



Albemarle County Assessor's Office

2024 House Grade Standard Guide

Definitions and Application

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Excellent	Error! Bookmark not defined.
Good.....	Error! Bookmark not defined.
Average	Error! Bookmark not defined.
Fair	Error! Bookmark not defined.
Poor	Error! Bookmark not defined.
Substandard.....	Error! Bookmark not defined.



House Grade Standard Operating Procedure

Introduction

The quality of construction is commonly referred to as grade of construction and has a direct impact on construction costs. Selection of the appropriate quality rating is a major factor in the development of an accurate cost estimate.

Quality refers both to workmanship and materials used; normally there is a high correlation between materials and workmanship. Occasionally, the quality of the interior and/or the exterior of the home are different. If an interior inspection is conducted and such a difference is present, it should be noted if the home's overall quality is different than what it appears from the exterior inspection.

Workmanship includes such items as the following:

- Solid and level floors
- Plumb walls
- Proper-fitting doors
- Finish work smooth with trim corners meeting, etc.

Quality of materials includes such items as the following:

- Fixtures – lighting, bath, and kitchen
- Cabinetry, prebuilt particle board versus custom-built hardwood
- Floor coverings
- Windows and casings
- Entrance and interior doors – solid versus hollow-core
- Roof material

Design can have a major impact upon the cost of construction and thus upon the quality rating.

- Lower quality homes are basically stock homes.
- Average quality homes are typically referred to as “cookie-cutter.”
- Better quality homes take into consideration items such as the following:
 - Roof materials
 - Number of roof cuts and changes
 - Quality and number of windows
 - Number of corners of exterior walls
 - Non-right angles on exterior walls

The goal for the house grade standard operating procedure is to define the typical workmanship, quality of materials, features, and design for each quality grade in order to achieve uniformity in the determination of a grade for a home.

Once a property has been properly graded, no grade change should be made unless there is good information to support it. Any major change in grade should be approved by a supervisor.



Grade Definition Summary

Grade M – Mansion

Mansion grade homes are unique and architecturally designed for the owner. Typically they are built by superior builders using the best of materials. Construction project management is done by the architect.

The materials, workmanship, fixtures, finish, and mechanical are of exceptionally high quality.

Grade L – Luxury

Dwellings within the Grade L represent the upper-to-top end of custom construction in quality, cost, and design on an individual property owner's site. Although building plans are not necessarily designed by an architect for a specific owner, the building plans are typically modified to meet specific owners' needs. The builder is usually the project manager for these homes.

The workmanship, materials, fixtures, finishes, and mechanical are of very high quality.

Grade EX – Excellent (A+2, A+3)

Dwellings within the Grade EX exceed the requirements of applicable building codes. Individual or readily available designer building plans and exterior and interior finish are typically modified to meet homeowner preferences. These homes are not mass-produced and typically not of modular construction. They represent the upper end of the housing stock. The design includes complex and higher pitch roofs, exterior fenestration and ornamentation, and interior refinements.

The materials, workmanship, fixtures, finish, and mechanical are of high quality.

Grade VG – Very Good (A+1, A, A-1, A-2)

Dwellings within Grade VG quality rating exceed requirements of applicable building codes. They are typically not mass produced or modular in construction. Individual or readily available designer building plans are typically modified to meet homeowner preferences. These homes represent the upper middle of the housing stock. Design includes complicated and higher pitch roofs, exterior fenestration and ornamentation, and interior refinements.

Materials, workmanship, finish, and equipment are of better than stock or builder grade material and workmanship.

Grade B – Good

Dwellings within the Grade B quality rating exceed requirements of applicable building codes. Stock builder plans and exterior and interior finishes are typically modified to meet homeowner preferences. These homes are mass-produced and typically not of modular construction; they represent the upper-middle of the market or most common housing stock. The design includes



complicated and higher pitch roofs, exterior fenestration and ornamentation, and interior refinements.

Materials, workmanship, finish, and equipment are of better than stock or builder grade material and workmanship.

Grade C – Average

Dwellings within the Grade C quality rating meet or exceed the requirements of applicable building codes. Building plans are typically standard or slightly modified. These homes are considered to be tract homes and represent the middle of the market or most common housing stock. The design includes adequate fenestration, some exterior ornamentation, and interior refinements.

Materials, workmanship, finish, and equipment are of stock or builder grade and may feature minimal upgrades.

Grade D – Low

Dwellings within the Grade D quality rating meet minimum requirements of applicable building codes and are constructed with inexpensive stock materials and limited refinements and upgrades. Homes are typically mass-produced, often of modular construction, and feature low-cost production as a main consideration. Homes of this grade will have very little architectural appeal and typically are basic rectangles.

Materials, workmanship, finish, and equipment are of stock or builder grade and may feature minimal upgrades.

Grade E – Substandard

Dwellings within Grade E are of substandard quality and have minimal amenities. Depending on the construction date, this type of home may or may not meet current building codes. Homes within this grade category meet minimal functional standards and provide basic housing accommodation.

Materials, workmanship, finish, and equipment are of stock or builder grade and may feature minimal upgrades.

Mansion Home Descriptions (M)

Grade M – Mansion Quality Description:

Mansion grade homes are unique and architecturally designed for the owner. Typically they are built by superior builders using the best of materials. Construction project management is done by the architect. The materials, workmanship, fixtures, finish, and mechanical are of exceptionally high quality.



A trainee appraiser or new hire would not be assigned properties of this magnitude to assess until enough experience is obtained to handle the property type's complexity. Properties graded in this category are handled by senior appraisers who have had coursework, field experience, and knowledge of the market area.

It is suggested when valuing Mansion-grade houses to seek a second opinion and/or guidance from another appraiser to confirm value conclusions.

Builders	<ul style="list-style-type: none"> • R.E. Lee & Son, Inc. • Shelter Associates LTD • Alexander Nicholson, Inc.
Size	<ul style="list-style-type: none"> • 7,000 to 10,000 square feet
Foundation	<ul style="list-style-type: none"> • Typically poured full-concrete basement or cinderblock with some brick or parged façade • Full in-ground and walkout basement • Crawl space either poured in place and/or block
Exterior Shape/Design	<ul style="list-style-type: none"> • Unique and architecturally designed
Exterior Finish	<ul style="list-style-type: none"> • Will include 6-inch walls • Brick, stone, or limestone • Built of heavy wood and steel framed • Well designed fenestration with high quality sashes
Roof Pitch and Finish	<ul style="list-style-type: none"> • Roofing materials generally includes built-up tar and gravel, rubber, copper, slate, or tile • Feature large eaves, many peaks and valleys, and high quality gutters/downspouts
Interior Design, Finish, and Trim	<ul style="list-style-type: none"> • 12+-foot ceilings with cathedral, tray, and coffered ceilings in many areas • Grand foyers with sweeping staircases • Craftsmen interior doors made of solid wood with raised panels and quality hardware • Wide base molding and heavy trim, featuring intricate designs and detailing • Wainscoting throughout • Many built-in cabinets and features • Abundant lighting
Flooring	<ul style="list-style-type: none"> • Includes a variety of exotic hardwoods, heart pine, ceramic tile, terrazzo, quarry tile, and marble • Fine carpet, such as wool carpet
Kitchen	<ul style="list-style-type: none"> • 26 to 30 linear feet of handmade-furniture-quality, oversized cabinetry made of exotic woods with ornate woodwork • Professional or high quality built-in appliances and hood fans • High quality specialty hardware • Countertops can be unique finishes such as glass, hard surface, or natural stone but also granite, marble or other similar quality countertop



	<ul style="list-style-type: none"> • Built-in shelving • Large kitchen island • Wet bar • Butler’s pantry
Bathrooms	<ul style="list-style-type: none"> • Typically 8 to 10 spacious full bathrooms • Handmade-furniture-quality, oversized cabinetry made of exotic woods with ornate woodwork • Marble or tile floors • Contain highest quality fixtures
Bedrooms and Closets	<ul style="list-style-type: none"> • 4 – 10+ • Contain ample spacious walk-in closets with built-in wardrobes and other features in most bedrooms
Heating and Air Conditioning	<ul style="list-style-type: none"> • Geothermal, high efficiency heat pumps and/or multi-zoned gas-fired forced air or boiler furnace • Built-in generator
Fireplaces	<ul style="list-style-type: none"> • 4 to 6 elaborate fireplace surrounds with marble • Heavy mantle design and built-ins

Grade M Examples

07000-00-00-014C0	05900-00-00-038F0
	
07400-00-00-01700	09200-00-00-002B0





Grade M + 1 Quality Description:

Differences within this range would include molding and trim levels, ceiling heights, floor levels, and other interior finishes.

