

Construction Quality Introduction: Construction Quality is one of the most important aspects of any valuation system. Start by trusting your first instinct about the home. Once you have seen the home or it has been described to you, how would you compare it to the rest of the US housing stock?

Use the pictures as guides, not absolutes. The home that you are valuating may vary from the picture. Compare the complexity of shape, amount of trim, number and types of windows, and general characteristics of the home in the picture to the home you are valuating to help determine whether it fits in that quality level.

We have listed seven Construction Quality categories, ranging from Basic/Economic to Opulent/Museum Quality.

Construction Quality

Construction Quality Introduction *continued* :

Most homes are Average. To help determine if a home fits in the next higher quality level, Above Average/Upgraded, ask the following questions:

- Does it have more than 2 or 3 types and sizes of windows?
- Does it have 2 or more fireplaces?
- Has the kitchen been upgraded to include new cabinetry and granite or quartz countertops?
- Are there more bathrooms than usually found in a home of this size? (See Mainstreet Worksheet Help's* square footage helper to calculate the typical number of baths based on square footage.)
- Does the home have other features built into it that would not be found in neighboring homes?

If the home has only one of these items, such as granite in the updated kitchen, and everything else about the house remains average there is no need to move the home up to the next quality level.

The next higher quality level, Expensive/Custom, includes homes that are custom built for the owner using their own architect and unique house plans.

Quality Class :

- **Basic/Economic:** Homes of this quality incorporate the simplest design and materials. This type of construction is typical of manufactured housing, cabins and cottages.

Basic/Economic Exterior



Basic/Economic Interior



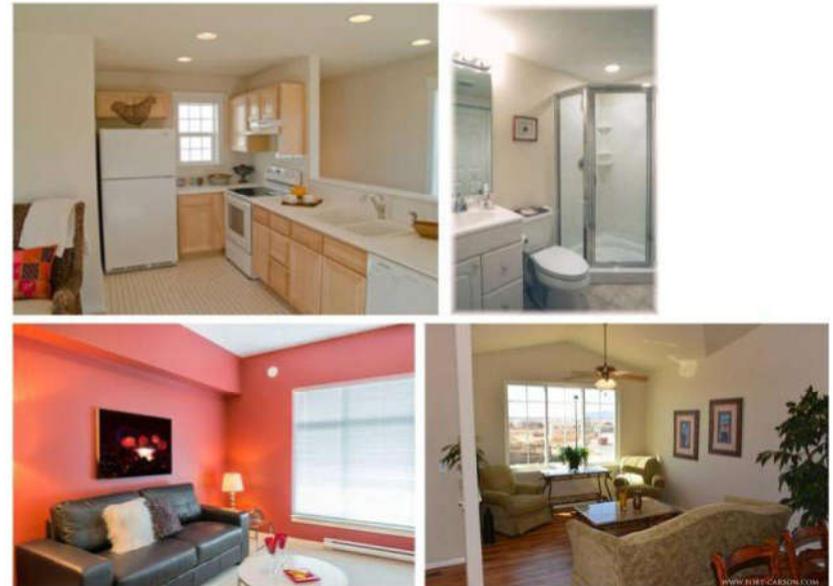
Quality Class:

- **Modest/Fair:** Materials and construction for this house exhibit moderate craftsmanship or a low degree in quality. These houses are plain and unpretentious. They are also noted to have little or no ornamentation or decoration. A room or two of the home may exhibit features of an average home, but the predominant quality is modest.

Modest/Fair Exterior



Modest/Fair Interior



Quality Class :

- **Average/Standard:** Materials for this house would typically be found at a Home Depot or other major building material store chain. There are standard features and finishes throughout. A room or two may exhibit feature of an above average home, but the predominant quality is average.

Average/Standard Exterior



Average/Standard Interior



Quality Class :

- **Above Average/Upgraded:** A house of this quality is sometimes called a “Spec House”, usually a fully upgraded version of a builder’s plan with high quality materials. A few of the rooms or part of the house is customized for the owner.

Above Average/Upgraded Exterior



Above Average/Upgraded Interior



Quality Class :

- **Expensive/Custom:** Materials for this house would be purchased at boutiques or specialty stores. Designers are usually involved. The entire home was "customized" for the owner.

Expensive/Custom Exterior



Expensive/Custom Interior



-
- **Very Expensive/Luxury:** Materials for this house may be acquired from major cities in the US. Architects and Designers may be flown in to work on the house.



Quality Class :

- **Opulent/Museum Quality:** This is a house typical of your super wealthy or major celebrities. Architects/Artisans may be flown in from around the US or from other countries.

