

HIGH- VALUE RESIDENCES

SP-A, SP-B, SP-C, SP-D, SP-E

EXPLANATION:

These high-valued or luxury residences are of individual design with any varied interior appointments. These homes have the best masonry or cut stone exterior. Custom ceilings and cabinetry, inlaid parquet, matched stones, terra cotta, ceramic tile, mosaics and woods are many extras that are typical in these homes. Extensive, high quality fixtures and hardware throughout. Many homes, but not all, have more than one kitchen or food preparation area and more than one bath per bedroom.

The appraiser in considering the quality of construction, the architectural design, the square footage of living area, the roof cover and amenities will determine the specific class of these homes.

SPECIFICATIONS:

CONSTRUCTION	EXCELLENT, LUXURIOUS
FOUNDATION	CONCRETE
EXTERIOR	FINEST BRICK, ROCK, LOCAL STONE, GRANITE, LIMESTONE, MARBLE
ROOFING	HEAVY ROOF, BEST METAL, COPPER, SLATE, TILE
HEATING & COOLING	CENTRAL AC/HEATING (USUALLY SEVERAL LARGE UNITS)

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CLASS 1

IDENTIFICATION CHARACTERISTICS:

This class of house provides only minimum shelter and in most cases these houses will be in the older, lower priced section of town or adjoining the city limits where building codes are not required. These houses may be identified by the substandard qualities of basic construction with substandard qualities of basic construction with substandard material and workmanship.

STANDARD SPECIFICATIONS:

CONSTRUCTION	Substandard
FOUNDATION	Concrete block, stone piers, or brick
EXTERIOR	Wood frame or box construction, siding Covered with tar paper or low grade Composition siding
INTERIOR	Semi-finish, 1 bedroom
ROOFING	Low pitch, wood frame, roll roofing Or light composition roofing
FLOORING	Single Pine, minimum joists, slab
ELECTRICAL	No fixtures, few outlets
PLUMBING	Outdoor or one small bath
HEATING & COOLING	Generally gas outlets only
TYPICAL FEATURES:	One outside door, no garage or porch, With an average living space of 500 Square feet. This house is generally Rectangular in shape.

DISCLOSURE:

*THE ABOVE STANDARD SPECIFICATIONS INSTEAD ARE "TYPICAL."
HAVING MORE OR LESS OF THE SPECIFICATION DOES NOT NECESSARILY CHANGE THE
HOUSE CLASS*

CLASS 2

IDENTIFICATION CHARACTERISTICS:

Houses of this class fall within substandard building codes. Class is usually evident by poor workmanship with the cheapest grade of material used throughout.

STANDARD SPECIFICATIONS:

CONSTRUCTION	Economy
FOUNDATION	Concrete block, piers, or Wood sills on concrete
EXTERIOR	Low grade lumber or siding
INTERIOR	Minimum finish, 1or2 bedrooms
ROOFING	Low pitch, wood frame, roll Roofing or light composition Shingle cover, undersized or Overspaced rafters, 24"on Center
FLOORING	Pine,"2 hard wood, linoleum
ELECTRICAL	Few fixtures, few outlets
PLUMBING	Usually 1 bath
HEATING & COOLING	By stove, newer homes central A/C
TYPICAL FEATURES:	One small porch, no garage or carport, with an average of 400 to 800 square feet of living area

DICLOSURE:

THE ABOVE STANDARD SPECIFICATIONS LISTED ARE "TYPICAL." HAVING MORE OR LESS OF THE SPECIFICATION DOES NOT NECESSARILY CHANGE THE HOUSE CLASS.

CLASS 3

IDENTIFICATION CHARACTERISTICS:

In this class is the average small home usually built from stock plans. Material and workmanship are sufficient to meet the average or minimum requirements of city building codes. Most all mass housing built after World War II for servicemen falls within this classification.