Builders	<ul style="list-style-type: none"> • R.E. Lee & Son, Inc. • Shelter Associates LTD • Alexander Nicholson, Inc.
Grade Type	<ul style="list-style-type: none"> • M + 1
Size	<ul style="list-style-type: none"> • More than 10,000 square feet
Foundation	<ul style="list-style-type: none"> • Typically poured full-concrete basement or cinderblock with some brick or parged façade • Full in-ground and walkout basement • Crawl space either poured in place and/or block
Exterior Shape/Design	<ul style="list-style-type: none"> • Unique and architecturally designed
Exterior Finish	<ul style="list-style-type: none"> • May include 6-inch walls • Brick, stone, or limestone • Built of heavy wood and steel framed • Include well designed fenestration with high quality sashes
Roof Pitch and Finish	<ul style="list-style-type: none"> • Roofing materials generally include built-up tar and gravel, rubber, copper, slate, or tile • Feature large eaves, many peaks and valleys, and high quality gutters/downspouts
Interior Design, Finish, and Trim	<ul style="list-style-type: none"> • 12+-foot ceilings with cathedral, tray, and coffered ceilings in many areas • Grand foyers with sweeping staircases • Craftsmen interior doors made of solid wood with raised panels and quality hardware • Wide base molding and heavy trim, featuring intricate designs and detailing • Wainscoting throughout • Many built-in cabinets and features



	<ul style="list-style-type: none"> Abundant lighting
Flooring	<ul style="list-style-type: none"> Includes a variety of exotic hardwoods, heart pine, ceramic tile, terrazzo, quarry tile, and marble Fine carpet, such as wool carpet
Kitchen	<ul style="list-style-type: none"> 30 or more LF of handmade-furniture-quality, oversized cabinetry made of exotic woods with ornate woodwork Professional or high quality built-in appliances and hood fans High quality specialty hardware Countertops can be unique finishes such as glass, h, natural stone but also granite, marble, or other similar quality countertop Built-in shelving, large kitchen island, wet bar, butler’s pantry
Bathrooms	<ul style="list-style-type: none"> 8 to 10 spacious full bathrooms. Handmade-furniture-quality, oversized cabinetry made of exotic woods with ornate woodwork Contain marble or tile floors Contain highest quality fixtures.
Bedrooms and Closets	<ul style="list-style-type: none"> 4 – 10+ Contain ample spacious walk-in closets with built-in wardrobes and other feature in most bedrooms Entrances will have large closets
Heating and Air Conditioning	<ul style="list-style-type: none"> Geothermal, high efficiency heat pumps and/or multi-zoned gas-fired forced air furnace or boiler furnace Built-in generator
Fireplaces	<ul style="list-style-type: none"> 4 to 6 elaborate fireplace surrounds with marble Heavy mantle design and built-ins

Grade M + 1 Examples

11200-00-00-016K0	07000-00-00-037B0
	
060E3-00-00-00100	04900-00-00-024A0





Luxury Home Descriptions (L)

Grade L – Luxury Quality Description

Dwellings within the Grade L represent the upper-to-top end of custom construction in quality, cost, and design on an individual property owner’s site. Although building plans are not necessarily designed by an architect for a specific owner, the building plans are typically modified to meet specific owners’ needs. The builder is usually the project manager for these homes. The workmanship, materials, fixtures, finishes, and mechanical are of very high quality.

Properties graded in this category are handled by senior appraisers who have had coursework, field experience, and knowledge of the market area.

It is suggested when valuing Luxury-grade houses to seek a second opinion and/or guidance from another appraiser to confirm value conclusions.

Builders	<ul style="list-style-type: none"> • Gibson/Magerfield Corp. • McMillan-Pace, LLC • Smith & Robertson, Inc. • Dammann Construction, Inc.
Size	<ul style="list-style-type: none"> • 4,000 to 6,500 square feet
Foundation	<ul style="list-style-type: none"> • Typically poured full-concrete basement or cinderblock with some brick or parged façade • Full in-ground and walkout basement • Crawl space either poured in place and/or block
Exterior Shape/Design	<ul style="list-style-type: none"> • Detailed and complex • High quality exterior materials and ornamentation
Exterior Finish	<ul style="list-style-type: none"> • May include 6-inch walls • Brick, stone, or limestone • Well designed fenestration with high quality sashes
Roof Pitch and Finish	<ul style="list-style-type: none"> • Very complex roofing systems design • Have copper, slate, synthetic slate, cedar shakes, or tile coverings
Interior Design, Finish, and Trim	<ul style="list-style-type: none"> • Custom, complex floor plans • 10- and 12+-foot ceilings with cathedral, tray, beamed ceiling, and coffers • Framed wall openings • May have grand foyers and additional staircases • Plaster skim coated on drywall
Flooring	<ul style="list-style-type: none"> • Can include various hardwoods, ceramic tile, quarry tile, slate, marble, and very high quality carpet • Custom-crafted flooring, Brazilian cherry, and bamboo
Kitchen	<ul style="list-style-type: none"> • 24 to 28 linear feet of custom-crafted cabinetry from cherry, maple, walnut, or other quality woods • Large island with additional sink and/or built-in appliances. • Butler’s pantry • Built-in bookcases and other features



	<ul style="list-style-type: none"> • Very high quality fixtures • Granite, quartz, hard surface, or marble countertops
Bathrooms	<ul style="list-style-type: none"> • Typically 5 to 7 spacious full bathrooms • Custom-crafted cabinetry from cherry, maple, walnut, or other quality woods • Typically contain tile, marble, custom vanities, bidets, large walk-in showers • Have expensive fixtures • May include steam showers, saunas
Bedrooms and Closets	<ul style="list-style-type: none"> • 4 to 6 bedrooms • Contain spacious walk-in closets with built-in wardrobes and other features in most bedrooms
Heating and Air Conditioning	<ul style="list-style-type: none"> • Multi-zoned, very high efficiency heat pumps, geothermal systems, or radiant floor heat with gas forced air or electric furnace backup • Built-in generator
Fireplaces	<ul style="list-style-type: none"> • 3 to 5 elaborate fireplace surrounds • Marble and heavy mantle design • Bookcases with heavy millwork for built-ins

Grade L Examples

08000-00-00-062G0	060E2-00-0F-00800
	
04300-00-00-030B0	060E3-00-0J-00400





Grade L + 1 Luxury Plus Quality Description

Differences within this grade class might include fenestration and windows, ornate woodwork, built-in cases, ceiling heights, floor levels, and levels of molding and trim.

Builders	<ul style="list-style-type: none"> • Gibson/Magerfield Corp. • McMillan-Pace, LLC • Smith & Robertson, Inc. • Dammann Construction, Inc.
Grade Type	L + 1
Size	<ul style="list-style-type: none"> • 5,000 to 7,000 square feet
Foundation	<ul style="list-style-type: none"> • Typically poured full-concrete basement or cinderblock with some brick or parged façade • Full in-ground and walkout basement • Crawl space either poured in place and/or block
Exterior Shape/Design	<ul style="list-style-type: none"> • Detailed and complex with high quality exterior materials and ornamentation
Exterior Finish	<ul style="list-style-type: none"> • May include 6-inch walls • Brick, stone, or limestone • Well designed fenestration with high quality sashes
Roof Pitch and Finish	<ul style="list-style-type: none"> • Very complex roofing systems • Copper, slate, synthetic slate, or tile coverings
Interior Design, Finish, and Trim	<ul style="list-style-type: none"> • Custom complex floor plans and will have 10- and 12+-foot ceilings with cathedral, tray, and coffers • May have grand foyers and additional staircases as well
Flooring	<ul style="list-style-type: none"> • Can include various hardwoods, ceramic tile, quarry tile, slate, marble, and very high quality carpet
Kitchen	<ul style="list-style-type: none"> • Around 28 to 30 linear feet of custom-crafted cabinetry from cherry, maple, walnut, or other quality woods • Large island with additional sink and/or built-in appliances



	<ul style="list-style-type: none"> • Butler’s pantry • Built-in bookcases and other features • Very high quality fixtures with granite, quartz, hard surface, or marble countertops
Bathrooms	<ul style="list-style-type: none"> • Typically 5 to 7 spacious full bathrooms • Custom-crafted cabinetry from cherry, maple, walnut, or other quality woods • Typically contain tile, marble, custom vanities, bidets, large walk-in showers, and expensive fixtures
Bedrooms and Closets	<ul style="list-style-type: none"> • 4 to 6 bedrooms • Contain spacious walk-in closets with built-in wardrobes and other features in most bedrooms
Heating and Air Conditioning	<ul style="list-style-type: none"> • Have multi-zoned very high efficiency heat pumps, geothermal systems, or radiant floor heat with gas forced air or electric furnace backup • Built-in generator
Fireplaces	<ul style="list-style-type: none"> • 3 to 5 elaborate fireplace surrounds • Marble and heavy mantle design • Bookcases with heavy millwork for built-ins

Grade L + 1 Examples

08000-00-00-009X0	08000-00-00-009Y0
	
08000-00-00-008U1	060E1-00-0C-00900





13600-00-00-019A0

07400-00-00-006E0

Grade L - 1 Luxury Minus Quality Description

Differences within this grade class might include fenestration and windows, ornate woodwork, built-in cases, ceiling heights, floor levels, and levels of molding and trim.







