Definition of Dwelling Unit Rating

Excellent:	The dwelling unit is new or well maintained. It is structurally sound with a foundation that appears structurally undamaged and a straight roofline. Windows, doors, and siding are in good repair. The porch is structurally sound. Exterior paint is in good condition.
Sound:	The dwelling unit requires minor deferred maintenance, such as repainting, window repairs, the replacement of a few shingles on the roof, the repair of minor sections of the porch, or repairs of small cracks in the foundation.
Minor Rehabilitation:	The dwelling unit shows signs of multiple deferred maintenance, or that requires the repair of one major component.
Moderate Rehabilitation:	The dwelling unit requires multiple repairs and the replacement of a major component.
Substantial Rehabilitation:	The dwelling unit requires the repair or replacement of all exterior components.
Dilapidation:	The dwelling unit tha suffers from excessive neglect, appears structurally unsound and unsafe for human habitation, and may not be feasible to rehabilitate.

Definition of Lot Condition Rating

Good:	The lot is well maintained. Yard is clean and not overgrown, detached structures, such as garages or sheds are structurally sound, fencing is in good repair, and no graffiti is present on the property.
Fair	One or more components of the lot needs minor maintenance.
Poor:	The lot shows multiple deferred maintenance, and needs the major repair of one or two components on the lot.
Dilapidated:	The lot shows long-standing neglect and needs to be completely redone.

These definitions were based off the following works:

1 Appendix A: Housing Condition Survey
(City of Oakland, Housing Element 2007-2014, Revised Public Draft- June 2009)

2 2003 Building Condition Survey
(John Fisher, AmeriCorps VISTA 2002-2003)