Class R1

These are low cost constructions that meet minimum building code requirements. Interior and exterior features are plain and inexpensive with little or no attention to detail. Straight walls only, without indentations, simple box shape overall. Minimum roof pitch roof overhang and fenestration will be encountered. Design of function ability not appearance.

Foundation: Continuous concrete perimeter foundation or piers

Floors: Inexpensive carpet, exposed sub-floor and vinyl sheeting

Exterior Finish: Inexpensive wood, asbestos, metal or vinyl siding, 2 X 4 framing. Minimum fenestration with inexpensive sash with little or no trip.

Roof: Rafters or prefabricated trusses with plywood or other inexpensive sheathing with a lightweight composition shingle or built-up small rock roof cover. Roof slope is usually less than 4 in 12 with a minimal eave. Light weigh composition shingle, rolled roofing or a built up w/gravel roof cover.

Interior Finish: Walls are inexpensive taped drywall with paint or textured finish. Minimal amount of closet space. Cabinets are paint grade wood or vinyl veneer. Countertops are low cost laminated plastic. Normal plumbing consists of 1 full baths with low quality fixtures.

Other: Doors are hollow core with low-cost hardware. No garage or 1-car garage is typical.
Class R2

Residences in the R2 category are typically mass-produced with low-cost construction a primary consideration. Builders of these homes usually make up the entire subdivision, and make an “entry-level” type home. Interior and exterior finishes are plain with few refinements. Design is from stock plans, and ornamentation is usually limited to the front elevation. The shape of the structure is usually rectangular. Some minimum ornamentation such as shutters, brick skirts, or window boxes may be observed. Some exterior fenestration is usually present, and of average design. The overall quality level could be described as fair.

Foundation:  Pier and Beam, or continuous concrete slab

Floors:  Fair quality floor coverings, which range from carpet, vinyl and tile.

Exterior Walls:  Wood, Hardi-plank, brick, stone or siding. Moderate fenestration with inexpensive sash is typical. Front elevation may have inexpensive trim.

Roof:  Typically has average quality composition shingles. Common design is often gable or hip. Eave soffits are typically a foot in length and gutters are often present.

Interior Finish:  Fair grade drywall with paint or textured finish. Cabinets are inexpensive stock style. Countertops are usually laminated plastic with some back splash. Doors are often stock hollow core with low-cost hardware. Wall height is usually eight feet, but may reach ten in selected rooms.

Other:  Usually has a two car garage.
Class R3

Residences in the R3 category are typically mass-produced in what might be considered "move-up" neighborhoods. The subdivision usually consists of three or four national builders that vary somewhat in their price point. The architectural design will include ample fenestration and some ornamentation in the front elevation. The house shape is usually some variation of a rectangular or "L" shaped with some offsets and cuts. The overall quality level could be described as average.

Foundation: Pier and beam, or a continuous concrete slab

Floors: Average quality carpet, vinyl is typically used. Some tile or hardwood may be seen.

Exterior Walls: Average quality brick, stone, or stucco. May see some Hardi-plank used.

Roof: Average quality composition shingles are typically used. Increased slope and more overhangs and complexity are evident. Usually gable or hip style is used.

Interior Finish: Interior walls are usually taped and painted drywall with an allowance for some average quality wallpaper. Cabinets are typically average quality stock with laminated countertops. Panel doors are seen along with adequate amounts of closet space.

Other: Front doors may be solid wood instead of hollow metal or aluminum. A two-car garage is typical, and sometimes is extended in depth or width.
Class R4

These will be encountered more frequently than others. They are usually mass-produced and will meet or exceed minimum construction requirements. The quality of materials and workmanship is acceptable but does not reflect custom craftsmanship. Cabinets, door, hardware and plumbing are usually stock items. They are usually a simple rectangular shaped design with a standard 24' width, with ample fenestration and little or no ornamentation on the front elevation.

Foundation: Continuous concrete perimeter foundation or piers

Floors: Fair quality carpet and sheet vinyl

Exterior Finish: Standard quality brick, wood or vinyl siding. Moderate fenestration with inexpensive sash is typical. Front elevation may have inexpensive trim.

Roof: Medium weight composition shingles are typical or built up with small rock roof cover.

Interior Finish: Interior walls are usually taped and painted drywall with an allowance for some inexpensive wallpaper or paneling. Inexpensive stock cabinets or paint grade wood or vinyl veneer. Countertops are laminated plastic with a small amount of back splash.