Builders	<ul style="list-style-type: none"> • Gibson/Magerfield Corp. • McMillan-Pace, LLC • Smith & Robertson, Inc. • Dammann Construction, Inc.
Grade Type	L - 1
Size	<ul style="list-style-type: none"> • 4,500 to 6,000 square feet
Foundation	<ul style="list-style-type: none"> • Typically poured full-concrete basement or cinderblock with some brick or parged façade • Full in-ground and walkout basement • Crawl space either poured in place and/or block
Exterior Shape/Design	<ul style="list-style-type: none"> • Detailed and complex with high quality exterior materials and ornamentation



Exterior Finish	<ul style="list-style-type: none"> • May include 6-inch walls • Brick, stone, or limestone • Well designed fenestration with high quality sashes
Roof Pitch and Finish	<ul style="list-style-type: none"> • Very complex roofing systems • Copper, slate, synthetic slate, or tile coverings
Interior Design, Finish, and Trim	<ul style="list-style-type: none"> • Custom complex floor plans and will have 10- and 12+-foot ceilings with cathedral, tray, and coffers • May have grand foyers and additional staircases as well
Flooring	<ul style="list-style-type: none"> • Can include various hardwoods, ceramic tile, quarry tile, slate, marble, and very high quality carpet
Kitchen	<ul style="list-style-type: none"> • 22 to 24 linear feet of custom-crafted cabinetry from cherry, maple, walnut, or other quality woods • Large island with additional sink and/or built-in appliances. • Butler's pantry • Built-in bookcases and other features • Very high quality fixtures with granite, quartz, hard surface , or marble countertops
Bathrooms	<ul style="list-style-type: none"> • Typically 5 to 7 spacious full bathrooms • Custom-crafted cabinetry from cherry, maple, walnut, or other quality woods • Typically contain tile, marble, custom vanities, bidets, large walk-in showers, and expensive fixtures
Bedrooms and Closets	<ul style="list-style-type: none"> • 4 to 6 bedrooms • Contain spacious walk-in closets with built-in wardrobes and other features in most bedrooms
Heating and Air Conditioning	<ul style="list-style-type: none"> • Have multi-zoned very high efficiency heat pumps, geothermal systems, or radiant floor heat with gas forced air or electric furnace backup • Built-in generator
Fireplaces	<ul style="list-style-type: none"> • 3 to 5 elaborate fireplace surrounds • Marble and heavy mantle design • Bookcases with heavy millwork for built-ins



Grade L - 1 Examples

<p>07200-00-00-05500</p> 	<p>04300-00-00-028B0</p> 
<p>08000-00-00-008N1</p> 	<p>01900-00-00-008Y0</p> 
<p>060E1-00-0E-01100</p> 	<p>060E2-00-0L-00500</p> 



Excellent Quality Homes (A+2, A+3)

Grade A+3 – Excellent Quality Description:

Dwellings within the Grade EX exceed the requirements of applicable building codes. Individual or readily available designer building plans and exterior and interior finish are typically modified to meet homeowner preferences. These homes are not mass-produced and typically not of modular construction. They represent the upper-end of the housing stock. The design includes complex and higher pitch roofs, exterior fenestration and ornamentation, and interior refinements. The materials, workmanship, fixtures, finish, and mechanical are of high quality.

Properties graded in this category are handled by senior appraisers who have had coursework, field experience, and knowledge of the market area.

It is suggested when valuing A+3 grade houses to seek a second opinion and/or guidance from another appraiser to confirm value conclusions.

Builders	<ul style="list-style-type: none"> • Gibson/Magerfield Corp. • McMillan-Pace, LLC • Smith & Robertson • Dammann Construction, Inc.
Size	<ul style="list-style-type: none"> • 3,500 to 5,000 square feet
Foundation	<ul style="list-style-type: none"> • Typically poured full-concrete basement or cinderblock with some brick or parged façade • Full in-ground and walkout basement • Crawl space either poured in place and/or block
Exterior Shape/Design	<ul style="list-style-type: none"> • 8 to 10 corners • 2x4 or 2x6 exterior walls with high quality exterior materials and ornamentation
Exterior Finish	<ul style="list-style-type: none"> • Feature brick, stucco, stone, hardiplank, and weatherboard
Roof Pitch and Finish	<ul style="list-style-type: none"> • Detailed roofing systems • Typically consist of dimensional shingle, wood shingle, synthetic slate, metal coverings, copper, and cedar shingles • 6/12 and greater pitch with valleys
Interior Design, Finish, and Trim	<ul style="list-style-type: none"> • Architectural detail • 9- and 10-foot cathedral, coffered, vaulted, or tray ceilings • Recessed/pot lighting throughout • Solid wood doors • Large ceiling coving with large casing and baseboard trim • Built-in wall cabinets/bookcases • Wainscoting and/or moldings throughout interior walls • Prefinished ceiling moldings and manufactured corners
Flooring	<ul style="list-style-type: none"> • Can include various hardwoods, ceramic tile, quarry tile, slate, marble and very high quality carpet
Kitchen	<ul style="list-style-type: none"> • 20 to 24 linear feet of custom cabinetry from cherry, maple, walnut, or other quality woods



	<ul style="list-style-type: none"> • Island with additional sink and/or built-in appliances. • Butler’s pantry • Built-in bookcases and other features • Fixtures are high quality with granite, quartz, hard surface, or marble countertops
Bathrooms	<ul style="list-style-type: none"> • Typically 4 or more spacious full bathrooms, depending on size and the number of bedrooms • Custom-crafted cabinetry rom cherry, maple, walnut, or other quality woods • Typically contain tile, marble, custom vanities, bidets, large walk-in showers, and expensive fixtures
Bedrooms and Closets	<ul style="list-style-type: none"> • 3 to 5 bedrooms • Walk-in closets with some built-in shelving • Large closets and features in most bedrooms
Heating and Air Conditioning	<ul style="list-style-type: none"> • Dual zone heating and cooling systems with high efficiency heat pumps and gas forced air or electric furnace backup • Built-in generator
Fireplaces	<ul style="list-style-type: none"> • 3 to 4 good quality fireplace surrounds • Ceramic or marble tile, wood trim, and substantial mantle design • Minimal built-in shelving/bookcases

Grade A+3 Examples

07400-00-00-018E4	08000-00-00-008D2
	
060G0-00-00-01300	07100-00-00-038A0





07000-00-00-00500

07400-00-00-05100



Grade A+2 – Excellent Minus Quality Description:

Differences in quality grading may result from design, ceiling heights, window fenestration and quality, floor coverings, size, amount and quality of moldings, hardware, and fixtures.

Builders	<ul style="list-style-type: none"> • Gibson/Magerfield Corp. • Skyline Home Builders • McMillan-Pace, LLC • Smith & Robertson • Dammann Construction, Inc.
Grade Type	<ul style="list-style-type: none"> • A + 2
Size	<ul style="list-style-type: none"> • 3,500 to 4,500 square feet
Foundation	<ul style="list-style-type: none"> • Typically poured full-concrete basement or cinderblock with some brick or parged façade • Full in-ground and walkout basement • Crawl space either poured in place and/or block.
Exterior Shape/Design	<ul style="list-style-type: none"> • 8 to 10 corners • 2x6 exterior walls • High quality exterior materials and ornamentation
Exterior Finish	<ul style="list-style-type: none"> • Feature brick/stone complete exteriors, stucco, some stone, hardiplank, and weatherboard • Shutters and additional fenestration on windows
Roof Pitch and Finish	<ul style="list-style-type: none"> • Detailed roofing systems • Typically consist of high quality dimensional shingle, wood shake/shingle, synthetic slate, metal coverings, copper, or cedar shingles • 6/12 and greater pitch with valleys
Interior Design, Finish, and Trim	<ul style="list-style-type: none"> • Architectural detail • 9- and 10-foot cathedral, coffered, vaulted, or tray ceilings • Recessed/pot lighting throughout • Solid wood doors • Large ceiling coving with large casing and baseboard trim • Built-in wall cabinets/bookcases • Wainscoting and/or moldings on interior walls • Prefinished ceiling moldings and manufactured corners
Flooring	<ul style="list-style-type: none"> • Can include various hardwoods, ceramic tile, quarry tile, slate, marble, and very high quality carpet
Kitchen	<ul style="list-style-type: none"> • 18 to 22 linear feet of custom cabinetry from cherry, maple, walnut, or other quality woods • Island with additional sink and/or built in appliances • Butler’s pantry • Built-in bookcases and other features • High quality fixtures • Granite, quartz, hard surface, or marble countertops
Bathrooms	<ul style="list-style-type: none"> • Typically 4 or more spacious full bathrooms, depending on size and the number of bedrooms



