

Conventional

Class 6

Class Features

Class 6 homes emphasize a convenient floor plan and overall attention to detail. These are attractive homes with a balance of period or classic architectural style and design, which is often expressed in irregular exterior shape and roof design.

Workmanship and materials are good quality. The exterior has ample ornamentation, such as good quality brick veneer or similar styling features. Windows are generally wood clad or good quality vinyl. Entry areas are ample in size and height, with a good quality hardwood or tile floor cover. Baths feature good quality fixtures that may include designer characteristics. Appliances often include good quality built-in items such as double ovens, microwave, downdraft cook top, and trash compactor. Millwork and trim is good quality painted or stained hardwood, or comparable materials. Interior wall finishes are good quality.

Class Illustrations



Class 6

Interior Features



Conventional

Class 6 (cont.)

| Item | Base Specifications |
|----------------------------|---|
| Foundation | Crawl space excavation; spread footing; continuous concrete perimeter wall; interior piers; vent openings; access opening; backfill and grading. |
| Exterior Wall | Stud frame construction; insulation; sheathing and good quality painted siding or equivalent construction; good quality exterior doors and windows; optional items such as decorative brick or stone trim, window boxes, shutters, etc. |
| Roof | Design matches house style; wood frame construction; ceiling joists; good quality solid or spread sheathing; concrete tile cover; ceiling insulation; gutters and downspouts; added attention to roof trim. |
| Floor | Wood frame construction with underpinning, subflooring, and underlayment; good quality hardwood flooring and finish or carpet and padding; good quality hardwood flooring or tile in kitchen; good quality resilient cover or tile in baths and utility; may have some special design features such as sunken living room, etc. |
| Partitions | Wood frame construction; good quality textured plaster or drywall with painted surfaces, wallpaper, veneer paneling or wainscoting; similar material for ceiling cover and interior cover of exterior wall; good quality doors, hardware and trim; good quality millwork. |
| Interior Components | Quantity of cabinetry proportionate to overall house size; cabinets of good quality solid hardwood stock, painted or stained, or hardboard with painted finish; good quality polymerized acrylic, tile, or granite countertops and backsplash; built in cabinetry in den or family room; make-up vanity and wall cabinets in master suite; wardrobe, linen and utility closets with ample shelving; good quality hardware; ample width stairway, may have multiple angles and landings; hardwood railing and spindles; good quality carpet or hardwood tread cover. |
| Electrical | Entry service; multi-circuit panel; non-metallic sheathed cable wiring; numerous convenience outlets; ample good quality light fixtures; special appliance and equipment outlets. |
| Plumbing | Rough-in plumbing costs only. |
| Heating-Cooling | None in base specifications. |
| Exterior Components | Good quality open front and rear entry porches conforming to house style and design, and adequate to cover entry area; concrete, wood, or native stone steps and floor. |