

## **SECTION IV**

### **Model /Classification System & TABLES**

- A. Single Family**
- B. Single Family Townhome**
- C. Duplexes**
- D. Mobile Homes**

## **CLASS 1                    SINGLE-FAMILY RESIDENCE**

### GENERAL DESCRIPTION

Low cost structure of inexpensive materials, poor design, and workmanship.

### Standard Specifications

#### Foundation:

- \* Piers
- \* Blocks
- \* Posts of Wood
- \* Masonry
- \* Very Thin Slab

#### Exterior Walls:

##### **RF1**

- \* Low grade wood
- \* Covering of aluminum siding
- \* Composition shingles
- \* Asbestos shingles
- \* Stucco

##### **RV1**

- \*Inexpensive Masonry Veneer of Low Quality brick.

#### Roof:

- \* Inexpensive metal roof
- \* Roll roofing
- \* Composition shingles
- \* Light wood shingles (Older homes)

#### Floors:

- \* Softwood bare or painted
- \* Slab covered with linoleum or asphalt tile

#### Millwork:

- \* Few plain wooden or inexpensive Metal windows
- \* Panel or Hollow-Core Doors
- \* Few Cabinets

### Typical Features:

Few electrical outlets, cheap fixtures, one bath, stove heaters, no garage or carport, small porch, 400 to 800 square feet of living area. Rectangular shape with little or no eaves.

## **CLASS 2 SINGLE-FAMILY RESIDENCES**

### GENERAL DESCRIPTION

Low cost structure of inexpensive materials, poor design and workmanship. Not attractive in appearance.

### Standard specifications

#### Foundation:

- \* Piers
- \* Blocks
- \* Posts of Wood
- \* Masonry
- \* Thin Slab

#### Exterior Walls:

#### **RF2**

- \* Low grade Wood
- \* Covering of Aluminum Siding
- \* Composition Shingles
- \* Asbestos Shingles
- \* Stucco

#### **RV2**

- \*Inexpensive Masonry Veneer of Low Quality Brick or Stone

#### Roof:

- \* Inexpensive Metal Roof
- \* Roll Roofing
- \* Composition Shingles
- \* Light Wood Shingles (Older homes)

#### Floors:

- \* Softwood bare or painted
- \* Slab covered with linoleum or asphalt tile
- \* Low cost carpet

#### Millwork:

- \* Few Plain Wooden or Inexpensive Metal Windows
- \* Panel or Hollow-Core Doors
- \* Few Cabinets

### Typical Features:

Few electrical outlets, cheap fixtures, one bath, gas stoves, floor or wall furnace, narrow eaves, may have detached garage, 600 to 1000 square feet of living area. Rectangular shape with little or no offsets.

## **CLASS 3 SINGLE-FAMILY RESIDENCES**

### GENERAL DESCRIPTION

Low cost structure that meets minimum building code requirements. Usually built from stock plans. Small to medium wood frame, masonry-veneer, or solid masonry structure of fair materials, design and workmanship.

### Standard Specifications

#### Foundation:

- \* Light Concrete Slab
- \* Pier and Beam

#### Exterior Walls:

#### **RF3**

- \* Inexpensive Wood Siding
- \* Aluminum Siding
- \* Asbestos Siding
- \* Stucco

#### **RV3**

- \*Inexpensive Brick or Stone Veneer

#### Roof:

- \* Metal Roof
- \* Light Wood Shingles (Older homes)
- \* Composition Shingles
- \* Built-up

#### Floors:

- \* Softwood with covering
- \* Hardwood with varnish or paint or tile
- \* Low Cost Carpet

#### Millwork:

- \* Wood or Metal Single or Double hung Windows
- \* Metal Casement Windows
- \* Panel, Hollow-core or Slab Softwood Doors
- \* Some Milled Cabinets

### Typical Features:

Adequate electrical outlets, standard builders fixtures, one bath, one car garage or carport, small front and rear porches, stove or wall heaters, window unit A/C, downdraft evaporative, 800 to 1200 square feet of living area. Generally rectangular in shape with a

couple of minor offsets and small overhang on roof. May have minor roofline change such as an ornamental false gable. Brick wainscot on front is also common.

## **CLASS 4 SINGLE-FAMILY RESIDENCES**

### GENERAL DESCRIPTION

Low cost structure that meets minimum building code requirements. Usually built from stock plans. Small to medium wood frame, masonry-veneer or solid masonry structure of fair materials, design and workmanship.

### Standard specifications

#### Foundation:

- \* Light Concrete Slab
- \* Pier and Beam

#### Exterior Walls:

#### **RF4**

- \* Wood Siding
- \* Aluminum Siding
- \* Asbestos Siding
- \* Stucco

#### **RV4**

- \*Average Brick or Stone Veneer

#### Roof:

- \* Metal roof
- \* Light Wood Shingles (Older homes)
- \* Composition Shingles
- \* Built-up

#### Floors:

- \* Softwood with covering
- \* Hardwood with varnish or paint or tile
- \* Low cost carpet

#### Millwork:

- \* Wood or metal single or double hung windows
- \* Panel, Hollow-core Doors
- \* Some Milled Cabinets

### Typical Features:

Adequate electric outlets, standard builders fixtures, 1-2 baths, 1-2 car garage or carport, small front and rear porches, wall heaters, downdraft evaporative, 1000 to 1400 square feet of living area. Central air and fireplaces may have been added. Inset porch area and false gable may also be found. Brick fronts all the way to the eaves may be seen.