STANDARD SPECIFICATIONS:

CONSTRUCTION	Minimum FHA/VA
FOUNDATION	Concrete slab, pier and beam
EXTERIOR	Painted wood frame, wood sheathing, low cost cedar shakes or low grade siding
INTERIOR	Finished 2 bedroom
ROOFING	Medium pitch, light composition or tar and gravel
FLOORING	Hard wood, carpet, tile
ELECTRICAL	Builders fixtures, adequate outlets
PLUMBING	1 bath
HEATING & COOLING	Gas outlets, panel heating or floor furnace, later conversion to central heat
TYPICAL FEATURES:	Front and rear porch, one car garage or carport, usually has one offset in front and a straight back, with average of 800 to 1,000 sq feet of living area

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CLASS 4

IDENTIFICATION CHARACTERISTICS:

The better frame or stucco homes which are termed "individual built" are in this class. The buildings have been constructed from good plans. The grade of construction shows average or better quality in both material and workmanship. these buildings are generally in the better type subdivisions which are controlled by building restrictions.

STANDARD SPECIFICATIONS:

CONSTRUCTION	FHA or better
FOUNDATION	Pier and beam in older homes, Concrete slab in newer homes
EXTERIOR	Wood frame or medium grade Painted siding or good cedar shakes
INTERIOR	Finished 3 bedroom
ROOFING	Medium pitch, good grade composition Shingles, built-up tar and gravel
FLOORING	hardwood, tile, carpet
ELECTRICAL	More than ample
PLUMBING HEATING & COOLING	1 ½ or 2 baths with laundry facilities Central heat and air
TYPICAL FEATURES	Adequate built-ins, 2 car garage, I- Shaped with an average of 1,000 to 1,600 square feet of living area. May have offset or reset entry way and covered rear porch.

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CLASS 5

IDENTIFICATION CHARACTERISTICS:

The better homes of frame or stucco construction which are often custom built homes are in this category. They have been built from good architectural plans by a good contractor with good materials and workmanship evident. This type of residence is usually in the better subdivisions where areas are controlled by zoning laws and deed restrictions.

STANDARD SPECIFICATONS:

CONSTRUCTION	Good quality
FOUNDATION	Slab or pier and beam in older Homes
EXTERIOR	Good grade exterior wood siding Wall insulation or a good cedar Siding painted, vinyl siding, log Or brick trim
INTERIOR ROOFING	3 bedrooms Good grade composition or Cedar shingle cover, with large Boxed eaves
FLOORING	Good carpet, tile, hardwood
ELECTRICAL	More than ample
PLUMBING	2 to 3 baths with laundry Facilities
HEATING & COOLING TYPICAL FEATURES:	Central ac/heating 2 car garage, fireplace and ample closets and cabinets, Irregular shape with average of 1,800 to 3,000 sq. feet of living area. May have brick trim on front

DISCLOSURE:

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CLASS 5B

IDENTIFICATION CHARACTERISTICS:

This house has been erected with very good material throughout. It will contain many amenities and special features and the components will be of very good quality. Items that affect the cost and which may be observed from the exterior are roof pitch type. Typically, a cut-up roof requires more labor and material than a simply designed roof. Large size or more expensive, special items are characteristics of this class. Irregular shapes and angles will be common, as well as large eaves and overhangs.

STANDARD SPECIFICATIONS:

CONSTRUCTION

VERY GOOD

FOUNDATION

CONCRETE/ PIER BEAM

EXTERIOR

LOG, SIDING, CEDAR, ETC.
May contain some masonry
but majority of house is
frame.

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CLASS 5A

IDENTIFICATION CHARACTERISTICS:

This house has been erected with very good material throughout. It will contain many amenities and special features and the components will be of very good quality. Items that affect the cost and which may be observed from the exterior are roof pitch type. Typically, a cut-up roof requires more labor and material than a simply designed roof. Large size or more expensive, special items are characteristics of this class. Irregular shapes and angles will be common, as well as large eaves and overhangs.

