

Criteria for Residential Construction Quality

Following are building characteristics used as guidelines for determining residential quality. Some residences may fall “in between” and it is then determined what the residence is **most** like. The general quality of the neighborhood is also a factor taken into consideration.

FAIR QUALITY:

1. Modular Homes (year built. 1976 – 1985, Paneled ceiling & walls, pier foundation)
2. Dated Construction Methods (i.e., cinder blocks, etc.) pre 1950
3. Siding other than wood (i.e., shingle lap, masonite)
4. 8' interior ceilings
5. Flat roof, rock or shingle cover, low pitch, minimal overhang
6. Vinyl flooring in kitchen, laminate tops, paint grade wood cabinets
7. Inexpensive hardware
8. Low quality fixtures, fixture count at 10 or below
9. Poor fenestration
10. Low square footage
11. Owner built (not professional)
12. Below quality workmanship
13. Simple architecture, meets minimum requirements
14. Unusual HVAC (i.e., wall furnace)

AVERAGE QUALITY:

1. Tract Homes (Modulars usually built after 1985, higher pitched roofs, some difficulty in design, 2 x 6 walls, DWTP, 2-story style, basements)
2. Front & back fenestration
3. Standard doors, windows & fixtures
4. Mostly Gable, but some hip roofs, with shingle cover
5. Vinyl flooring, laminate tops, stock cabinets in kitchen
6. Kitchen with appliance pkg.
7. Up to eighteen fixtures
8. One fireplace
9. 2 x 4 Exterior construction
10. Simple architecture
11. Frame Sided, with little ornamentation in front for street appeal
12. From 900 sq ft up to 3500 sq ft
13. Typically 3 bedrooms, 2.5 baths

GOOD QUALITY:

1. Tract Homes & Semi-custom
2. Front, Back & Side fenestration
3. Upgraded doors, windows & fixtures
4. Gable & Hip roofs, shingle & tile
5. Hardwood flooring, tile flooring, good carpet grade
6. Gourmet Kitchen with double ovens, cook top, micro, dishwasher & garbage disposal
7. Tile or granite tile tops, backsplashes
8. Some custom cabinetry
9. Upgraded fixtures, up to 25 total
10. More than one fireplace
11. 2 x 4 Exterior Construction
12. Above average architecture, with cantilevers, attention to architectural design
13. Mostly frame sided, with ornamentation for street appeal
14. From 2100 sq ft up to 4000 sq ft

15. Typically 4 bedrooms, 4 baths

VERY GOOD QUALITY:

1. Semi-Custom to Custom Homes
2. Front, Back & Side fenestration, with architectural interest
3. Custom doors, windows & fixtures
4. Hip roofs, mostly tile
5. Gourmet Kitchen, Custom Cook tops (6 Burner), Custom Hood
6. Wet Butler's pantry
7. Upgraded Slab Granite tops, custom backsplashes
8. Custom Cabinetry
9. Custom Fixtures, more than 25 total
10. 3 or more fireplaces
11. Built in Cabinetry in Study (bookcases, desk)
12. 2 x 6 Exterior Construction
13. Difficult architecture, with custom ornamentation, custom design
14. Any combination of stucco, stone & masonry
15. from 3500 sq ft to 5000 sq ft
16. Finish in the basement to the same professional level as the main level, with a wet bar, recreation room, bedrooms & baths

EXCELLENT QUALITY:

1. Custom Homes
2. Front, Back & Side fenestration, with architectural interest
3. Custom Solid core doors, custom windows & fixtures
4. Hip roofs, Tile
5. Gourmet Kitchen, warming drawers, B.I. refrigeration, 2 ea. Dishwashers, trash compacter, etc.
6. Wet Butler's pantry, separate wet bar (in master suite or family room)
7. Upgraded slab granite tops, custom backsplashes, vegetable sink
8. Custom Cabinetry
9. Custom Fixtures, more than 28
10. 4 or more fireplaces
11. Built in Cabinetry in Master Closet
12. Built in Cabinetry in Study (bookcases, desk)
13. Master suite has sit room
14. Difficult architecture, Custom ornamentation (columns, coffering), custom design
15. Stucco, Stone exterior
16. From 4000 and up
17. Finish in the basement to the same professional level as the main level, with a wet bar, recreation room, bedrooms & baths, wine room, theatre