	<ul style="list-style-type: none"> • Custom-crafted cabinetry from cherry, maple, walnut, or other quality woods • Typically contain tile, marble, custom vanities, bidets, large walk-in showers, and expensive fixtures
Bedrooms and Closets	<ul style="list-style-type: none"> • 3 to 5 bedrooms • Contain walk-in closets with some built-in shelving • Large closets and features in most bedrooms
Heating and Air Conditioning	<ul style="list-style-type: none"> • Dual zone heating and cooling systems with high efficiency heat pumps and gas forced air or electric furnace backup • Built-in generator
Fireplaces	<ul style="list-style-type: none"> • 3 to 4 good quality fireplace surrounds • Ceramic or marble tile • Wood trim and substantial mantle design • Minimal built-in shelving/bookcases

Grade A+2 Examples

03000-00-00-032B0	09900-00-00-052B0
	
093A3-00-0C-02300	060G0-00-00-02500
	
02000-00-00-006W0	05400-00-00-07500





Very Good Quality Homes (A-2 to A+1)

Grade A – Very Good Quality Description:

Dwellings within Grade VG quality rating will exceed requirements of applicable building codes. They are typically not mass produced or modular in construction. Individual or readily available designer building plans are typically modified to meet homeowner preferences. These homes represent the upper middle of the housing stock. Design includes complicated and higher pitch roofs, exterior fenestration and ornamentation and interior refinements. Materials, workmanship, finish, and equipment are of better than stock or builder grade material and workmanship.

It is suggested when valuing A-grade houses, to seek a second opinion and/or guidance from another appraiser to confirm value conclusions.

Builders	<ul style="list-style-type: none"> • Gaffney Homes • Gibson Homes (A1 grade) • Southland Homes, Inc. (A1 grade) • Skyline Home Builders • McMillian-Pace, LLC
Size	<ul style="list-style-type: none"> • 3,000 and 4,500 square feet
Foundation	<ul style="list-style-type: none"> • Typically poured full-concrete basement or cinderblock with some brick or parged façade • Full in-ground and walkout basement • Crawl space either poured in place and/or block
Exterior Shape/Design	<ul style="list-style-type: none"> • Typically 8 to 10 corners • 2x4 or 2x6 exterior walls • High-end exterior materials and ornamentation
Exterior Finish	<ul style="list-style-type: none"> • Feature brick, stucco, stone, hardiplank, and weatherboard
Roof Pitch and Finish	<ul style="list-style-type: none"> • Somewhat complicated roofing systems • Typically consist of a high quality dimensional shingle, wood shingle, synthetic slate, or metal covering • 6/12 and greater pitch with valleys
Interior Design, Finish, and Trim	<ul style="list-style-type: none"> • Architectural detail • 9- and 10-foot cathedral, coffered, vaulted, or tray ceilings • Recessed/pot lighting throughout • Solid wood doors • Large ceiling coving with large casing and baseboard trim • Built-in wall cabinets/bookcases • Wainscoting and/or moldings on some interior walls • Prefinished ceiling moldings and manufactured corners
Flooring	<ul style="list-style-type: none"> • Include better grade hardwood flooring, ceramic tile, and good quality carpeting
Kitchen	<ul style="list-style-type: none"> • 16 to 20 linear feet of high quality cabinets, either cherry or maple, with panels and island



	<ul style="list-style-type: none"> • Some options such as wine racks, glass doors, and other accents • Countertops and vanities generally consist of good quality granite, corian, or marble
Bathrooms	<ul style="list-style-type: none"> • Typically 3 or more large full bathrooms • 1 half-bathroom • Cabinetry is good quality hardwood • 1 whirlpool soaker tub • Typically contain tile, walk-in showers, and quality fixtures
Bedrooms and Closets	<ul style="list-style-type: none"> • 3 to 5 bedrooms with 2 to 3 walk-in closets with some built-in shelving • Large closets in most bedrooms
Heating and Air Conditioning	<ul style="list-style-type: none"> • Dual zone heating and cooling systems with high efficiency heat pumps and gas forced air or electric furnace backup
Fireplaces	<ul style="list-style-type: none"> • 2 to 3 good quality fireplace surrounds • Ceramic or marble tile, wood trim, and substantial mantle design

Grade A Examples

031C0-00-00-01400	031C0-00-00-01800
	
031C0-00-00-01300	093A4-00-Q2-04000
	



05900-00-00-027V0	04600-00-00-12400
	



Grade A+1 - Very Good Plus Quality Description

Builders	<ul style="list-style-type: none"> • Gibson/Maggerfield Corp. • Skyline Home Builders • McMillan-Pace, LLC • Smith & Robertson • Dammann Construction, Inc. • Gaffney Homes • Braxton Design Group • Smith & Robertson, Inc.
Grade Type	<ul style="list-style-type: none"> • A + 1 • A new A + 1 group created by using the A + 2 criteria • Original A + 1 will be moved into A or the new A + 1
Size	<ul style="list-style-type: none"> • 3,500 to 5,000 square feet
Foundation	<ul style="list-style-type: none"> • Typically poured full-concrete basement or cinderblock with some brick or parged façade • Full in-ground and walkout basement • Crawl space either poured in place and/or block
Exterior Shape/Design	<ul style="list-style-type: none"> • 8 to 10 corners • 2x6 exterior walls • High quality exterior materials and ornamentation
Exterior Finish	<ul style="list-style-type: none"> • Feature brick/stone complete exteriors, stucco, some stone, hardiplank, and weatherboard • Shutters and additional fenestration on windows
Roof Pitch and Finish	<ul style="list-style-type: none"> • Detailed roofing systems • Typically consist of high quality dimensional shingle, wood shake/shingle, synthetic slate, metal coverings, copper, or cedar shingles • 6/12 and greater pitch with valleys
Interior Design, Finish, and Trim	<ul style="list-style-type: none"> • Architectural detail • 9- and 10-foot cathedral, coffered, vaulted, or tray ceilings • Recessed/pot lighting throughout • Solid wood doors • Large ceiling coving with large casing and baseboard trim • Built-in wall cabinets/bookcases • Wainscoting and/or moldings on interior walls • Prefinished ceiling moldings
Flooring	<ul style="list-style-type: none"> • Can include various hardwoods, ceramic tile, quarry tile, slate, marble, and very high quality carpet
Kitchen	<ul style="list-style-type: none"> • 18 to 22 linear feet of custom cabinetry from cherry, maple, walnut, or other quality woods • Island with additional sink and or built-in appliances • Butler’s pantry • Built-in bookcases and other features



	<ul style="list-style-type: none"> • High quality fixtures • Granite, quartz, hard surface, or marble countertops
Bathrooms	<ul style="list-style-type: none"> • Typically 5 to 7 spacious full bathrooms • Custom-crafted cabinetry from cherry, maple, walnut, or other quality woods • Typically contain tile, marble, custom vanities, bidets, large walk-in showers, and expensive fixtures
Bedrooms and Closets	<ul style="list-style-type: none"> • 3 – 5 bedrooms • Walk-in closets with some built-in shelving • Large closets and features in most bedrooms
Heating and Air Conditioning	<ul style="list-style-type: none"> • Dual zone heating and cooling systems with high efficiency heat pumps • Gas forced air or electric furnace backup
Fireplaces	<ul style="list-style-type: none"> • 2 to 4 good quality fireplace surrounds • Ceramic or marble tile, wood trim, and substantial mantle design • Minimal built-in shelving and/or bookcases



Grade A+1 Example

<p>055E0-01-00-01100</p> 	<p>07400-00-00-018G3</p> 
<p>07400-00-00-015Q0</p> 	<p>05800-00-00-065A0</p> 
<p>07100-00-00-021B8</p> 	<p>07100-00-00-034E6</p> 



Grade A-1 Very Good Minus Quality Description

Differences in quality grading may result from design, ceiling heights, window fenestration and quality, floor coverings, size, amount and quality of moldings, hardware, and fixtures.