## **CLASS 5 SINGLE-FAMILY RESIDENCE**

### GENERAL DESCRIPTION

Average house of average design, materials and workmanship. Houses of this type are usually of two to four floor plans within a subdivision.

### Standard specifications

#### Foundation:

- \* Concrete Slab
- \* Pier and Beam on older homes

#### Exterior Walls:

##### **RF5**

- \* Good Wood Siding
- \* Good Asbestos Shingles
- \* Stucco

##### **RV5**

- \* Brick or Stone Veneer

#### Roof:

- \* Metal Roof
- \* Good Wood Shingles
- \* Medium Weight Composition Shingles
- \* Built-up

#### Floors:

- \* Varnished Hardwood
- \* Tile
- \* Carpet

#### Millwork:

- \* Standard Wood or Aluminum Single or Double hung Windows
- \* Medium Grade Panel or Hollow-core Doors
- \* Stock Baseboard and Casings
- \* Milled Kitchen Cabinets made of Plywood

### Typical Features:

Ample electrical outlets, average fixtures, fireplace, 2 baths, 2 car garage, front and rear porches or patios. L shaped or other variation from rectangle, central heating and cooling. 1200 to 1800 square feet of living area. May have bay window and larger wood casement windows on front with the front door being inset.

## **CLASS 7 SINGLE-FAMILY RESIDENCE**

### GENERAL DESCRIPTION

Good structure of above-average materials, design, and workmanship. Attractive in appearance.

### Standard Specifications

#### Foundation:

- \* Heavy Concrete Slab
- \* Pier and Beam on older homes

#### Exterior Walls:

##### **RF7**

- \*Very Good Wood Siding
- \*Stucco

##### **RV7**

- \*Good Brick or Stone Veneer

#### Roof:

- |   |                     |
|---|---------------------|
| *Good Quality Metal Roof                                    | *Good Wood Shingles |
| *Medium to Heavy Weight<br>Composition or Asbestos shingles | *Tile               |
|   | *Built-up           |

#### Floors:

- \* Carpet
- \* Tile
- \* Varnished Hardwood

#### Millwork:

- |   |                                   |
|---|-----------------------------------|
| *Good Wood or Metal Windows                   | *Good Panel or Solid-core Doors   |
| *Built-in Cabinets and Bookcases<br>with trim | *Built-in Appliances in Kitchen   |
|   | *Hardwood or Softwood Baseboard & |

#### Casings

### Typical Features:

More than ample electric outlets, custom fixtures, 2 – 2 ½ baths, 2 car garage or carport, large porches or patios, L, U, or I shape, sliding glass doors, central heating and cooling, fireplace, 1600 to 2400 square feet of living area.

## **CLASS 8                      SINGLE-FAMILY RESIDENCE**

### GENERAL DESCRIPTION

Very good structure of desirable materials, design, and workmanship. Custom built from good architectural plans by a good contractor. Attractive in appearance.

### Standard Specifications

#### Foundation:

- \* Reinforced Concrete Slab
- \* Heavy Masonry Pier-and-Beam on older homes

#### Exterior Walls:

##### **RF8**

- \*Select Wood Siding

##### **RV8**

- \*Select Brick or Stone Veneer
- \*Heavy Stucco with Excellent Finish and Brick Ornamentation

#### Roof:

- \*Good Quality Metal Roof
- \*Wood Shake
- \*Heavy Weight Asbestos Shingles
- \*Best Composition Shingles
- \*Built-up
- \*Tile

#### Floors:

- \*Good Hardwood
- \*Good Carpet
- \*Tile
- \*Terrazzo

#### Millwork:

- \*Good Quality Wood or Metal Windows
- \*High Quality Panel or Solid-core Doors
- \*Built-in Cabinets
- \*Bookcases of Select Wood with Trim
- \*Built-in Appliances

### Typical Features:

More than ample electric outlets, custom fixtures, 2 – 3 baths, 2 or 3 garage, large porches or patios, irregular shape, sliding glass doors, central heating and cooling, fireplaces, 2000 to 3000 square feet of living area.

## **CLASS 9                      SINGLE-FAMILY RESIDENCE**

### **GENERAL DESCRIPTION**

High quality structure of excellent materials, design, and workmanship. Custom built from good architectural plans by a good contractor. Attractive in appearance.

### **Standard Specifications**

#### **Foundation:**

- \*Heavy, Well Reinforced Concrete Slab
- \*Very High Quality Pier and Beam on older homes

#### **Exterior Walls:**

##### **RF9**

- \* Best Wood Siding

##### **RV9**

- \*Very Good Brick or Stone Veneer
- \*Heavy Stucco with Excellent Finish and Brick Ornamentation

#### **Roof:**

- \* Heavy Wood Shake
- \*Asbestos Shingles
- \*Slate Shingles
- \*Built-up
- \*Tile

#### **Floors:**

- \*Parquet Hardwood
- \*Good Quality Carpet
- \*Tile
- \*Terrazzo

#### **Millwork:**

- \*High Quality Wood or Metal Windows
- \*Heavy Panel or Solid-core Doors
- \*Custom Built-in Cabinets and Bookcases of Select Wood with Custom Trim
- \*Built-in Appliances

### **Typical Features:**

Numerous electric outlets, custom fixtures, 3-4 baths, 3 or 4 car garage, large porches or patios, irregular shape, sliding glass doors, central heating and cooling, fireplaces, 3000+

square feet of living area. Also, special features such as balconies, skylights, and atriums.