Other: Doors are usually stock, hollow doors with inexpensive hardware. Usually has a two car garage.
Class R5

These will be encountered more frequently than others. They are usually mass-produced and will meet or exceed minimum construction requirements. The quality of materials and workmanship is acceptable and may have a small amount of custom craftsmanship in limited areas. Cabinets, doors, hardware and plumbing are usually stock items. They are usually a simple rectangular shaped design with a standard 24' width, with ample fenestration and little or no ornamentation on the front elevation.

Foundation: Continuous concrete perimeter foundation or piers

Floors: Fair to average quality carpet, sheet vinyl and some ceramic tile.

Exterior Finish: Standard quality brick, wood or vinyl siding. Moderate fenestration with inexpensive sash is typical. Front elevation may have inexpensive trim.

Roof: Medium weight composition shingle or built up with small rock roof cover.

Interior Finish: Walls are taped and painted drywall with an allowance for some inexpensive wallpaper or paneling. Inexpensive stock cabinets of paint grade wood or vinyl veneer. Countertops are laminated plastic with a small amount of back splash.

Other: Stock, hollow doors with inexpensive hardware. Usually has a 2-car garage.
Class R6

Encountered more frequently. Mass-produced and will exceed minimum construction requirements. Some attention is given to architectural design in both refinements and detail. Hardware, cabinets and doors are usually stock items. Interiors are well finished and exteriors have good fenestration w/simple ornamental materials or other refinements. Good roof slopes as well as the overhangs. They are usually more than 24’ wide with rectangular to “L” shaped design with some corners or indentations.

Foundation: Continuous, reinforced concrete perimeter foundation or piers under bearing walls.

Floors: Average quality carpet, hardwood, vinyl and ceramic tile.

Exterior Finish: Some ornamental trim. Fenestration is at average quality using standard aluminum or wood sash. 2 insulated steel exterior doors

Roof: Good quality cedar shingles or other good quality roof cover

Interior Finish: Walls are taped and painted drywall with an allowance for some inexpensive wallpaper or paneling. Built-ins such as book shelves. Refinished plywood cabinets. Small Pullman in kitchen or vanity cabinets in bath. Countertops are laminated plastic or ceramic tile. Normal plumbing consists of 3 full baths with good quality fixtures.

Other: Doors are medium grade, hollow core with standard grade hardware. Usually a 2-car garage.
Class R7

These are typical of those built in high to average quality tracts or developments. Some attention has been given to the interior refinements and detail (workmanship). Good to average quality wallpaper or wood paneling. Exterior has good fenestration with small amounts of custom ornamentation or other refinements. Good to average quality standard materials are used throughout. Floor plan is wider than 24' and is larger “L” shaped or rectangular design.

Foundation: Continuous, reinforced concrete perimeter foundation or piers under interior bearing walls

Floors: Good quality carpet, hardwood and ceramic tile. Possibly some sheet vinyl.

Exterior Finish: Fenestration is well-designed with good quality sash. Metal-clad, double paned with aluminum storm and screen combo.

Roof: Good quality cedar or composition shingles. Heavy wood shake or other quality roof cover.

Interior Finish: Walls are taped and painted drywall with good grade paper or vinyl wall coverings. Ceilings are painted drywall. Some areas may have vaulted or cathedral ceilings. Built-ins such as bookshelves and desk. Walk in closets or large sliding door wardrobes. Ample linen and storage closets. Ample amount of cabinetry with natural wood veneer finish. Large Pullman in kitchen or vanity cabinets in bath. Countertops and splash are laminated plastic, ceramic tile or simulated marble. Normal plumbing consists of 3-4 full baths with high quality fixtures. Combination tub/shower include ceramic tile recess and high quality glass tub enclosure doors. Built-ins such as bookshelves and desk.

Other: Doors are good quality, hollow core with attractive hardware. Usually has a 2-car or 3-car garage.
Class RS

They are usually custom designed with highest quality of material and workmanship (one of a kind). Lots of consideration is given to finishes and appointments. Special attention is given to both the quality and quantity of exterior and interior ornamentations. Exterior has very good fenestration. Often featuring unique or irregularly shapes with many ornamental features, large eves and overhangs. Interior feature very high quality floor and wall coverings.