Builders	<ul style="list-style-type: none"> • Gaffney Homes • Gibson Homes (A1 grade) • Southland Homes, Inc. (A1 grade) • Skyline Home Builders • McMillian-Pace, LLC
Grade Type	A – 1
Size	<ul style="list-style-type: none"> • 2,700 to 4,000 square feet
Foundation	<ul style="list-style-type: none"> • Typically poured full-concrete basement or cinderblock with some brick or parged façade • Full in-ground and walkout basement • Crawl space either poured in place and/or block
Exterior Shape/Design	<ul style="list-style-type: none"> • Typically 6 to 8 corners • 2x4 and 2x6 exterior walls • Good exterior materials and ornamentation
Exterior Finish	<ul style="list-style-type: none"> • Feature brick, stucco, stone, hardiplank, and weatherboard • Shutters on windows
Roof Pitch and Finish	<ul style="list-style-type: none"> • Somewhat complicated roofing systems • Typically consist of a high quality dimensional shingle, wood shakes/shingle, synthetic slate, or metal covering • 6/12 pitch or more with valleys
Interior Design, Finish, and Trim	<ul style="list-style-type: none"> • Architectural detail • 9- and 10-foot cathedral, coffered, vaulted, or tray ceilings • Recessed/pot lighting throughout • Solid wood doors • Large ceiling coving with large casing and baseboard trim • Built-in wall cabinets/bookcases • Wainscoting and/or moldings on interior walls
Flooring	<ul style="list-style-type: none"> • Include better grade hardwood flooring, ceramic tile, or good quality carpeting
Kitchen	<ul style="list-style-type: none"> • 16 to 20 linear feet of high quality cabinets, either cherry or maple, with panels and island • Some options such as wine racks, glass doors, and other accents • Countertops and vanities generally consist of granite, marble, or corian
Bathrooms	<ul style="list-style-type: none"> • Typically 3 to 5 large full bathrooms • Cabinetry is good quality hardwood • Typically contain tile, walk-in showers, and quality fixtures
Bedrooms and Closets	<ul style="list-style-type: none"> • 3 to 5 bedrooms • Walk-in closets and large closets in most bedrooms



Heating and Air Conditioning	<ul style="list-style-type: none"> • Dual zone heating and cooling systems with high efficiency heat pumps • Gas forced air or electric furnace backup
Fireplaces	<ul style="list-style-type: none"> • 2 to 3 good quality fireplace surrounds with ceramic or marble tile • Wood trim and substantial mantle design • Minimal built-in shelving and/or bookcases



Grade A-1 Examples

05600-00-00-014K0



031C0-00-00-00100



07400-00-00-06900



05800-00-00-25600



05400-00-00-05800



056G0-00-00-05300



Grade A-2 - Very Good Minus Quality Descriptions

Differences in quality grading may result from design, ceiling heights, window fenestration and quality, floor coverings, size, amount and quality of moldings, hardware, and fixtures.

Builders	<ul style="list-style-type: none"> • Gaffney Homes • Gibson Homes (A1 grade) • Southland Homes, Inc. (A1 grade) • Skyline Home Builders • McMillian-Pace, LLC
Grade Type	A – 2 (Typically older homes with some upgrading.)
Size	<ul style="list-style-type: none"> • 2,500 to 3,700 square feet
Foundation	<ul style="list-style-type: none"> • Typically poured full-concrete basement or cinderblock with some brick or parged façade • Full in-ground and walkout basement • Crawl space either poured in place and/or block
Exterior Shape/Design	<ul style="list-style-type: none"> • Typically 6 to 8 corners • 2x4 and 2x6 exterior walls • Good exterior materials and ornamentation
Exterior Finish	<ul style="list-style-type: none"> • Feature brick, stucco, stone, hardiplank, and weatherboard • Shutters on windows
Roof Pitch and Finish	<ul style="list-style-type: none"> • Somewhat complicated roofing systems • Typically consist of a high quality dimensional shingle, wood shakes/shingle, synthetic slate, or metal covering • 6/12 pitch or more with valleys
Interior Design, Finish, and Trim	<ul style="list-style-type: none"> • Architectural detail • 9- and 10-foot cathedral, coffered, vaulted, or tray ceilings • Recessed/pot lighting throughout • Solid wood doors • Large ceiling coving with large casing and baseboard trim • Built-in wall cabinets/bookcases • Wainscoting and/or moldings on interior walls
Flooring	<ul style="list-style-type: none"> • Include better grade hardwood flooring, ceramic tile, or good quality carpeting
Kitchen	<ul style="list-style-type: none"> • 14 to 18 linear feet of high quality cabinets, either cherry or maple, with panels and island • Some options such as wine racks, glass doors, and other accents • Countertops and vanities generally consist of good quality, granite or corian
Bathrooms	<ul style="list-style-type: none"> • Typically 3 to 5 large full bathrooms • Cabinetry is good quality hardwood • Typically contain tile, walk-in showers, and quality fixtures
Bedrooms and Closets	<ul style="list-style-type: none"> • 3 to 5 bedrooms • Walk-in closets and large closets in most bedrooms



Heating and Air Conditioning	<ul style="list-style-type: none"> • Dual zone heating and cooling systems with high efficiency heat pumps • Gas forced air or electric furnace backup
Fireplaces	<ul style="list-style-type: none"> • 2 to 3 good quality fireplace surrounds with ceramic or marble tile • Wood trim and substantial mantle design • Minimal built-in shelving and/or bookcases

Grade A-2 Examples

<p style="text-align: center;">11400-00-00-067E0</p> 	<p style="text-align: center;">05400-00-00-043B4</p> 
<p style="text-align: center;">08900-00-00-025G1</p> 	<p style="text-align: center;">08700-00-00-025C0</p> 
<p style="text-align: center;">08700-00-00-016F0</p>	<p style="text-align: center;">06900-00-00-05100</p>





Good Quality Homes (B)

Grade B - Good Quality Description:

Dwellings within the Grade B quality rating exceed requirements of applicable building codes. Stock builder plans and exterior and interior finishes are typically modified to meet homeowner preferences. These homes are mass-produced and typically not of modular construction and represent the upper-middle of the market or most common housing stock. The design includes complicated and higher pitch roofs, exterior fenestration and ornamentation, and interior refinements. Materials, workmanship, finish, and equipment are of better than stock or builder grade material and workmanship.

Adjustments in grade can be made for features less than (B - 2 to B - 1) or greater than (B + 1, B + 2) what is defined as a standard B grade. Typically, homes built prior to 1970 that have a B grade will not have the physical characteristics or design of newer B grade homes. Despite the lack of modern construction features, due to quality of materials and workmanship of construction for homes built prior to 1970, B will be used.

Differences in quality grading may result from an upgrade or downgrade in design, ceiling heights (including cathedral, trays, or coffered), window quality, floor coverings, 2x6 exterior walls, cabinetry, fixtures, and/or moldings.

Builders	<ul style="list-style-type: none"> • Gibson Homes • Craig Builders • Skyline Home Builders • McMillian-Pace, Inc. • Robert Hauser Homes, Inc. • Meade Construction, LLC
Typical Size	<ul style="list-style-type: none"> • 2,000 to 3,000 square feet
Foundation	<ul style="list-style-type: none"> • Typically poured full-concrete basement or cinderblock with some brick or parged façade • Full in-ground and walkout basement • Crawl space either poured in place and/or block
Exterior Shape/Design	<ul style="list-style-type: none"> • 6 to 8 corners
Exterior Finish	<ul style="list-style-type: none"> • Exteriors consist of brick/stone on part of front, vinyl, hardiplank, stucco, or wood siding • Mostly 2x4 construction • Post-2000 2x6 pre-manufactured trusses and wall panels
Roof Pitch and Finish	<ul style="list-style-type: none"> • Detailed roofing systems • Typically consist of dimensional shingle, wood shingle, or metal coverings • 6/12 and greater pitch with valleys
Interior Design, Finish, and Trim	<ul style="list-style-type: none"> • Generally have some architectural detail • Flat 8- and 9-foot ceilings, cathedral, and tray • Some recessed lighting



Flooring	<ul style="list-style-type: none"> • Include hardwood (oak and maple) flooring, ceramic tile, good quality carpeting, and/or good quality laminate
Kitchen	<ul style="list-style-type: none"> • 12 to 16 linear feet of painted compressed board or oak/maple solid wood quality face and frame with compressed board carcass • Good quality hardware • Good quality countertops, corian or granite • Tile backsplash
Bathrooms	<ul style="list-style-type: none"> • Typically 2 to 3 full bathrooms • 1 half-bathroom • 1 separate shower • 1 whirlpool soaker tub
Bedrooms and Closets	<ul style="list-style-type: none"> • 3 to 5 bedrooms • 2 walk-in closets • 2 to 3 double-door closets • Linen and solid core doors
Heating and Air Conditioning	<ul style="list-style-type: none"> • Single or dual zone heating and cooling system with either electric or gas forced air furnace backup
Fireplaces	<ul style="list-style-type: none"> • 1 to 2 with minimal facing and medium mantel • Older style will have two-on-one chimney for 2 stories