## **CLASS 10**

## **SINGLE-FAMILY RESIDENCE**

### GENERAL DESCRIPTION

Exceptional quality homes which are generally individually designed and are characterized by the custom quality of workmanship, finishes and appointments, and considerable attention to detail.

### Standard Specifications

#### Foundation:

- \*Heavy, Well Reinforced Concrete Slab on a good-quality sand or gravel base
- \*Very High Quality Pier and Beam with wood or steel joist and subfloor on the first and upper floors. Joists are properly spaced to accommodate the additional interior components of this custom-quality housing.

#### Exterior Walls:

##### **RF10**

- \* Best Wood Siding

##### **RV10**

- \*Select brick
- \*Cut stone
- \*Concrete tile

#### Roof:

- \*Clay tile or Concrete tile
- \*Slate Shingles

#### Floors:

- \*High quality carpet
- \*Hardwood
- \*Terrazzo
- \*Ceramic or Quarry tile
- \*Marble or Granite

#### Millwork:

- \*Excellent quality Wood or Metal Windows
- \*Hardwood Paneling
- \*Custom Built-in Bookcases with ample cabinets of select wood
- \*Kitchen cabinetry will exhibit best-quality paint or laminates or custom, natural, lacquer-finished woods.
- \*Built-in Appliances

Typical Features:

A roof of custom design with many ridges and valleys, good flashing, ample gutters and downspouts, along with some skylights. Roofline is of a steep slope with a pitch up to 6:12 for one story homes.

Large roof overhangs up to 3 feet can also be found. Kitchen counters and sinktops will be custom-grade laminates, solid plastics (Corian, Nevamar, etc.), cultured marble, ceramic tile and wood. Numerous well-positioned outlets and custom-quality fixtures throughout. Large luminous fixtures in kitchen, bath and dressing areas. Eighteen custom-quality white or colored plumbing fixtures which may include any of the following: water heater, laundry tray, tiled shower stall, toilet, bidet, vanities, tub, tub with shower over, kitchen sink, wet bar or Jacuzzi. Irregular shape with 3400+ square feet of living area. Special features such as balconies, atriums, porches and breezeways.

## **CLASS 11**

## **SINGLE-FAMILY RESIDENCE**

### GENERAL DESCRIPTION

Exceptional quality homes which are generally individually designed and are characterized by the custom quality of workmanship, finishes and appointments, and considerable attention to detail.

### Standard Specifications

#### Foundation:

- \*Heavy, Well Reinforced Concrete Slab on a good-quality sand or gravel base.
  
- \*Very High Quality Pier and Beam with wood or steel joist and subfloor on the first and upper floors. Joists are properly spaced to accommodate the additional interior components of this custom-quality housing.

#### Exterior Walls:

##### **RF11**

- \* Best Wood Siding

##### **RV11**

- \*Select Brick
- \*Cut Stone
- \*Heavy stucco with excellent finish and brick ornamentation

#### Roof:

- \*Clay tile
- \*Slate Shingles
- \*Concrete tile

#### Floors:

- \*Best quality carpet as well as high-quality custom carpets
- \*Hardwood
- \*Terrazzo
- \*Ceramic or Quarry tile
- \*Marble or Granite

#### Millwork:

- \*Excellent quality Wood or Metal Windows
- \*Hardwood Paneling
- \*Custom Built-in Bookcases with ample cabinets of select wood
- \*Kitchen cabinetry will exhibit finest-quality paint or laminates or high quality custom, natural, lacquer-finished woods.
- \*Built-in Appliances

### Typical Features:

A roof of custom design with many ridges and valleys, good flashing, ample gutters and downspouts, along with many skylights. Roofline is of a steep slope with a pitch up to 6:12 for one story homes. Large roof overhangs up to 3 feet can also be found. Kitchen counters and sinktops will be of the highest grades of laminates, solid plastics (Corian, Nevamar, ets.), cultured marble, ceramic tile and wood. Numerous well-positioned outlets and custom-quality fixtures throughout including one high-value chandelier, probably in the entry or formal dining room. Large luminous fixtures in kitchen, bath and dressing areas. Twenty-Five custom-quality white or colored plumbing fixtures which may include any of the following; water heater, laundry tray, tiled shower stall, toilet, bidet, vanities, tub, tub with shower over, kitchen sink, wet bar or Jacuzzi. Irregular shape with 3800+ square feet of living area. Special features such as balconies, atriums, porches, breezeways, fireplaces, and basement.

## **CLASS 12**

## **SINGLE-FAMILY RESIDENCE**

### GENERAL DESCRIPTION

Exceptional quality homes which are generally individually designed and are characterized by the custom quality of workmanship, finishes and appointments, and considerable attention to detail.

### Standard Specifications

#### Foundation:

- \*Heavy, Well Reinforced Concrete Slab on a good-quality sand or gravel base.
  
- \*Very High Quality Pier and Beam with wood or steel joist and subfloor on the first and upper floors. Joists are properly spaced to accommodate the additional interior components of this custom-quality housing.

