

Conventional

Class 4

Class features

These homes are generally built by contractors following a stock plan. Emphasis is still on functional utility, but they may have some style features such as hardwood floors, brick veneer or other ornamentation.

Material and workmanship quality is fair. Usually the front exterior is designed for some curb appeal while other exterior walls are plain. Windows, doors, plumbing and heating are normally made of competitive-grade materials. A class 4 home has a modest entry. Bathroom fixtures and built-in appliances are fair quality, and quantity depends on the floor plan. Service features such as cabinetry, electrical outlets, and lighting are basic but adequate.

Class Illustrations



Class 4

Interior Features



Conventional

Class 4 (cont.)

Item	Base Specifications
Foundation	Crawl space excavation; spread footing; continuous concrete or masonry perimeter wall; vent openings; access opening; interior piers; backfill and grading.
Exterior Wall	Stud frame construction; insulation; sheathing and fair quality painted siding or equivalent construction; fair-quality exterior doors and windows; some ornamental trim; may have optional items such as window boxes and shutters.
Roof	Gable, hip, or comparable design; wood frame construction; ceiling joists; fair-quality solid sheathing; medium weight 3-tab composition shingle cover; ceiling insulation; gutters and downspouts.
Floor	Wood frame construction with underpinning, subflooring and underlayment; or concrete slab; fair-quality hardwood flooring and finish or carpet and padding; fair-quality resilient cover in appropriate areas.
Partitions	Wood frame construction; fair-quality textured plaster or drywall with painted surfaces; similar material for ceiling cover and interior wall; fair-quality doors, hardware and trim; painted or stained fair-quality softwood millwork.
Interior Components	Quantity of cabinetry proportionate to overall house size; cabinets of fair-quality particle-board or plywood with hardwood veneer; fair-quality plastic or tile countertop and backsplash; wardrobe and linen closets with shelving; fair-quality hardware; narrow to moderate width stairway of straight design with softwood rail, and fair-quality carpet or softwood tread cover.
Electrical	Entry service; multi-circuit panel; non-metallic sheathed cable wiring; adequate number of convenience outlets; fair-quality light fixtures; range and dryer outlets.
Plumbing	Rough-in plumbing costs only.
Heating-Cooling	None in base specifications.
Exterior Components	Fair-quality open front entry porch, integrated with house design; concrete or wood steps and floor; extension of dwelling roof or separate roof structure adequate to cover entry area.