Grade B Examples

090E0-00-00-05900	02000-00-00-03400
	
055E0-00-00-00800	03400-00-00-022D0





090E0-00-00-03200

03100-00-00-044A1



Grade B + 2 Good Plus Quality Description

Builders	<ul style="list-style-type: none"> • Gibson Homes • Craig Builders • Skyline Home Builders • McMillian-Pace, Inc. • Robert Hauser Homes, Inc. • Meade Construction, LLC
Grade Type	B + 2
Size	<ul style="list-style-type: none"> • 2,200 to 3,500 square feet
Foundation	<ul style="list-style-type: none"> • Typically poured full-concrete basement or cinderblock with some brick or parged façade • Full in-ground and walkout basement • Crawl space either poured in place and/or block
Exterior Shape/Construction Design	<ul style="list-style-type: none"> • More complex design with 8 to 10 corners • Ornamentation and architectural detail
Exterior Finish	<ul style="list-style-type: none"> • Consist of brick/stone part of front only • Vinyl, hardiplank, stucco, or good quality wood siding • 2x4 and 2x6 construction
Roof Pitch and Finish	<ul style="list-style-type: none"> • Roofing systems are complex and could be detailed • Consist of composite shingle, wood shingle, or metal coverings • 6/12 and greater pitch with valleys
Interior Design, Finish, and Trim	<ul style="list-style-type: none"> • Architectural detail • 9- and 10-foot cathedral, coffered, vaulted, or tray ceilings • Recessed/pot lighting throughout • Solid wood door • Large ceiling coving with large casing and baseboard trim • Built-in wall cabinets/bookcases. • Wainscoting and/or moldings on interior walls
Flooring	<ul style="list-style-type: none"> • Include hardwood flooring, good quality laminate, ceramic tile, and/or good quality carpeting
Kitchen	<ul style="list-style-type: none"> • 14 to 18 linear feet of painted compressed board, oak or maple solid wood quality face and frame with compressed board carcass and drawers • Good quality hardware • Good quality countertops, corian or granite • Tile backsplash
Bathrooms	<ul style="list-style-type: none"> • 2 to 4 full bathrooms • 1 half-bathroom • 5- to 8-foot vanities with dual sinks • Large walk-in shower, whirlpool, and/or freestanding tub
Bedrooms and Closets	<ul style="list-style-type: none"> • 3 to 5 bedrooms • Walk-in and double-door closets • Solid core doors



Heating and Air Conditioning	<ul style="list-style-type: none">• Single or dual zone heating and cooling system• Either electric or gas forced air furnace backup
Fireplaces	<ul style="list-style-type: none">• 1 to 2• Minimal facing and medium mantel• Older style will have two-on-one chimney for 2 stories



Grade B + 2 Examples

<p style="text-align: center;">032H0-00-00-07800</p> 	<p style="text-align: center;">090E0-00-00-014A0</p> 
<p style="text-align: center;">01900-00-00-024E0</p> 	<p style="text-align: center;">02000-00-00-024C0</p> 

Grade B + 1 Good Plus Quality Description

<p>Builders</p>	<ul style="list-style-type: none"> ● Gibson Homes ● Craig Builders ● Skyline Home Builders ● McMillian-Pace, Inc. ● Robert Hauser Homes, Inc. ● Meade Construction, LLC
<p>Grade Type</p>	<p style="text-align: center;">B + 1</p>
<p>Size</p>	<ul style="list-style-type: none"> ● 2,200 to 3,200 square feet
<p>Foundation</p>	<ul style="list-style-type: none"> ● Typically poured full-concrete basement or cinderblock with some brick or parged façade ● Full in-ground and walkout basement ● Crawl space either poured in place and/or block



Exterior Shape/Construction Design	<ul style="list-style-type: none"> • More complex design with 8 to 10 corners • Ornamentation and architectural detail
Exterior Finish	<ul style="list-style-type: none"> • Consist of brick/stone part of front only • Vinyl, hardiplank, stucco, or good quality wood siding • 2x4 and 2x6 construction
Roof Pitch and Finish	<ul style="list-style-type: none"> • Roofing systems are complex and could be detailed • Consist of composite shingle, wood shingle, or metal coverings • 6/12 and greater pitch with valleys
Interior Design, Finish, and Trim	<ul style="list-style-type: none"> • Architectural detail • 9- and 10-foot cathedral, coffered, vaulted, or tray ceilings • Recessed/pot lighting throughout • Solid wood door • Large ceiling coving with large casing and baseboard trim • Built-in wall cabinets/bookcases. • Wainscoting and/or moldings on interior walls
Flooring	<ul style="list-style-type: none"> • Include hardwood flooring, good quality laminate, ceramic tile, and/or good quality carpeting
Kitchen	<ul style="list-style-type: none"> • 14 to 18 linear feet of painted compressed board, oak or maple solid wood quality face and frame with compressed board carcass and drawers • Good quality hardware • Good quality countertops, corian or granite • Tile backsplash
Bathrooms	<ul style="list-style-type: none"> • 2 to 4 full bathrooms • 1 half-bathroom • 5- to 8-foot vanities with dual sinks • Large walk-in shower, whirlpool, and/or freestanding tub
Bedrooms and Closets	<ul style="list-style-type: none"> • 3 to 5 bedrooms • Walk-in and double-door closets • Solid core doors
Heating and Air Conditioning	<ul style="list-style-type: none"> • Single or dual zone heating and cooling system • Either electric or gas forced air furnace backup
Fireplaces	<ul style="list-style-type: none"> • 1 to 2 • Minimal facing and medium mantel • Older style will have two-on-one chimney for 2 stories

Grade B + 1 Examples

07800-01-00-03900	055E0-00-00-01000
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055E0-00-00-00200

076N0-02-00-000E0



Grade B - 1 Good Minus Quality Descriptions

Builders	<ul style="list-style-type: none"> • Mass Produced • R.D. Wade Builder, Inc. • Craig Builders
Grade Type	B - 1
Size	<ul style="list-style-type: none"> • 1,800 to 2,500 square feet
Foundation	<ul style="list-style-type: none"> • Typically poured full-concrete basement or cinderblock with some brick or parged façade • Full in-ground and walkout basement • Crawl space either poured in place and/or block
Exterior Shape/Construction Design	<ul style="list-style-type: none"> • Typically has 4 to 6 corners • 2x4 or 2x6 on newer construction
Exterior Finish	<ul style="list-style-type: none"> • Consist of brick/stone part of front only



	<ul style="list-style-type: none"> • Vinyl, stucco, or wood siding and concrete fiberboard on newer homes
Roof Pitch and Finish	<ul style="list-style-type: none"> • Undetailed roofing systems • Typically consist of dimensional shingle, wood shingle, or metal coverings • 6/12 and greater pitch with valleys
Interior Design, Finish, and Trim	<ul style="list-style-type: none"> • 8- and 9-foot ceilings • Smaller U- and L-shaped kitchens • Standard casing and doors • Interior design more open and modern
Flooring	<ul style="list-style-type: none"> • Include hardwood flooring, ceramic tile, good quality carpeting, and/or higher quality laminates in newer homes
Kitchen	<ul style="list-style-type: none"> • 8 to 12 linear feet of compressed board painted or hardwood veneer cabinetry • Moderate quality hardware • Good quality flow form • Granite and/or corian countertops • Minimal tile backsplash
Bathrooms	<ul style="list-style-type: none"> • 2 full bathrooms • 1 half-bathroom • 3 to 5 linear feet of vanities • Newer homes – more vanity linear footage
Bedrooms and Closets	<ul style="list-style-type: none"> • 3 to 5 bedrooms • Double and single closets • Solid core doors
Heating and Air Conditioning	<ul style="list-style-type: none"> • Single zone heating and cooling system • Either electric or gas forced air furnace backup
Fireplace(s)	<ul style="list-style-type: none"> • 1 or more • Minimal facing and small mantel • Typically gas



Grade B - 1 Examples

062F1-00-00-21300



078E0-00-00-01000



04500-00-00-031T0



055E0-05-00-00700



Grade B - 2 Good Minus Quality Descriptions

Builders	<ul style="list-style-type: none"> • Mass Produced • R.D. Wade Builder, Inc. • Craig Builders
Grade Type	B - 2
Size	<ul style="list-style-type: none"> • 1,800 to 2,200 square feet
Foundation	<ul style="list-style-type: none"> • Typically poured full-concrete basement or cinderblock with some brick or parged façade • Full in-ground and walkout basement • Crawl space either poured in place and/or block
Exterior Shape/Construction Design	<ul style="list-style-type: none"> • Typically 4 to 6 corners • 2x4 construction
Exterior Finish	<ul style="list-style-type: none"> • Consist of brick/stone part of front only • Vinyl, stucco, or wood siding
Roof Pitch and Finish	<ul style="list-style-type: none"> • Undetailed roofing systems • Typically consist of dimensional shingle, wood shingle, or metal coverings • 6/12 and greater pitch with valleys
Interior Design, Finish, and Trim	<ul style="list-style-type: none"> • 8- and 9-foot ceilings • Smaller U- and L-shaped kitchens • Standard casing and doors
Flooring	<ul style="list-style-type: none"> • Include hardwood flooring, ceramic tile, and/or good quality carpeting
Kitchen	<ul style="list-style-type: none"> • 8 to 12 linear feet of compressed board painted or hardwood veneer cabinetry • Moderate quality hardware • Good quality flow form • Granite and/or corian countertops • Minimal tile backsplash
Bathrooms	<ul style="list-style-type: none"> • 2 full bathrooms • 1 half-bathroom • 3 to 5 linear feet of vanities
Bedrooms and Closets	<ul style="list-style-type: none"> • 3 to 5 bedrooms • Double and single closets • Solid core doors
Heating and Air Conditioning	<ul style="list-style-type: none"> • Single zone heating and cooling system • Either electric or gas forced air furnace backup
Fireplace(s)	<ul style="list-style-type: none"> • 0 to 1 • Minimal facing and small mantel