Foundation: Continuous, reinforced concrete perimeter and interior bearing wall.

Floors: Highest of quality carpet or hardwood (parquet or plank), terrazzo, vinyl, ceramic, marble or quarry tile.

Exterior Finish: Custom ornamentation and trim select brick, cut stone, or high quality siding. Fenestration is well-designed with high quality sash. Custom ornamentation and trim are used. Wood casement, double hung, paned and/or glazed w/out aluminum screens covering 20% of wall area. Custom windows double paned, stained glass, frosted, custom shape.

Roof: Clay tile, slate or other high quality roof covering such as a good grade of asphalt shingles or cedar shakes.

Interior Finish: Walls are taped and painted with high-grade paper or vinyl wall covering, hardwood paneling or ceramic tile. Ceilings are mostly painted drywalls with molding and covering details and other ornamentation with some degree of intricacy in their design and/or finish. Vaulted or cathedral ceilings will usually be found in master bedrooms, dining, great or family rooms as well as entries. Built-ins such as bookshelves and desk. Spacious walk-in closets or wardrobes with many built-in features. Large linen storage closets and pantries are fully shelved. Highest quality naturally finished hardwood cabinets, which may include such specialty items as a cooking island, bar, desk, etc. High quality Pullman or vanity cabinets in bathrooms and dressing areas. Ceramic tile, marble, granite, slate, corian or highest quality laminated plastic countertops and splash. Normal plumbing consisting of 4-5 baths with high quality fixtures.

Other: Raised-panel hardwood veneer or enameled doors with good quality hardware. Large rooms with many extra features, such as stained glass, open staircase, carved woodwork and special wall coverings; large lighted walk-in closets; may have specialty rooms such as library, maids quarters, laundry rooms and workshops, many of the appliances are built-ins and are of the highest quality, curved corners, many built ins. Usually 3-4 car garage.
Class R9

They are usually custom designed with highest quality of material and workmanship (one of a kind). Lots of consideration is given to finishes and appointments. Special attention is given to both the quality and quantity of exterior and interior ornamentations. Exterior has very good fenestration. Often featuring unique or irregularly shapes with many ornamental features, large eves and overhangs. Interior feature very high quality floor and wall coverings.

Foundation: Continuous, reinforced concrete perimeter to accommodate the additional interior components of this finest quality.

Floors: The very best quality carpet or hardwood (parquet or plank). The very best quality terrazzo, ceramic or quarry tile and the finest quality in entries and/or in master bath. Resilient floor cover of the very finest quality for areas of heavy wear, in laundry room, bonus room, etc.

Exterior Finish: Custom ornamentation and trim select brick, cut stone, or high quality siding. Fenestration is of the finest custom designs, and the entry and sash are of the highest quality. The finest custom ornamentation and trim above windows, doors, rooflines, etc. are displayed. Wall ornamentation of wood, select brick, cut stone, glass block, local stone, marble, granite, etc is used throughout the exterior walls.

Roof: Clay tile, slate or other high quality roof covering. Roofline is of a steep slope with large roof overhangs.

Interior Finish: Walls are taped and painted with high-grade paper or vinyl wall covering, hardwood paneling or ceramic tile. Ceilings are mostly painted drywalls with molding and covering details and other ornamentation with some degree of intricacy in their design and/or finish. Vaulted or cathedral ceilings will usually be found in master bedrooms, dining, great or family rooms as well as entries. Built-ins such as bookshelves and the finest custom cabinets, which may include such specialty cabinetry items as a cooking island, wet bar, built-in desk, walk-in pantry, and peninsula. Spacious walk-in closets or wardrobes or many built-in features. Large linen storage closets and pantries are fully shelved. Highest quality naturally finished hardwood cabinets, which may include such specialty items as a cooking island, bar, desk, etc. High quality Pullman or vanity cabinets in bathrooms and dressing areas. Ceramic tile, marble, granite, slate, corian or highest quality laminated plastic countertops and splash. Normal plumbing consisting of 5 or more baths with high quality fixtures.

Other: Raised-panel hardwood veneer or enameled doors with good quality hardware. Large rooms with many extra features, such as stained glass, open staircase, carved woodwork and special wall coverings; large lighted walk-in closets; may have specialty rooms such as library, maids quarters, laundry rooms and workshops, many of the appliances are built-ins and are of the highest quality, curved corners, many built ins. Usually 3-4 car garage.