

## RESIDENTIAL GRADE FACTORS

### FOUNDATION TYPE:

1. PIERS OR RUBBLE
2. FROST WALL OR FULL STONE / SLAB
3. 8" CONCRETE OR BLOCK / GOOD GRANITE
4. 8" REINFORCED CONCRETE
5. 10" REINFORCED CONCRETE OR 12" BLOCK
6. 10" CONCRETE WITH INTERIOR BEARING WALL

### FOUNDATION CORNERS

1. 4 CORNERS / SQUARE
2. 4 CORNERS / MODERATLY RECTANGULAR
3. 4-6 CORNERS / RECTANGULAR
4. 6-8 CORNERS / IRREGULER
5. 8-12 CORNERS / IRREGULAR
6. MORE THAN TWELVE CORNERS

### EXTERIOR WALLS

1. 2X4 CONSTRUCTION / LOW QUALITY COVER
2. 2X4 CONSTRUCTION / T-111 MINIMAL QUALITY COVER (ASBESTOS)
3. 2X6 CONSTRUCTION / WOOD, ALUMINUM OR VINYL SIDING, VERT. BRD.  
/ LOW COST LOG STRUCTURE
4. 2X6 CONSTRUCTION / GOOD QUALITY WOOD OR VINYL SIDING /  
AVERAGE QUALITY LOG / AVERAGE QUALITY POST AND BEAM
5. 2X6 CONSTRUCTION / VERTICAL GRAIN WOOD OR WOOD SHINGLE /  
LARGE TAPERED-LOG STRUCTURE / GOOD POST AND BEAM
6. 2X6 CONSTRUCTION / REDWOOD SIDING OR BETTER QUALITY / CUT  
STONE / SELECT BRICK

### EXTERIOR TRIM

1. NO TRIM
2. MINIMAL TRIM
3. ¾ TRIM, MODERATE
4. 5/4 TRIM, GOOD
5. 5/4 TRIM, EXTENSIVE
6. 5/4 TRIM, ELABORATE / CUSTOM ORNAMENTATION

### FENESTRATION

1. MINIMAL / LOW QUALITY-ONE WINDOW OR LESS PER SIDE
2. MINIMAL / MINIMAL WINDOWS-ONE WALL WITH NO WINDOWS  
ABOVE ARE NON-INSULATED GLASS
3. AVERAGE / AT LEAST ONE WINDOW PER ROOM/ STORMS
4. INSULATED GLASS/ GOOD QUALITY/1 TO 2 WINDOWS PER ROOM
5. INSULATED GLASS/ GOOD QUALITY/ MOST ROOMS HAVE 2 WINDOWS
6. INSULATED GLASS, CUSTOM WINDOWS/ FULL WALL OF GLASS

## **ROOF**

1. SHED ROOF/MINIMAL PITCH/INEXPENSIVE METAL OR ROLLED ROOFING
2. TRUSS FRAME OR RAFTERS / MINIMAL PITCH/ INEXPENSIVE METAL OR ASPHALT SHINGLE /MINIMAL EAVES
3. TRUSS OR MINIMAL RAFTERS/MEDIUM PITCH/ ASPHALT SHINGLE
4. 9-12 PITCH / HIPS OR VALLEYS / CEDAR SHINGLES OR ARCHITECTURAL GRADE ASPHALT SHINGLE
5. 12-12 PITCH / HIPS OR VALLEYS / STANDING SEAM OR CEDAR SHAKES
6. 12-12 PITCH / HIPS AND VALLEYS/ COPPER STANDING SEAM OR SLATE

## **FLOOR STRUCTURE**

1. 2X6 FLOOR JOISTING / LOGS / BOUNCY ?
2. 2X8 FLOOR JOISTING / LOGS – 2’ CENTERS OR LESS / BOUNCY?
3. 2X10 FLOOR JOISTING / ON 16” CENTERS / LOGS-ADEQUATE
4. 2X10 FLOOR JOISTING / ON 12” CENTERS, GLUE LAMS
5. 2X12 FLOOR JOISTING / ON 16” CENTERS, GLUE LAMS
6. 2X12 OR GLUE LAMS FLOOR JOISTING / ON 12” CENTERS

## **FLOOR COVER**

1. INEXPENSIVE CARPET, VINYL OR UNCOVERED PLYWOOD
2. INEXPENSIVE CARPET, VINYL OR LINOLEUM / SOFTWOOD
3. COMBINATION OF CARPET, VINYL AND MINIMAL HARDWOOD / SOFTWOOD
4. COMBINATION OF CARPET, GOOD VINYL AND EXTENSIVE HARDWOOD
5. COMBINATION OF HIGH QUALITY CARPET, HARDWOOD AND CERAMIC TILE
6. COMBINATION OF HIGH-QUALITY CARPET, HARDWOOD(PARQUET OR INLAY) CERAMIC OR QUARRY TILE

## **INTERIOR WALLS**

1. LESS THAN 8’ HEIGHT-MINIMAL COVER
2. 8’ HEIGHT, DRYWALL, ENAMAL PAINT / INEXPENSIVE PANELING
3. 8’ HEIGHT, PAINTED SOME INEXPENSIVE WALLPAPER OR PANELING
4. 8’ HEIGHT, GOOD QUALITY PAINT, HIGH-GRADE WALLPAPER, SOME TILE OR HARDWOOD PANELING
5. 9’ HEIGHT, GOOD QUALITY PAINT, HIGH-GRADE WALLPAPER, EXTENSIVE WOOD PANELING
6. 9+’ HEIGHT, PLASTER OVER GRAY BOARD, WALLPAPER, EXTENSIVE WOOD PANELING