Grade B - 2 Examples

04100-00-00-015A0



07000-00-00-04300



055C0-01-00-00100



07000-00-00-040A0



06900-00-00-022A1



055D0-01-00-09600



Average Quality Homes (C)

Grade C - Average Quality Description

Dwellings within the Grade C quality rating meet or exceed the requirements of applicable building codes. Building plans are typically standard or slightly modified. These homes are considered to be tract homes and represent the middle of the market or most common housing stock. The design includes adequate fenestration, some exterior ornamentation, and interior refinements. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature minimal upgrades.

Some modular homes that are of two-story or more complex one-story designs may fall in the C quality range.

Adjustments in grade can be made for features less than (C - 1) or greater than (C + 1) what is defined as a C grade. Differences in grading may result from an upgrade or downgrade in design, window quality, floor covering, cabinetry, countertops, fixtures, and/or moldings.

Builders	<ul style="list-style-type: none"> • Mass Produced • R.D. Wade Builder, Inc. • Craig Builders • Ryan Homes
Size	<ul style="list-style-type: none"> • 1,200 to 2,000 square feet
Foundation	<ul style="list-style-type: none"> • Crawl space poured concrete or cinderblock with some brick or parged façade • Full underground and/or full walkout
Exterior Shape/Design	<ul style="list-style-type: none"> • Rectangle and or L-shaped
Exterior Finish	<ul style="list-style-type: none"> • Vinyl, grooved plywood, masonite, aluminum, cedar, or other similarly priced material siding or stucco • Brick front and/or all around for older homes • Standard grade windows and doors
Roof Pitch and Finish	<ul style="list-style-type: none"> • Typically 5/12 or less pitch • 6- to 12-inch eaves • Composite shingle, metal, or low-end dimensional-shingle roof covering
Interior Design, Finish, and Trim	<ul style="list-style-type: none"> • No additional features or built-ins • Basic hardware and fixtures • Typically single entrance closets • Textured or plain ceiling • Average quality plaster or drywall • 8-foot wall height • Fir or pine/spruce trim and hollow core and/or old style solid panel doors
Flooring	<ul style="list-style-type: none"> • Low- to mid-grade carpet and vinyl to some hardwood, parquet, and ceramic tile



Kitchen	<ul style="list-style-type: none"> • 8 to 10 linear feet of prefinished wall and base cabinets • Formica countertops
Bathrooms	<ul style="list-style-type: none"> • 1 to 2 full bathrooms • 1 half-bathroom • 2 to 4 linear feet of vanities with formica countertops
Bedrooms and Closets	<ul style="list-style-type: none"> • Typically 3 to 4 bedrooms • 1 double and 2 single closets
Heating and Air Conditioning	<ul style="list-style-type: none"> • Single zone heating and air conditioning
Fireplace(s)	<ul style="list-style-type: none"> • 1 with minor facing and trim

Grade C Examples

076N0-01-00-000E0	05400-00-00-041H0
	
09600-00-00-012A0	01900-00-00-013U0
	
032F0-01-0A-00200	05500-00-00-02900





Grade C + 1 - Average Plus Quality Description

Builders	<ul style="list-style-type: none"> • Mass Produced • R.D. Wade Builder, Inc. • Craig Builders • Robert Hauser Homes, Inc. • Meade Construction, LLC
Grade Type	C + 1
Size	<ul style="list-style-type: none"> • 1,400 to 2,200 square feet
Foundation	<ul style="list-style-type: none"> • Full basement underground and/or full Walkout
Exterior Shape/Design	<ul style="list-style-type: none"> • Square, rectangle, or up to 6 to 8 corners
Exterior Finish	<ul style="list-style-type: none"> • Brick veneer, stucco, vinyl, weatherboard, cedar siding, and/or hardiplank • Window shutters • Better grade windows and doors
Roof Pitch and Finish	<ul style="list-style-type: none"> • 5/12 or more pitch roof • 12- to 18-inch eaves • 4-foot canopy, overhang, and/or porch • Composite shingle, metal, or dimensional shingle roof covering
Interior Design, Finish, and Trim	<ul style="list-style-type: none"> • Bay window and alcove • Minor wainscoting and/or wall molding in hallways • Fir trim and fir or pine/spruce trim • Hollow core and/or old style solid panel doors
Flooring	<ul style="list-style-type: none"> • Mid-grade carpet, hardwood, parquet, ceramic tile, and vinyl
Kitchen	<ul style="list-style-type: none"> • 10 to 12 linear feet prefinished wall and base cabinets • Formica countertops
Bathrooms	<ul style="list-style-type: none"> • 2 full bathrooms • 1 half-bathroom • 4 to 6 linear feet vanities with Formica countertops
Bedrooms and Closets	<ul style="list-style-type: none"> • 3 to 4 bedrooms • 2 double closets
Heating and Air Conditioning	<ul style="list-style-type: none"> • Forced air single zone heating and central air conditioning
Fireplace(s)	<ul style="list-style-type: none"> • 1 to 2 with minor facing and trim

Grade C + 1 Examples

03000-00-00-027S0	02000-00-00-17800
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03000-00-00-027E0

02000-00-00-08200



057B0-00-00-02400

061K0-10-00-00500



Grade C - 1 Average Minus Quality Description

Builders	<ul style="list-style-type: none"> • Mass Produced
Grade Type	C - 1
Size	<ul style="list-style-type: none"> • 1,000 to 1,800 square feet
Foundation	<ul style="list-style-type: none"> • Wood beam, crawl, surface poured concrete or cinderblock with some brick or parged façade • Full basement underground and/or full walkout
Exterior Shape/Design	<ul style="list-style-type: none"> • Rectangle
Exterior Finish	<ul style="list-style-type: none"> • Vinyl, grooved plywood, masonite, aluminum, cedar siding, stucco, and/or T1-11 • Standard grade windows and doors
Roof Pitch and Finish	<ul style="list-style-type: none"> • 4/12 or less pitch roof system • 2 to 3 foot overhang • 0- to 6-inch eaves • Low-end shingle roof covering
Interior Design, Finish, and Trim	<ul style="list-style-type: none"> • No additional features or built-ins • Basic hardware and fixtures • Typically open entrance closets • Plain ceiling • Average quality plaster or drywall • 8-foot wall height • Fir trim and fir or pine/spruce trim • Hollow core and or old style solid panel doors.
Flooring	<ul style="list-style-type: none"> • Low grade carpet and vinyl to some softwood/hardwood
Kitchen	<ul style="list-style-type: none"> • 6 to 8 linear feet of prefinished wall and base cabinets • Formica countertops
Bathrooms	<ul style="list-style-type: none"> • 1 to 2 full bathrooms • 2 to 4 linear feet vanities with Formica countertops
Bedrooms and Closets	<ul style="list-style-type: none"> • 2 to 3 bedrooms • 1 double and 1 single closet
Heating and Air Conditioning	<ul style="list-style-type: none"> • Single zone heating
Fireplace(s)	<ul style="list-style-type: none"> • 0 to 1



Grade C - 1 Examples

<p>04500-00-00-019B0</p> 	<p>12400-00-00-010L0</p> 
<p>03200-00-00-021D0</p> 	<p>040B0-00-00-05600</p> 
<p>040B0-00-00-00200</p> 	<p>09700-00-00-027A0</p> 



Fair Quality Homes (D)

Grade D – Fair Quality Description

Dwellings within the Grade D quality rating meet minimum requirements of applicable building codes and are constructed with inexpensive stock materials and limited refinements and upgrades. Homes are typically mass-produced, often of modular construction, and feature low-cost production as a main consideration. Homes of this grade will have very little architectural appeal and typically are basic rectangles. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature minimal upgrades.

Most modular homes will be in the D quality category, especially one story rectangular designs.