#### Exterior Walls:

##### **RF12**

- \* Best Wood Siding

##### **RV12**

- \*Select Brick
- \*Cut Stone
- \*Heavy stucco with excellent finish and brick ornamentation

#### Roof:

- \*Clay tile
- \*Slate Shingles
- \*Concrete tile

#### Floors:

- \*Best quality carpet as well as high-quality custom carpets
- \*Custom Hardwood
- \*Best quality Terrazzo
- \*Best quality Ceramic or Quarry tile as well as custom imported tile
- \*Marble or Granite

#### Millwork:

- \*Excellent quality Wood or Metal Windows
- \*Hardwood Paneling
- \*Custom Built-in Bookcases with ample cabinets of select wood
- \*Kitchen cabinetry will exhibit finest-quality paint or laminates or high quality custom, natural, lacquer-finished woods.
- \*Built-in Appliances

### Typical Features:

A roof of custom design with many ridges and valleys, good flashing, ample gutters and downspouts, along with many skylights. Roofline is of a steep slope with a pitch up to 6:12 for one story homes. Large roof overhangs up to 3 feet can also be found. Kitchen counters and sinktops will be of the highest grades of laminates, solid plastics (Corian, Nevamar, etc.), cultured marble, ceramic tile and wood. Numerous well-positioned outlets and custom-quality fixtures throughout including one high-value chandelier, probably in the entry or formal dining room. Large luminous fixtures in kitchen, bath and dressing areas. Twenty-Five custom-quality white or colored plumbing fixtures which may include any of the following; water heater, laundry tray, tiled shower stall, toilet, bidet, vanities, tub, tub with shower over, kitchen sink, wet bar or Jacuzzi. Irregular shape with 4200+ square feet of living area. Special features such as balconies, atriums, porches, breezeways, fireplaces, and basement.

## **CLASS 13**

## **SINGLE-FAMILY RESIDENCE**

### GENERAL DESCRIPTION

Exceptional quality homes which are generally individually designed and are characterized by the custom quality of workmanship, finishes and appointments, and considerable attention to detail.

### Standard Specifications

#### Foundation:

- \*Heavy, Well Reinforced Concrete Slab on a good-quality sand or gravel base.
  
- \*Very High Quality Pier and Beam with wood or steel joist and subfloor on the first and upper floors. Joists are properly spaced to accommodate the additional interior components of this custom-quality housing.

#### Exterior Walls:

##### **RF13**

- \* Best Wood Siding

##### **RV13**

- \*Select Brick
- \*Cut Stone
- \*Heavy stucco with excellent finish and brick ornamentation

#### Roof:

- \*Clay tile
- \*Slate Shingles
- \*Concrete tile

#### Floors:

- \*Best quality carpet as well as high-quality custom carpets
- \*Custom Hardwood
- \*Best quality Terrazzo
- \*Best quality Ceramic or Quarry tile as well as custom imported tile
- \*Marble or Granite

#### Millwork:

- \*Excellent quality Wood or Metal Windows
- \*Hardwood Paneling
- \*Custom Built-in Bookcases with ample cabinets of select wood
- \*Kitchen cabinetry will exhibit finest-quality paint or laminates or high quality custom, natural, lacquer-finished woods.
- \*Built-in Appliances

### Typical Features:

A roof of custom design with many ridges and valleys, good flashing, ample gutters and downspouts, along with many skylights. Roofline is of a steep slope with a pitch up to 6:12 for one story homes. Large roof overhangs up to 3 feet can also be found. Kitchen counters and sinktops will be of the highest grades of laminates, solid plastics (Corian, Nevamar, etc.), cultured marble, ceramic tile and wood. Numerous well-positioned outlets and custom-quality fixtures throughout including one high-value chandelier, probably in the entry or formal dining room. Large luminous fixtures in kitchen, bath and dressing areas. Thirty custom-quality white or colored plumbing fixtures which may include any of the following; water heater, laundry tray, tiled shower stall, toilet, bidet, vanities, tub, tub with shower over, kitchen sink, wet bar or Jacuzzi. Irregular shape with 4600+ square feet of living area. Special features such as balconies, atriums, porches, breezeways, fireplaces, swimming pools, tennis courts, and basement.

## **CLASS 14                    SINGLE-FAMILY RESIDENCE**

### GENERAL DESCRIPTION

Exceptional quality homes which are generally individually designed and are characterized by the custom quality of workmanship, finishes and appointments, and considerable attention to detail.

### Standard Specifications

#### Foundation:

- \*Heavy, Well Reinforced Concrete Slab on a good-quality sand or gravel base.
  
- \*Very High Quality Pier and Beam with wood or steel joist and subfloor on the first and upper floors. Joists are properly spaced to accommodate the additional interior components of this custom-quality housing.

#### Exterior Walls:

##### **RF14**

- \* Best Wood Siding

##### **RV14**

- \*Select Brick
- \*Cut Stone
- \*Heavy stucco with excellent finish and brick ornamentation

#### Roof:

- \*Clay tile
- \*Slate Shingles
- \*Concrete tile

#### Floors:

- \*Best quality carpet as well as high-quality custom carpets
- \*Custom Hardwood
- \*Best quality Terrazzo
- \*Best quality Ceramic or Quarry tile as well as custom imported tile
- \*Marble or Granite

#### Millwork:

- \*Excellent quality Wood or Metal Windows
- \*Hardwood Paneling
- \*Custom Built-in Bookcases with ample cabinets of select wood
- \*Kitchen cabinetry will exhibit finest-quality paint or laminates or high quality custom, natural, lacquer-finished woods.
- \*Built-in Appliances

### Typical Features:

A roof of custom design with many ridges and valleys, good flashing, ample gutters and downspouts, along with many skylights. Roofline is of a steep slope with a pitch up to 6:12 for one story homes. Large roof overhangs up to 3 feet can also be found. Kitchen counters and sinktops will be of the highest grades of laminates, solid plastics (Corian, Nevamar, etc.), cultured marble, ceramic tile and wood. Numerous well-positioned outlets and custom-quality fixtures throughout including one high-value chandelier, probably in the entry or formal dining room. Large luminous fixtures in kitchen, bath and dressing areas. Thirty-Four custom-quality white or colored plumbing fixtures which may include any of the following; water heater, laundry tray, tiled shower stall, toilet, bidet, vanities, tub, tub with shower over, kitchen sink, wet bar or Jacuzzi. Irregular shape with 5000+ square feet of living area. Special features such as balconies, atriums, porches, breezeways, fireplaces, swimming pools, tennis courts, and basement.