## **HARDWARE**

1. HOLLOW-CORE DOORS, LOW COST DOOR AND FAUCET HARDWARE, MINIMAL CLOSET SPACE
2. HOLLOW-CORE DOORS, INEXPENSIVE DOOR AND FAUCET HARDWARE, MINIMAL CLOSET SPACE
3. MEDIUM GRADE DOORS WITH STANDARD HARDWARE, AVERAGE FAUCET HARDWARE, ADEQUATE CLOSET SPACE
4. WOOD paneled DOORS WITH HIGHER QUALITY DOOR HARDWARE AND FAUCET FIXTURES, WALK-IN CLOSETS / BETTER THAN ADEQUATE
5. HARDWOOD paneled DOORS WITH EXPENSIVE HARDWARE, GOOD QUALITY FAUCET FIXTURES/BETTER THAN CHROMED,AMPLE WALK-IN CLOSETS
6. HIGH GRADE HARDWOOD DOORS WITH EXCELLENT HARDWARE, GOLD PLATED OR CUSTOM MADE FAUCET FIXTURES, AMPLE WALK-IN CLOSETS THROUGHOUT

## **ELECTRIC**

1. MINIMAL OUTLETS AND LOW COST LIGHTING FIXTURES
2. MINIMAL OUTLETS AND AVERAGE LIGHTING FIXTURES
3. ADEQUATE NUMBER OF OUTLETS, LUMINOUS FIXTURES IN KITCHEN AND BATH  
100 AMP SERVICE OR LESS FOR THE ABOVE GRADES  
200 AMP SERVICE FOR THE BELOW GRADES
4. GOOD AMOUNT OF CONVENIENCE OUTLETS, TRACK OR RECESSED FIXTURES IN KITCHEN AND BATH
5. CUSTOM AND WELL POSITIONED OUTLETS, HIGH QUALITY FIXTURES THROUGHOUT, GOOD TRACK OR RECESSED FIXTURES IN KITCHEN AND BATH
6. MANY CUSTOM AND WELL POSITIONED OUTLETS AND HIGH QUALITY FIXTURES THROUGHOUT, MANY TRACK OR RECESSED FIXTURES IN KITCHEN, BATH AND DRESSING AREAS

## **HEATING**

1. WOOD STOVE / WOOD FURNACE OR NONE
2. WALL VENTED UNITS OR ELECTRIC BASEBOARD
3. CENTRAL FORCED HOT AIR
4. BASEBOARD OR RADIATOR HOT WATER / FULL HVAC SYSTEM
5. HOT WATER RADIANT FLOOR SYSTEM / FULL HVAC SYSTEM
6. HEAT PUMPS OR GEOTHERMAL SYSTEM

## **KITCHEN**

1. POOR QUALITY AND MINIMAL CABINETS, LAMINATED COUNTER WITH LIMITED SPACE / USUALLY CLOSE TO 6' OF COUNTERSPACE
2. STOCK LOW QUALITY VENEER CABINETS, LAMINATED COUNTER TOPS WITH MINIMAL SPLASH, MINIMAL ADEQUACY/ USUALLY ABOUT 8' TO 9' OF COUNTERSPACE
3. ADEQUATE AMOUNT OF PREFINISHED VENEER CABINETS, LAMINATED OR CERAMIC TILE COUNTER WITH ADEQUATE SPLASH, USUALLY ABOUT 10' TO 14' OF COUNTERSPACE
4. AMPLE CABINETS WITH WOOD-VENEER FINISH, LAMINATED OR CERAMIC TILE OR SIMULATED MARBLE COUNTERTOPS, USUALLY ABOUT 16' TO 20' OF COUNTERSPACE
5. SOLID WOOD CABINETS, ISLAND WORKSPACE, BUILT-INS, CORIAN OR SIMILAR QUALITY COUNTERTOPS / USUALLY MORE THAN 20' OF SPACE
6. CUSTOM SOLID WOOD CABINETS, ISLAND WORK SPACE WITH SECOND SINK, MANY BUILT-INS, MARBLE OR GRANITE COUNTERTOPS / VERY SPACIOUS WORKSPACE

## **BATHROOMS**

1. LOW COST WHITE FIXTURES
2. COMPETITIVELY PRICED WHITE FIXTURES
3. AVERAGE QUALITY WHITE OR COLORED FIXTURES
4. GOOD QUALITY WHITE OR COLORED FIXTURES ( SWEATLESS )
5. GOOD QUALITY FIXTURES, DOUBLE VANITYS AND OTHER EXTRAS, CUSTOM LAYOUT, SEPARATION OF FUNCTIONS
6. HIGH QUALITY FIXTURES, MANY EXTRAS, GOOD DEAL OF TILE WORK

## **PLUMBING FIXTURES**

1. 5 FIXTURES
2. 6 FIXTURES
3. 8 FIXTURES
4. 11 FIXTURES
5. 14 FIXTURES
6. 17 FIXTURES

**NOTE:** PLUMBING FIXTURES CAN INCLUDE ANY OF THE FOLLOWING

- A. HOT WATER HEATER
- B. LAUNDRY SINK
- C. KITCHEN SINK
- D. SHOWER STALL
- E. TOILET
- F. TUB
- G. TUB WITH SHOWER OVER
- H. BATHROOM SINKS
- I. WET BAR

**ROUGH-INS:** WASHING MACHINE HOOK-UPS AND OUTSIDE FAUCETS DO NOT COUNT AS PLUMBING FIXTURES