Builders	<ul style="list-style-type: none"> • Jim Walter Homes (package homes) • Better Living (package homes) • Haden Construction • Nationwide Homes • Monticello Homes • I & J Home Builders, LLC <p><i>These builders represent the vast majority of modular construction prior to 1990</i></p>
Size	<ul style="list-style-type: none"> • 800 to 1,500 square feet
Foundation	<ul style="list-style-type: none"> • Cinderblock or wood • Post and pad with or without skirt • Parging and slab
Exterior Shape/Design	<ul style="list-style-type: none"> • Stock building plans • Basic rectangle shape with any ornamentation limited to front elevation
Exterior Finish	<ul style="list-style-type: none"> • Low-grade wood • T1-11, aluminum, or vinyl siding or stucco • Windows low-grade wood • Vinyl check rail
Roof Pitch and Finish	<ul style="list-style-type: none"> • Low roof pitch • 4/12 gable • Minimal eaves 0- to 6-inches
Interior Design, Finish, and Trim	<ul style="list-style-type: none"> • Basic design with 1 open front closet • Drywall and/or composite wood paneling • Standard ceiling height of 8 feet • Stock hollow-core interior doors • Minimal hardware • Low-grade interior trim • Inexpensive wood panel doors
Flooring	<ul style="list-style-type: none"> • Low-grade carpet • Vinyl flooring in the kitchen and bathroom(s) • Softwood and/or hardwood



Kitchen	<ul style="list-style-type: none"> • 4 to 6 linear feet of plywood or wood composite inexpensive kitchen cupboards • Laminated plastic countertops
Bathrooms	<ul style="list-style-type: none"> • Typically 1 to 3 full and half-bathrooms • 2 to 3 linear feet of vanity
Bedrooms and Closets	<ul style="list-style-type: none"> • 2 to 3 bedrooms • Minimal closet space
Heating and Air Conditioning	<ul style="list-style-type: none"> • Low cost oil, gas, or electric furnace with under-floor ducting and/or electric baseboard heat • No central air conditioning
Fireplace(s)	<ul style="list-style-type: none"> • Neither fireplace nor wood stove

Grade D Examples

00800-00-00-01700	01800-00-00-02200
	
02700-00-00-012A0	05400-00-00-03100
	
12700-00-00-01100	04600-00-00-00200





D + 1 – Fair Quality Description

Adjustments in grade can be made for features greater than what is defined as a standard D grade (D + 1). Differences might include upgrades in windows, moldings, floor foundation, coverings, and cabinetry.

Builder(s)	<ul style="list-style-type: none"> • Mass Produced
Grade Type	<ul style="list-style-type: none"> • D + 1
Size	<ul style="list-style-type: none"> • 900 to 1,600 square feet
Foundation	<ul style="list-style-type: none"> • Crawl space, full basement underground, and walkout
Exterior Shape/Design	<ul style="list-style-type: none"> • Stock building plans • Basic rectangle shape with any ornamentation limited to the front elevation
Exterior Finish	<ul style="list-style-type: none"> • Low-grade wood, T1-11, aluminum, vinyl siding, or stucco • Windows low-grade wood • Vinyl check rail
Roof Pitch and Finish	<ul style="list-style-type: none"> • Roof pitch 6/12 gable or less • Minimal eaves 6- to 12-inches with 2-foot front eave
Interior Design, Finish, and Trim	<ul style="list-style-type: none"> • Basic design with 1 open front closet • Drywall and/or composite wood paneling • Standard ceiling height of 8-feet • Stock hollow-core interior doors with minimal hardware • Low-grade interior trim
Flooring	<ul style="list-style-type: none"> • Low-grade carpet • Vinyl flooring in the kitchen and bathroom • Softwood, inexpensive hardwood, and laminate
Kitchen	<ul style="list-style-type: none"> • 6 to 8 linear feet of plywood or wood composite inexpensive kitchen cupboards • Laminated plastic or Formica countertops
Bathrooms	<ul style="list-style-type: none"> • Typically 1 to 2 full and half-bathrooms • 2 to 3 linear feet of vanity
Bedrooms and Closets	<ul style="list-style-type: none"> • 2 to 3 bedrooms • Minimal closet space
Heating and Air Conditioning	<ul style="list-style-type: none"> • Central heating can be basement and/or attic ducting and/or electric baseboard
Fireplace(s)	<ul style="list-style-type: none"> • No fireplace or wood stove

Grade D + 1 Examples

12600-00-00-01300	11700-00-00-00200
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02000-00-00-00800

04700-00-00-046D0



09600-00-00-02400

01800-00-00-033A0



Substandard Quality Homes (E)

Grade E – Substandard Quality Description

Dwellings within the Grade E quality rating are of substandard quality and have minimal amenities. Depending on the date of construction, this type of home may or may not meet current building codes. Homes within this grade category meet minimal functional standards and provide basic housing accommodation. Materials, workmanship, finish, and equipment are of stock or builder grade and may feature minimal upgrades. This grade of home is typically found in a rural setting throughout Albemarle County.

Builder(s)	<ul style="list-style-type: none"> Typically built by non-professional contractors
Size	<ul style="list-style-type: none"> Less than 1,400 square feet
Foundation	<ul style="list-style-type: none"> Slab, post and pads, cinderblock under-bearing wall, stacked stone (non-mortar), and/or cellar (dirt floor)
Exterior Shape/Design	<ul style="list-style-type: none"> Square or rectangle Typically 4 corners
Exterior Finish	<ul style="list-style-type: none"> Low-grade siding No exterior fenestration Low quality sash or sliding windows with minimal or no trim Exterior doors and hardware of low quality
Roof Pitch and Finish	<ul style="list-style-type: none"> Shed or low-pitch gable, less than 6/12 pitch Roll roofing or light-weight asphalt shingles Typically no and/or minimal eaves
Interior Design, Finish, and Trim	<ul style="list-style-type: none"> Poor quality and basic design concerned with function only Drywall or low-grade masonite panel Low-grade, hollow-core and/or old panel doors
Flooring	<ul style="list-style-type: none"> Softwood and/or old style low-grade hardwood, with sheet vinyl or tile Note: can also have dirt floors
Kitchen	<ul style="list-style-type: none"> 0 to 4 feet of low grade (plywood) or metal cupboards or open shelving Low quality fixtures Countertops can be formica and/or sheet metal
Bathrooms	<ul style="list-style-type: none"> Not standard and may include 1 to 3 full and half-bathrooms
Bedrooms and Closets	<ul style="list-style-type: none"> 1 to 2 bedrooms No closets
Heating and Air Conditioning	<ul style="list-style-type: none"> Stove-type heating with no central heat or air conditioning
Fireplace(s)	<ul style="list-style-type: none"> 0 to 1, unless it is the only heat source



Grade E Examples

12200-00-00-01100



07100-00-00-0180



09600-00-00-02200



07100-00-00-01700



09900-00-00-05300



11900-00-00-02100



Condition

IAAO Definition

“A judgment of the depreciation of an improvement.”

Introduction

Condition is a key element in the determination of the physical state of the dwelling. The key criteria in establishing the appropriate condition category are to determine the overall physical condition of the dwelling in relationship to its age, based on its anticipated normal maintenance. The overall physical condition determination applies to both the dwelling’s interior and exterior.

Physical condition determination is in relation to the physical components of the dwelling and not its surroundings or neighborhood. The state of the physical components, such as foundation, wall finish, flooring, fixtures, mechanical, kitchen cabinetry, etc., is considered when determining dwelling condition.

Using the above logic, a new home should be considered as being in *“average condition”* when compared to other new homes, as no normal maintenance to short- or long-live items should be required due to its age. New homes should not be considered in excellent condition.

A dwelling’s physical condition may and or may not change as it ages. The degree of maintenance that occurs to both short- and long-live items will determine what condition category to apply.

Condition Category Definitions

Excellent – Building has had major renovations and/or additions. This may include a total gut and renovation or a substantial combination of replacements. May also include substantial system updates like installation of duct work for HVAC.

Good – The building has been updated to include any combination of kitchens, baths, and windows. General wear and tear may still be normal for a home of that actual age in any areas in which updating was not done.

Average Plus – The building has had minor updating of kitchens or baths or windows. The remainder of the house is in typical condition for a home of that actual age and otherwise matches the “Average” condition description.

Average – The building is in typical condition for a property built as of its actual year built with no updates or renovations. It also does not have any unusual or excessive wear and tear or physical damage. Systems, such as roof and HVAC, may include a combination of replaced and deferred maintenance, but are generally sound.

Fair – Building is generally original but has higher levels of wear and tear than the average home of the same actual year built. It may have many systems, such as roof and HVAC, that are



near the end of their economic life. Minor physical damage such as small water stains, minor cracks, etc. may exist.

Poor – Building has major physical damage, failing systems and/or excessive wear and tear.

Very Poor – Building is not habitable and has major physical damage, failed systems and would require substantial repair to become usable again or would be more likely demolished.