## **CLASS 15**

## **SINGLE-FAMILY RESIDENCE**

### GENERAL DESCRIPTION

Exceptional quality homes which are generally individually designed and are characterized by the custom quality of workmanship, finishes and appointments, and considerable attention to detail.

### Standard Specifications

#### Foundation:

- \*Heavy, Well Reinforced Concrete Slab on a good-quality sand or gravel base.
  
- \*Very High Quality Pier and Beam with wood or steel joist and subfloor on the first and upper floors. Joists are properly spaced to accommodate the additional interior components of this custom-quality housing.

#### Exterior Walls:

##### **RF15**

- \* Best Wood Siding

##### **RV15**

- \*Select Brick
- \*Cut Stone
- \*Heavy stucco with excellent finish and brick ornamentation

#### Roof:

- \*Clay tile
- \*Slate Shingles
- \*Concrete tile

#### Floors:

- \*Best quality carpet as well as high-quality custom carpets
- \*Custom Hardwood
- \*Best quality Terrazzo
- \*Best quality Ceramic or Quarry tile as well as custom imported tile
- \*Marble or Granite

#### Millwork:

- \*Excellent quality Wood or Metal Windows
- \*Hardwood Paneling
- \*Custom Built-in Bookcases with ample cabinets of select wood
- \*Kitchen cabinetry will exhibit finest-quality paint or laminates or high quality custom, natural, lacquer-finished woods.
- \*Built-in Appliances

Typical Features:

A roof of custom design with many ridges and valleys, good flashing, ample gutters and downspouts, along with many skylights. Roofline is of a steep slope with a pitch up to 6:12 for one story homes. Large roof overhangs up to 3 feet can also be found. Kitchen counters and sinktops will be of the highest grades of laminates, solid plastics (Corian, Nevamar, etc.), cultured marble, ceramic tile and wood. Numerous well-positioned outlets and custom-quality fixtures throughout including one high-value chandelier, probably in the entry or formal dining room. Large luminous fixtures in kitchen, bath and dressing areas. Thirty-Seven custom-quality white or colored plumbing fixtures which may include any of the following; water heater, laundry tray, tiled shower stall, toilet, bidet, vanities, tub, tub with shower over, kitchen sink, wet bar or Jacuzzi. Irregular shape with 5400+ square feet of living area. Special features such as balconies, atriums, porches, breezeways, fireplaces, swimming pools, tennis courts, and basement.

## **CLASS 4**

## **TOWNHOUSE VENEER**

### GENERAL DESCRIPTION

Low cost structure that meets minimum building code requirements. Usually built from stock plans. Small to medium wood frame structure of fair materials, design and workmanship. Each Townhouse living unit is one of a group of three or more units that are adjoined by no more than two common walls. Townhouses will never have other units above or below and will always have individual exterior entries.

### Standard specifications

#### Foundation:

- \*Light concrete slab
- \*Pier and beam

#### Exterior Walls:

- \* **TV4**
- \*Average brick or stone veneer
- \* Stucco

#### Roof:

- \* Metal
- \* Light wood shingles (older homes)
- \* Composition shingles
- \* Built-up

#### Floors:

- \* Softwood with covering
- \* Hardwood with varnish or paint or tile
- \* Low cost carpet

#### Millwork:

- \* Wood or metal single or double hung windows
- \* Panel, hollow-core doors
- \* Some milled cabinets

### Typical Features

Adequate electric outlets, standard builders fixtures, 1-2 baths, 1-2 car garage or carport, small front and rear porches, wall heaters, downdraft evaporative, 1000 to 1400 square feet of living area. Central air and fireplaces may have been added. Inset porch area and false gable may also be found. Brick fronts all the way to the eaves may be seen.

Sec IV Class Description

**CLASS 5**

**TOWNHOUSE VENEER**

GENERAL DESCRIPTION

Average house of average design, materials and workmanship. Houses of this type are usually of two to four floorplans within a subdivision. Each Townhouse living unit is one of three or more units that are adjoined by no more than two common walls. Townhouses will never have other units above or below and will always have individual exterior entries.

Standard specifications

Foundation:

- \*Concrete slab
- \*Pier and beam on older homes

Exterior Walls:

- TV5**
- \* Brick or stone veneer
  - \* Stucco

Roof:

- \* Metal
- \* Good wood shingles
- \* Medium-weight composition shingles
- \* Built-up

Floors:

- \* Varnished hardwood
- \* Tile
- \* Carpet

Millwork:

- \* Standard wood or aluminum single or double-hung windows
- \* Medium grade panel or hollow-core doors
- \* Stock baseboard and casings
- \* Milled kitchen cabinets made of plywood

Typical Features

Ample electrical outlets, average fixtures, fireplace, 2 baths, 2 car garage, front and rear porches or patios. L-shaped or other variation from rectangle, central heating and cooling. 1200 to 1800 square feet of living area. May have bay window and larger wood casement windows on front with the front door being inset.

