

Conventional

Class 5

Class Features

Class 5 represents average quality homes built for speculation or on order by a volume builder. They reflect popular combinations of style, design, and functional utility with a convenient floor plan and are acceptable to a broad portion of the market.

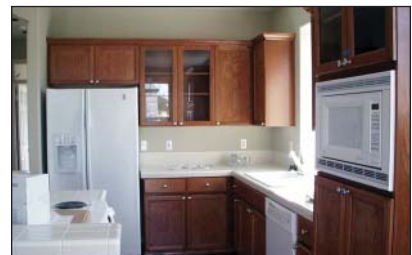
These homes may have exterior ornamentation such as brick veneer, railings, or cornice trim. They have a larger, often multi-storied entry area with some type of outside window area to give a more expansive feeling. Typically, windows are large and numerous, and accent windows are common. Bathroom fixtures are average quality with entry-level designer faucets. Built-in appliances are average-quality and often include separate ovens and cook tops. Interior features may include some average quality hardwood paneling, or painted or stained wainscoting.

Class Illustrations



Class 5

Interior Features



Conventional

Class 5 (cont.)

Item	Base Specifications
Foundation	Crawl space excavation; spread footing; continuous concrete or masonry perimeter wall; interior piers; vent openings; access opening; backfill and grading.
Exterior Wall	Stud frame construction; insulation; sheathing and average quality painted siding or equivalent construction; average quality exterior doors and windows; may have optional items such as masonry trim, windows boxes, shutters, etc.
Roof	Moderate to complex design; wood frame construction; ceiling joists; average quality solid or spread sheathing; light weight architectural composition shingle cover; ceiling insulation; gutters and downspouts; moderate attention to roof trim.
Floor	Wood frame construction with underpinning, subflooring and underlayment; average quality hardwood flooring and finish or carpet and padding; average quality resilient cover or tile in appropriate areas.
Partitions	Wood frame construction; average quality textured plaster or drywall with painted surfaces, wallpaper, veneer paneling or wainscoting; similar material for ceiling cover and interior cover of exterior wall; average quality doors, hardware and trim; painted or stained average quality softwood millwork.
Interior Components	Cabinet quantity is proportionate to overall house size; cabinets of average quality plywood with hardwood veneer, stained or painted, or hardboard with painted finish; average quality laminate or tile countertops and backsplash; wardrobe, linen, and utility closets with shelving; average quality hardware; moderate width stairway of single or double angles with landings, hardwood rail with painted softwood spindles, and average quality carpet or hardwood tread cover.
Electrical	Entry service; multi-circuit panel; non metallic sheathed cable wiring; adequate number of convenience outlets; average quality light fixtures; range and dryer outlets; may have special appliance and equipment outlets.
Plumbing	Rough-in plumbing costs only.
Heating-Cooling	None in base specifications.
Exterior Components	Average quality open front entry porch integrated with house design, adequate to cover entry area; concrete or wood steps and floor.