

Conventional

Class 7

Class Features

Class 7 homes are custom built, usually designed by professional home planners, and built by specialty contractors, possibly under architectural supervision. Special effort is made to include good style and design features in the exterior wall, roof, and interior construction detail. Care is taken to ensure convenient floor plans, window placement, built-ins and adaptation of the house to the site.

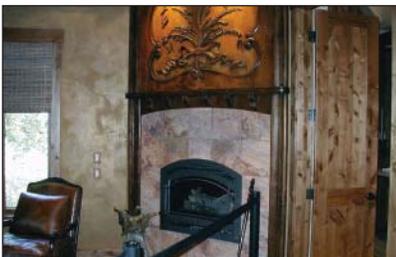
All materials and labor are high quality. The front of the house usually has a large amount of high quality brick veneer or other comparable materials with similar styling features and ornamentation. Windows are usually wood constructed to integrate with the design of the house. The entry area is large with a raised ceiling and hardwood, tile, or marble floors. Three formal rooms off the entry are common and special interior detail may include ample built-ins, solid core raised panel doors, and high quality designer plumbing fixtures in the kitchen and baths.

Class Illustrations



Class 7

Interior Features



Conventional

Class 7 (cont.)

| Item | Base Specifications |
|----------------------------|---|
| Foundation | Crawl space excavation; special footings and walls of reinforced concrete for site adaptation; vent openings; interior piers; access openings; backfill and grading. |
| Exterior Wall | Stud frame construction; insulation; sheathing and high quality painted siding or equivalent construction; high quality exterior doors and windows; optional items such as decorative brick or stone trim, window boxes, shutters, etc. |
| Roof | Design in keeping with style of building; wood frame construction; ceiling joists; high quality spread sheathing; concrete tile cover; ceiling insulation; gutters and downspouts; special attention to roof trim. |
| Floor | Wood frame construction with underpinning, subflooring, and underlayment; high quality hardwood flooring and finish or carpet and padding; marble or tile accented entry; high quality hardwood flooring or tile in kitchen; high quality resilient cover or tile in baths and utility; will have some special design features such as sunken or elevated rooms, etc. |
| Partitions | Wood frame construction; high quality textured plaster or drywall with painted surfaces, decorative wallpaper, hardwood paneling or wainscoting; similar material for ceiling cover and interior cover of exterior wall; high quality doors with ornate hardware and trim; special hardwood millwork; may have custom crown molding. |
| Interior Components | Cabinet quantity proportionate to house size; cabinets of high quality painted or stained solid hardwood stock, or hardboard with painted finish, both with decorative trim; high quality tile, granite, or polymerized acrylic 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; ornate hardware; may have other special built-in features; wide stairway of customized, complex, or curving design with heavy hardwood railing and spindles; high quality carpet or hardwood tread cover. |
| Electrical | Entry service; multi-circuit panel, heavy load capacity system; non-metallic sheathed cable wiring; numerous convenience outlets; high quality light fixtures of decorative design; special switches; numerous special appliance and equipment outlets. |
| Plumbing | Rough-in plumbing costs only. |
| Heating-Cooling | None in base specifications. |
| Exterior Components | High quality porches conforming to style and design of house, and adequate to cover entry area; concrete, wood, native stone, or equivalent construction. |