STANDARD SPECIFICATIONS:

CONSTRUCTION	very good to excellent
FOUNDATION	Concrete/pier and beam
INTERIOR	3 or 5 bedrooms
EXTERIOR	log, siding, cedar, ect. May contain some masonry But majority of house is frame.
PLUMBING	2 to 4 baths
HEATING & COOLING	Central ac/heating

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CLASS 6

IDENTIFICATION CHARACTERISTICS:

The first brick project homes built after World War II by speculative builders for resale are generally in this class and these houses are normally built from stock plans. materials, workmanship and structural design are sufficient to meet minimum to average requirements of local building codes.

STANDARD SPECIFICATIONS:

CONSTRUCTION	Minimum FHA
FOUNDATION	Concrete, pier and beam
EXTERIOR	Stone or Brick veneer
INTERIOR	average finish, 1 to 2 bedrooms
ROOFING	Medium pitch with medium Grade composition or built-up tar and gravel
FLOORING	Low grade carpet, tile, Hardwood
ELECTRICAL	Minimum outlets, builder's Fixture's
PLUMBING	1 to 1 1/2 baths
HEATING & COOLING	Panel heat or central heat, with Window a/c later conversion to central air
TYPICAL FEATURES:	1 car garage, recent construc- tion has trended toward 2 car garage with reduced living area Basic rectangular shape with Minimum built-ins. Average of 800 to 1,200 sq feet of living Area

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CLASS 7

IDENTIFICATION CHARACTERISTICS:

This class of residence is usually built from stock plans. These homes are generally the better FHA homes. Houses built prior to World War II may have less than 1,200 sq. feet or only 1 bath but, because of good quality materials and workmanship, they can still meet this class category.

STANDARD SPECIFICATIONS:

CONSTRUCTION	Standard FHA
FOUNDATION	Concrete slab or pier and beam
EXTERIOR	Stone, stucco, or brick veneer, May have wood trim
INTERIOR	Standard finish, 2 to 3 bedroom
ROOFING	Composition or built-up tar and gravel
PLUMBING	1 to 2 baths, some with laundry Facilities
HEATING & COOLING	Central ac/ heating 2 car Garage, most houses are l-shaped or modified U average 1,200 to 1,800 sq feet of living area

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CHANGE THE HOUSE CLASS.

CLASS 8

IDENTIFICATION CHARACTERISTICS:

The better homes built by a general contractor are in this classification. The grade of construction shows good materials and workmanship. Houses built prior to World War II may have less than 1,600 sq. feet or only 1 bath, because of better quality materials and workmanship, they can still meet this class category.

STANDARD SPECIFICATIONS:

CONSTRUCTION	Good quality
FOUNDATION	Concrete, pier and beam
EXTERIOR	Brick veneer, stone, stucco Over frame masonry
INTERIOR	2 to 4 bedrooms
ROOFING	good grade composition or cedar shingles
PLUMBING	1 ½ to 2 ½ baths w/laundry facilities
HEATING & COOLING	Central ac/heating
TYPICAL FEATURES	2 car attached garage, fireplace and I Interior brick work, irregular shape, Built in appliances. The interior and Exterior may have 1 or 2 special Features such as: entry foyer, front Porch and covered rear porch, Average 1,600 to 2,200 sq ft of Living area.

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"TYPICAL." HAVING MORE OR LESS OF THE SPECIFICATIONS DOES NOT
NECESSARILY CHANGE THE HOUSE CLASS.*

CLASS 9

IDENTIFICATION CHARACTERISTICS:

The type of residence has been built by a good general contractor using skilled labor and will contain several special features. It is not a luxury house but the components used are good quality. Some older homes in this category built after World War II will be solid masonry of either stone or brick.

STANDARD SPECIFICATIONS:

CONSTRUCTION	Good quality
FOUNDATION	Concrete, pier and beam
EXTERIOR	Brick veneer, stone, stucco Over frame masonry
INTERIOR	3 or 4 bedrooms
ROOFING	Heavy cedar shakes, tile or #1 cedar shingles
PLUMBING	2 to 4 baths
HEATING & COOLING	Central ac/heating
TYPICAL FEATURES places, interior brick or	2 or 3 car garage, 1 or more fire Stone work. Irregular shape Side or rear entry garage, spacious rooms, wet bar, Quality built-ins, special Features average 2,000 to 3,000 sq. feet of living area.

