

Conventional

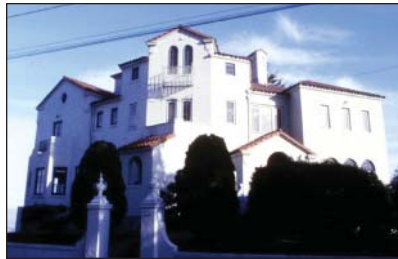
Class 8

Class Features

Class 8 represents the highest quality custom homes. They are professionally designed by an architect and constructed by well-qualified specialty builders to the individual desires of the client. The architect and contractor maintain quality control throughout construction.

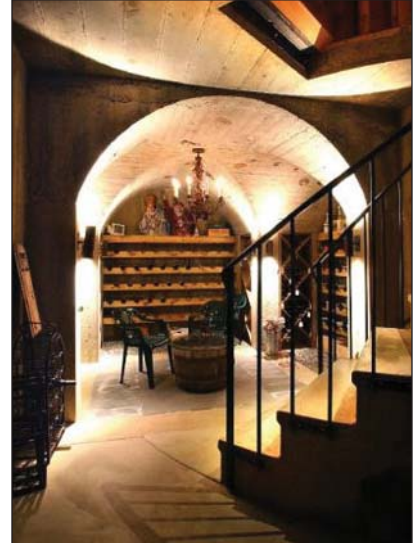
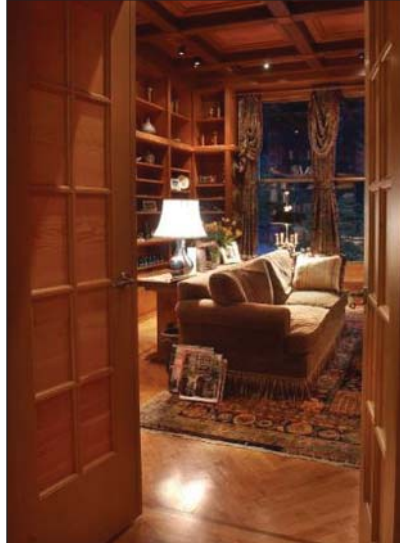
Design is not limited by cost and may feature special wall and roof patterns to achieve a particular classic style or period effect. Spacious entryways, loft ceilings and varied floor levels are common. Materials and workmanship are superior quality. Care is taken to ensure optimum site adaptation. Attention to detail is found throughout. The kitchen and baths feature the highest quality plumbing fixtures. Interior trim is decorative and intricate. Lighting systems and windows are custom designed to enhance interior features or create special effects. There may be a large number of custom features and convenience items. These homes typically instill a sense of grandeur. This guide reflects only the entry-level range of class 8 homes due to the unlimited range within this class.

Class Illustrations



Class 8

Interior Features



Conventional

Class 8 (cont.)

Item	Base Specifications
Foundation	Crawl space excavation; special footings and walls of reinforced concrete for site adaptation; vent openings; interior piers; access opening; backfill and grading.
Exterior Wall	Quality stud frame construction; insulation; sheathing; highest quality siding, doors, windows and finish; optional items such as decorative brick trim, window boxes, shutters, etc.; may be of particular classic style such as English Tudor.
Roof	Custom complex design; wood frame construction; clay tile cover; ceiling insulation; highest quality gutters and downspouts; special attention to roof trim.
Floor	Wood frame construction; highest quality underpinning, subflooring, and underlayment; highest quality hardwood flooring and finish or carpet and padding; marble, slate, or tile entry way; highest quality hardwood flooring or tile in kitchen; highest quality tile or comparable material in bath and utility; custom design and styling features such as varied floor levels, etc.
Partitions	Wood frame construction; highest quality plaster or special wall covering material with painted surfaces, decorative wallpaper, hardwood paneling, wainscoting, native stone or brick veneer; similar material for ceiling cover and interior cover of exterior wall; custom doors with elaborate hardware and special trim; custom hardwood millwork.
Interior Components	Cabinet quantity proportionate to overall house size; custom made cabinets of highest quality painted or stained hardwood, or paint grade material; highest quality tile, granite, or polymerized acrylic countertops and backsplash; highest quality built-in cabinetry throughout the house; large custom designed vanities and wall cabinets in master suite; large wardrobe closets; linen and utility closets with highest quality shelving; ornate hardware; will have many special built-in features; expansive complex stairway of curving design of highest quality heavy hardwoods or exotic materials, railing and tread covers to match stairway design.
Electrical	Entry service; multi-circuit panel; heavy load capacity system; non-metallic sheathed cable wiring; numerous convenience outlets; highest quality light fixtures, decorative or ornate chandeliers or other custom designed fixtures; special switches; numerous special appliance and equipment stations; custom design features.
Plumbing	Rough-in plumbing costs only.
Heating-Cooling	None in base specifications.
Exterior Components	Porches of highest quality material conforming to style and custom design of house, and adequate to cover entry area; concrete, wood, native stone, or equivalent construction.