes or items of any kind in the hallways, stairways, fire escapes, or blocking emergency exits. Flammable items stored openly or under exit stairways. Items on restricted roof areas. Objects hung from or blocking fire sprinkler pipes/heads. Storage within 3ft. of boilers/heaters. Free piles that are overflowing to the extent you cannot enter the room. Sanitizer for pots/dishes empty. Trip/slip hazards. Broken window glass or other conditions that could cause injury. Unsorted & uncovered trash, compost or recycling bins.

**D** = Severe cleanliness violations. One-time maintenance issues that need to be corrected by the house or Central Maintenance. Areas/items receiving a D should be addressed by the re-inspection date noted on the report. As long as you can show that you have already reached out to CM or relevant resources the infraction won't count against you for the inspection/re-inspection.

**Ex.** Mold on bathroom or kitchen surfaces. Torn fridge gasket. Large holes in walls. Broken/torn furniture that should be repaired or discarded. Upholstered furniture outside or on exterior balcony/roof. Excessive dump run piles. Vegetation growth or cleanliness issues providing rodent harborage. Missing soap/paper towel dispensers. Food stored on the floor in the pantry or walk-in. Dishes and/or food left in common rooms/bathrooms. Refrigerator temp not in safe range. Grease bucket totally full.

**C** = Passing grade. General cleanliness issues. Highlights areas that need more regular cleaning. Should see improvements made by next round of habitability inspections but no immediate follow-up inspection necessary. Failure to address a C by the next round of inspections may lead to lower grades over time.

**Ex.** Dirty shower grout. Severely disorganized Free Pile. Pots stored in sinks. Significant debris under food prep surfaces/appliances. Uncovered food storage in fridge or pantry. Multiple open bags in pantry. Uncovered trash/compost. Vegetation or cleanliness issues that if not corrected could lead to rodent issues.

**B** = Aesthetic improvements. Overall OK to continue in that condition, but could be improved.

**Ex.** Somewhat disorganized recycling/free pile/storage areas. Some trash/leaves around perimeter of house. Cleaning issues which do not present health/sanitation/safety issues.

**A** = Area overall clean, tidy and organized. No changes or additional action needed because you're already rockin' it.

**Ex.** No obstructions in any hallway, stairway, or fire escape. Well organized recycling/free pile/storage areas. Fridges clean and all food properly stored. Kitchen clean and organized, with no food safety or cleanliness issues.

**I** = Informational. Think "Point of information."

**Ex.** Fire extinguishers due to be serviced next month. Sanitizing fluid for dish machine low.