DISCLOSURE:

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CLASS 10

IDENTIFICATION CHARACTERISTICS:

This house has been erected with good material throughout. It will contain many amenities or some special features and components. From the exterior, they frequently resemble the class 9 residence, but usually with more detail and workmanship in the interior and exterior. Large size special items are characteristic of this class. Items that affect the cost and which may be observed from the exterior are roof pitch and type. Typically a cut-up roof requires more labor and material than a simply designed roof, this type will be found in Class 10-13. Some older home in this category built after World War II will have solid masonry of either stone or brick.

STANDARD SPECIFICATIONS:

CONSTRUCTION	Good quality
FOUNDATION	Concrete, pier and beam
EXTERIOR	Brick veneer, stone, stucco
INTERIOR	3 or 5 bedrooms
ROOFING	composition wood shake or Clay tiles
PLUMBING	2 to 3 baths
HEATING & COOLING	Central ac/heating

DISCLOSURE:

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CLASS 11

IDENTIFICATION CHARACTERISTICS:

This house has been erected with the best material throughout. It will contain many amenities or special features and the components. From the exterior, they frequently resemble the class 12 residences usually with less detail and workmanship in the interior. Items that affect the cost and which may be observed from the exterior are roof pitch type. Typically, a cut-up roof requires more labor and material than a simply designed roof, this type will be found in Class 10-13. Large size or more expensive, special items are characteristics of this class.

STANDARD SPECIFICATIONS:

CONSTRUCTION	very good
FOUNDATION	Concrete, pier and beam
EXTERIOR	Brick veneer, stone, stucco
INTERIOR	3 or 5 bedrooms
ROOFING	composition wood shake or Clay tiles
PLUMBING	2 to 4 baths
HEATING & COOLING	Central ac/heating

DISCLOSURE:

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CLASS 12

IDENTIFICATION CHARACTERISTICS:

This house has been erected with very good material throughout. It will contain many amenities and special features and the components will be of very good quality. Items that affect the cost and which may be observed from the exterior are roof pitch type. Typically, a cut-up roof requires more labor and material than a simply designed roof, this type will be found in Class 10-13. Large size or more expensive, special items are characteristics of this class. Irregular shapes and angles will be common, as well as large eaves and overhangs.

STANDARD SPECIFICATIONS:

CONSTRUCTION	very good
FOUNDATION	Concrete
EXTERIOR	Brick veneer, stone, stucco
INTERIOR	3 or 5 bedrooms
ROOFING	composition, wood shake or Clay tiles or slate
PLUMBING	2 to 4 baths
HEATING & COOLING	Central ac/heating

DISCLOSURE:

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"TYPICAL." HAVING MORE OR LESS OF THE SPECIFICATIONS DOES NOT
NECESSARILY CHANGE THE HOUSE CLASS.*

CLASS 13

IDENTIFICATION CHARACTERISTICS:

This house has been erected with the very good quality materials throughout. It will contain many amenities and special features. The components will be of very good quality. Larger or more expensive special items are characteristic of this class. Some items that affect the cost and which may be observed from the exterior are roof pitch and some architectural design. Typically, a cut-up roof requires more labor and materials than a simple design roof. This roof type will be found in Class 10 – 13. Irregular shapes and angles will be common, as well as large eaves and overhangs.

STAND SPECIFICATIONS:

CONSTRUCTION	VERY GOOD
FOUNDATION	CONCRETE
EXTERIOR	BRICK, MASONRY
INTERIOR	3 TO 4 BEDROOMS
ROOFING	COMP, WOOD SHAKE, ETC
PLUMBING	2 TO 4 BATHS
HEATING & COOLING	CENTRAL AC / HEATING

DISCLOSURE:

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