Sec IV Class Description

## CLASS 6

## TOWNHOUSE VENEER

### GENERAL DESCRIPTION

Average house of average design, materials and workmanship. Houses of this type are usually of two to four floorplans within a subdivision. May have one or two features considered to be above average, such as decorative brick. Each Townhouse living unit is one of a group of three or more units that are adjoined by no more than two common walls. Townhouses will never have other units above or below and will always have individual exterior entries.

### Standard specifications

#### Foundation:

- \* Concrete slab
- \* Pier and beam on older homes

#### Exterior Walls:

##### **TV6**

- \* Brick or stone veneer
- \* Stucco

#### Roof:

- \* Metal
- \* Good wood shingles
- \* Medium weight composition shingles
- \* Built-up

#### Floors:

- \* Varnished hardwood
- \* Tile
- \* Carpet

#### Millwork:

- \* Standard wood or aluminum single or double-hung windows
- \* Medium grade panel or hollow-core doors
- \* Stock baseboard and casings
- \* Milled kitchen cabinets made of plywood

### Typical Features

Ample electric outlets, average fixtures, fireplace, 2 baths, 2 car garage, large covered front and rear porches and patios. Variety of shapes with multiple corners, central heating and cooling, 1400 to 2000 square feet of living area. More and better quality windows along with a hip roof.

## **CLASS 7**

## **TOWNHOUSE VENEER**

### GENERAL DESCRIPTION

Custom built house from stock or individual plans, large rooms, usually side or rear entry garage, excellent workmanship and materials, average size over 2100 square feet of living area. Each Townhouse living unit is one of a group of three or more units that are adjoined by no more than two common walls. Townhouses will never have other units above or below and will always have exterior entries.

### Standard specifications

#### Foundation:

- \* Slab
- \* Pier and beam

#### Exterior Walls:

- \* **TV7**
- \* Brick or stone
- \* Stucco with brick ornamentation

#### Roof:

- \* Wood
- \* Clay or concrete tile
- \* Heavy composition (simulated shake patterns)

#### Floors:

- \* Carpet
- \* Tile
- \* Parquet

#### Millwork:

- \* Good wood or aluminum single or double-hung windows
- \* Medium grade panel or hollow-core doors
- \* Stock baseboard and casings
- \* Milled kitchen cabinets made of plywood

### Typical Features

More than ample electrical outlets, good fixtures, 2 – 2 ½ baths, 2 car garage, large covered porches or patios. Central heating and cooling, all built-ins, walk-in closets, decorator bath in master bathroom, good mill work, hip roof with multiple cuts. Interior may be paneled or have high quality wallpaper.

## **C. Duplexes – General Information**

Summarized on the following pages are general descriptions  
Of fifteen quality classes for duplexes.

A structure is considered to be a duplex if it consists of two  
Living units separated by a common wall or walls.

The descriptions provided are typical of improvements within  
each class. They do not represent minimum standards and  
should not be used as the sole determinant for assigned quality class.

## **Class 1**

## **Duplex**

### General Description

Low cost structure of inexpensive materials, poor design and workmanship.

### Standard Specifications – DF1

#### Foundation:

- \*Piers
- \*Blocks
- \*Wood Posts
- \*Masonry
- \*Very thin slab

#### Exterior walls:

- \*Low-grade wood
- \*Aluminum siding
- \*Composition shingles
- \*Asbestos shingles
- \*Stucco

#### Roof:

- \*Inexpensive metal
- \*Roll composition
- \*Composition shingles
- \*Light wood shingles (older duplexes)

#### Floors:

- \*Soft wood bare or painted
- \*Linoleum or asphalt tile

#### Millwork:

- \*Few plain wooden or inexpensive metal windows
- \*Panel or hollow-core doors
- \*Few cabinets

### Typical Features

Few electrical outlets, cheap fixtures, one bath per unit, stove heaters, 400 to 800 square feet of living area. Rectangular shape with little or no eaves.

## **Class 2**

## **Duplex**

### General Description

Low cost structure of inexpensive materials, poor design and workmanship. Not attractive in appearance.

### Standard Specifications

#### Foundation:

- \*Piers
- \*Blocks
- \*Wood Posts
- \*Masonry
- \*Thin Slab

#### Exterior Walls:

#### **DF2**

- \*Low-grade Wood
- \*Aluminum Siding
- \*Composition Shingles
- \*Asbestos Shingles
- \*Stucco

#### **DV2**

- \*Inexpensive masonry veneer of low quality brick or stone

#### Roof:

- \*Inexpensive metal
- \*Roll composition
- \*Composition
- \*Light wood (older duplexes)

#### Floors:

- \*Soft wood bare or painted
- \*Linoleum or asphalt tile
- \*Low cost carpet

#### Millwork:

- \*Few plain wooden or inexpensive metal windows
- \*Panel or hollow-core doors
- \*Few cabinets

### Typical Features

Few electrical outlets, cheap fixtures, one bath, gas stoves, floor or wall furnace, narrow eaves, 500 to 1000 square feet of living area. Rectangular shape with little or no offsets.

## **Class 3**

## **Duplex**

### General Description

Low cost structure that meets minimum building code requirements. Usually built from stock plans. Small to medium wood frame or masonry veneer structure of fair materials, design, and workmanship.

