



Commercial Construction Quality

Quality classification is an important selection in the e2Value commercial valuator: QCE and Pronto. The following pages provide definitions and some structure examples for each quality class. Please review those examples and the following three characteristics when determining a structure's quality class.

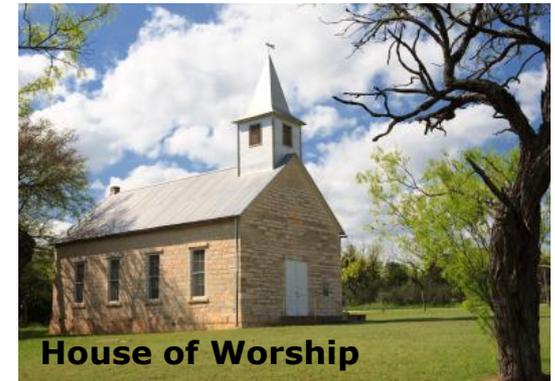
- **Age:** e2Value provides a functional replacement cost result in our commercial valuator. The resulting estimate will include costs to build back structures of any age using modern materials and techniques. If you are valuing an older structure that was built prior to 1945 and need to include the cost to replace the vintage materials with the same vintage materials, increase the quality class. There are examples on the Very Expensive and Exceptional pages.
- **Condition:** The condition of the building does not play a role in the quality choice since a building can only be built back in excellent condition. Also a structure might be in fair condition and in need of repair, but could still be considered Above Average or higher in quality due to its features and finishes.
- **Story Height:** In our glossary we define each Structure Type, including an average story height for the occupancy. If a structure has a higher than typical story height consider increasing the quality to the next level.



Commercial Construction Quality

Basic

- These are plain, square or rectangular structures with no trim or decoration. Notice the windows (small, same size/style), simple shapes and features in the building examples below.
- Typical or lower than typical story height: See structure type definition for typical story height.



Commercial Construction Quality

Average

- This is a typical building style for the occupancy with limited trim, decoration, specialized materials and functions. Notice the windows, shapes and features of these examples, which display some variations.
- Typical story height: See structure type definition for typical story height. If the building exhibits features of the Average quality class but has a higher story height, move up one quality class.

Fire Station



House of Worship



Strip Shopping Center



Office



School



Commercial Construction Quality

Above Average

- These are more complex in shape than square or rectangle and/or are buildings with more features, trim and decoration.
- Typical story height: See structure type definition for typical story height. If the building exhibits features of the Above Average quality class but has a higher story height, move up one quality class.

Hospital



House of Worship



Hotel



Strip Shopping Center



Fire Station



Commercial Construction Quality

Expensive

- Structures in this class have more complex shapes or rooflines and have specialized or costly materials and features inside and outside.
- Typical story height: See structure type definition for typical story height. If the building exhibits features of the Expensive quality class but has a higher story height, move up one quality class.

Hospital



House of Worship



Office



Supermarket



School



Commercial Construction Quality

Very Expensive

- In addition to the features of the Expensive building, the construction of structures in this quality class may involve well-know architects, designers and/or developers. They include very expensive and/or vintage features inside and outside.
- Typical story height: See structure type definition for typical story height. If the building exhibits features of the Very Expensive quality class but has a higher story height, move up one quality class.

Hotel



Courthouse



House of Worship



School



Commercial Construction Quality

Exceptional

- These are unique and/or vintage buildings that most likely involved a well-known architect, builder and/or developer. They include many expensive features, extensive use of artisans working with the finest materials and exhibit the highest quality of work.
- Typical or higher story height: See structure type definition for typical story height.

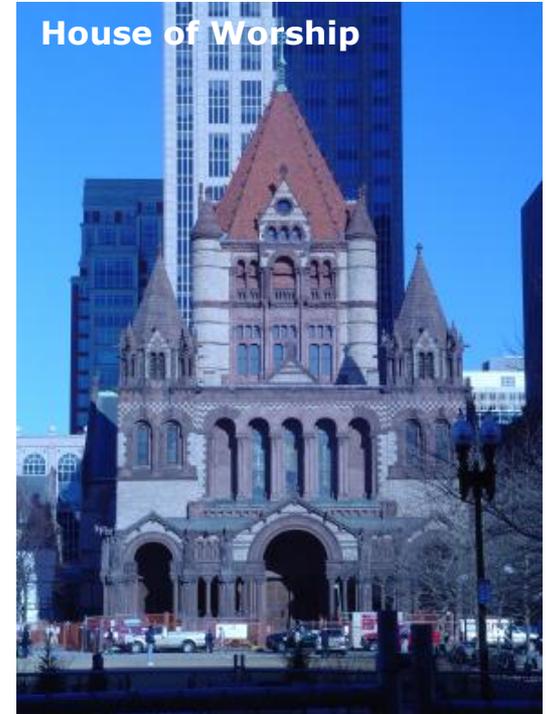
Office



Courthouse



House of Worship



Hotel





Construction Quality

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?

e2Value offers guidance in the process of quality selection with the definitions and pictures on the following pages. 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.

e2Value offers seven Construction Quality categories, ranging from Basic/Economic to Opulent/Museum Quality.

continued on next page





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.

**Can be found in the Help Center, Educational Resources, Residential section.*



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



Quality Class:

- **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.