### Standard Specifications

#### Foundation:

- \*Light concrete slab
- \*Pier and beam

#### Exterior walls:

#### **DF3**

- \*Inexpensive wood siding
- \*Aluminum siding
- \*Asbestos siding
- \*Stucco

#### **DV3**

- \*Inexpensive brick or stone veneer

#### Roof:

- \*Metal
- \*Light wood shingles (older duplexes)
- \*Composition shingles
- \*Built-up

#### Floors:

- \*Soft wood with covering
- \*Hard wood with varnish or paint, or tile
- \*Low cost carpet

#### Millwork:

- \*Wood or metal single or double-hung windows
- \*Metal casement windows
- \*Panel, hollow-core, or slab soft wood doors
- \*Some milled cabinets

### Typical Features

Adequate electrical outlets, standard builders' fixtures, one car garages or carports, small front and rear porches, stove or wall heaters, window unit A/C, downdraft evaporative, 600 to 1100 square feet of living area. Generally rectangular in shape with a couple of minor offsets and small overhang on roof. Brick wainscot on front is also common.

## **Class 4**

## **Duplex**

### General Description

Low to average cost structure that meets minimum building code requirements. Usually built from stock plans. Small to medium wood frame or masonry veneer structure of fair materials, design, and workmanship.

### Standard Specifications

#### Foundation:

- \*Light concrete slab
- \*Pier and beam

#### Exterior walls:

#### **DF4**

- \*Wood siding
- \*Aluminum siding
- \*Asbestos siding
- \*Stucco

#### **DV4**

- \*Average brick or stone veneer

#### Roof:

- \*Metal
- \*Light wood shingles (older duplexes)
- \*Composition shingles
- \*Built-up

#### Floors:

- \*Soft wood with covering
- \*Hardwood with varnish or paint or tile
- \*Low cost carpet

#### Millwork:

- \*Wood or metal single or double-hung windows
- \*Panel, hollow-core doors
- \*Some milled cabinets

### Typical Features

Adequate electrical outlets, standard builders' fixtures, one car garage or carport, small front and rear porches, wall heaters, downdraft evaporative, 800 to 1200 square feet of living area. Central air may have been added. Inset porch area and false gable may also be found. Brick fronts up to the eaves may be seen.

## **Class 5**

## **Duplex**

### General Description

Structure of average design, materials, and workmanship. Duplexes of this type typically consist of two to four floorplans within an area designated for multi-family duplexes.

### Standard Specifications

#### Foundation:

- \*Concrete slab
- \*Pier and beam on older duplexes

#### Exterior walls:

##### **DF5**

- \*Good wood siding
- \*Good asbestos shingles
- \*Stucco

##### **DV5**

- \*Brick or stone veneer

#### Roof:

- \*Metal
- \*Good wood shingles
- \*Medium weight composition shingles
- \*Built-up

#### Floors:

- \*Varnished hardwood
- \*Tile
- \*Carpet

#### Millwork:

- \*Standard wood or aluminum single or double hung windows
- \*Medium grade panel or hollow-core doors
- \*Stock baseboard and casings
- \*Milled kitchen cabinets made of plywood

### Typical Features

Ample electrical outlets, average fixtures, fireplace, 1 ½ to 2 baths per unit, 2 car garage, front and rear porches or patios. U shaped or other variation from rectangle, central heating and cooling. 1000 to 1600 square feet of living area.

## **Class 6**

## **Duplex**

### General Description

Structure of average design, materials, and workmanship. It may have one or two features considered to be above average, such as decorative brick.

### Standard Specifications

#### Foundation:

- \*Concrete Slab
- \*Pier and beam

#### Exterior walls:

#### **DF6**

- \*Good wood siding
- \*Good asbestos shingles
- \*Stucco

#### **DV6**

- \*Brick or stone veneer

#### Roof:

- \*Metal
- \*Good wood shingles
- \*Medium weight composition shingles
- \*Built-up

#### Floors:

- \*Varnished hardwood
- \*Tile
- \*Carpet

#### Millwork:

- \*Standard wood or aluminum single or double-hung windows
- \*Medium grade panel or hollow-core doors
- \*Stock baseboard and casings
- \*Milled kitchen cabinets made of plywood

### Typical Features

Ample electrical outlets, average fixtures, fireplace, 1 ½ to 2 bathrooms per unit, 2 car garage, large covered front and rear porches or patios. U shaped or variation of, central heating and cooling. 1200 to 1800 square feet of living area. More and better quality windows along with a hip roof.

## **Class 7**

## **Duplex**

### General Description

Good structure of above-average materials, design, and workmanship. Attractive in appearance.

### Standard Specifications

#### Foundation:

- \*Heavy concrete slab
- \*Pier and beam

#### Exterior Walls:

##### **DF7**

- \*Very good wood siding
- \*Stucco

##### **DV7**

- \*Good brick or stone veneer

#### Roof:

- \*Good quality metal
- \*Medium to heavy weight composition shingles
- \*Built-up
- \*Good wood shingles
- \*Tile

#### Floors:

- \*Varnished hardwood
- \*Tile
- \*Carpet

#### Millwork:

- \*Good wood or metal windows
- \*Built-in cabinets and bookcases with trim
- \*Hardwood or softwood baseboard and casings
- \*Good panel or solid-core doors
- \*Built-in appliances in kitchen

### Typical Features

More than ample electrical outlets, custom fixtures, 2 baths per unit, 2 car garage, large porches or patios. U shape or variation thereof, sliding or French glass doors, central heating and cooling, fireplace, 1400 to 2000 square feet of living area.

## **Class 8**

## **Duplex**

### General Description

Very good structure of desirable materials, design, and workmanship. Built from good architectural plans by a good contractor. Attractive in appearance.

### Standard Specifications

#### Foundation:

- \*Reinforced concrete slab
- \*Heavy masonry pier and beam on older duplexes

#### Exterior walls:

#### **DV8**

- \*Select brick or stone veneer
- \*Heavy stucco with excellent finish and brick ornamentation

#### Roof:

- \*Good quality metal
- \*Wood shake
- \*Best composition shingles
- \*Tile
- \*Built-up

#### Floors:

- \*Good hardwood
- \*Tile
- \*Good carpet

#### Millwork:

- \*Good quality wood or metal windows
- \*High quality panel or solid-core doors
- \*Built-in cabinets
- \*Bookcases of select wood with trim
- \*Built-in appliances

### **Typical Features**

More than ample electrical outlets, custom fixtures, 2 baths per unit, 2 car garage, large porches or patios, irregular shape, central heating and cooling, fireplace, 1600 to 2200 square feet of living area.

## **Class 9**

## **Duplex**

### General Description

High quality structure of excellent materials, design, and workmanship. Built from good architectural plans by a good contractor. Very attractive in appearance.

### **Standard Specifications**

#### Foundation:

- \*Heavy, well reinforced concrete slab
- \*Very high quality pier and beam

#### Exterior walls:

#### **DV9**

- \*Very good brick or stone veneer
- \*Heavy stucco with excellent finish and brick ornamentation

#### Roof:

- \*Heavy wood shake
- \*Best composition shingles
- \*Tile
- \*Built-up

#### Floors:

- \*Parquet hardwood
- \*Good quality carpet
- \*Tile

#### Millwork:

- \*High quality wood or metal windows
- \*Heavy panel or solid-core doors
- \*Custom built-in cabinets and bookcases of select wood with custom trim
- \*Built-in appliances

### **Typical Features**

Numerous electrical outlets, custom fixtures, 2 ½ to 3 baths, 2 car garage, large porches or patios, irregular shape, central heating and cooling, fireplace, 2200 + square feet of living area. Also, special features such as balconies, skylights, and atriums.

## MOBILE HOMES

RM1 – Fair Quality



RM2 – Average Quality



RM3 – Good Quality

12-16 ft wide.  
Rectangle shape, thin gauge metal or  
Masonite siding.  
Many will not have roof overhang.  
Few features and inexpensive materials.

18-28 ft wide.

Most RM2s will be “double wide homes”.  
Some overhang on roof. Possible false  
gable or an extra gable. May have  
composition shingles. Masonite, metal,  
or vinyl siding.

24-32 ft wide.

Will be a “double” or “triple wide” home.  
Composition shingles. More false gables,  
or true gables. Some Variation in shape  
such as inset porches. Fireplace.

Codes:

SPTB - A2,M1,E

Type Segment – MA

Appraisal Method – M

Class – RM1, RM2, RM3

**Section V.**  
**Condition Ratings**

## **SECTION V**

### **CONDITION RATING INDICATORS**

General condition ratings can be assigned to the improvement to assist in the development of an appropriate effective age based on observed condition, utility and age. The condition rating indicators on the following pages are used to adjust the effective year which in turn affects the percent good on the subject property either positively or negatively. The better the overall condition, the younger or lower the effective age, which lowers the percentage and amount of depreciation. When average is used, the amount of depreciation will not vary from the scheduled amount.

When appraising a new property, the condition is considered to be average, since by definition new is in perfect condition. Any adjustments to value are therefore made to the cost tables.

Effective age will change as changes in condition fluctuate by the amount of observed deterioration at the date of appraisal. Over the life of the structure, you could expect the condition rating and effective age to move up and back down the effective age scale many times over.

Condition ratings should generally be used on properties whose actual age is five years or greater.

All Properties classed under the "R1" system must have a condition rating.

**Excellent Condition:** All items that can normally be repaired or refinished have recently been corrected, such as new roofing, paint, furnace, state-of-the art components, est. With no functional inadequacies of any consequence and all major short-lived components in like-new condition, the overall effective age has been substantially reduced upon complete revitalization of the structure regardless of the actual chronological age.

**Very Good Condition:** All items well maintained, many having been overhauled and repaired as they've shown signs of wear, increasing the life expectancy and lowering the effective age with little deterioration or obsolescence evident with a high degree of utility.

**Good Condition:** No obvious maintenance required but neither is everything new. Appearance and utility are above the standard and the overall effective age will be lower than the typical property.

**Average Condition:** Some evidence of deferred maintenance and normal obsolescence with age in that a few minor repairs are needed, along with some refinishing. But with all major components still functional and contributing toward an extended life expectancy, effective age and utility is standard for like properties of its class and usage.

**Fair Condition (Badly worn):** Much repair needed. Many items need refinishing or overhauling, deferred maintenance obvious, inadequate building utility and services all shortening the life expectancy and increasing the effective age.

**Poor Condition (Worn out):** Repair and overhaul needed on painted surfaces, roofing, plumbing, heating, numerous functional inadequacies, substandard utilities etc. Excessive deferred maintenance and abuse, limited value-in-use, approaching abandonment or major reconstruction, reuse or change in occupancy is imminent. Effective age is near the end of the scale regardless of the actual chronological age.

Note: All properties classed under the "R1" system must have a condition rating.