

Definitions

Foundations/Basement

Continuous Footing: A concrete footing poured continuously around the perimeter foundation of a building. Used on buildings that have a crawl space.

Earth: No concrete footings. Used on buildings constructed on dirt floors with pole type construction.

Piers: Concrete footings poured under pier locations only.

Special Footing: Any expensive foundation not described in the other choices. Used mostly on high rise which are taller than four stories.

Spread Footing: Type footing used with concrete slab floor system.

Exterior Walls

Aluminum/Vinyl Siding: Aluminum or vinyl sheets fastened to a wood or metal frame as a direct replacement or cover for wood siding.

Asbestos Shingle: Refers to asbestos shingle laid over wood frame with sheathing. The principle composition of these shingles is asbestos which is a mineral fiber occurring in long delicate fibers or fibrous masses. It is incombustible, non-conducting and chemically resistant. Typically, these shingles are hard and brittle in nature with a noticeable grain or texture.

Board and Batten on Sheathing: Typically sheathing placed on walls in a vertical position with the joints covered by narrow wooden strips called battens.

Cedar or Redwood Siding: Horizontal cedar or redwood lap siding or panel siding normally unfinished or naturally stained.

Common Brick: Brick commonly used for construction purposes; primarily made for buildings and not specially treated for color.

Composition or Wall Board: Refers to composition siding which comes in varied thickness and rolls, and is usually fastened over wood framing by nailing. These must be treated or painted to withstand weather. Generally inexpensive construction.

Composite Board: Generally, a concrete fiber board such as Hardy Plank.

Concrete Block: The standard concrete or cinder block which can range in size from 8 to 16 inches.

Corrugated Asbestos: Asbestos manufactured in corrugated sheets which can be fastened to wood or metal framing.

Corrugated Metal Heavy: An expensive steel or galvanized siding generally used for commercial construction.

Corrugated Metal Light: An inexpensive steel or galvanized siding with minimum thickness. This is usually manufactured in sheets which can be fastened to wood or metal framing.

Face Brick: The better quality of brick such as that is used on exposed parts of a building and is usually color treated and finished.

Glass Thermo pane: A glass sandwich design for use on exterior walls. Usually tinted and with aluminum or metal framing system. Normally occurs on a large commercial office building.

Masonite: Usually hardboard siding 6-12 inches wide.

Prefab Metal: Refers to the type of walls used in mobile homes and commercial construction and other similar prefab metal walls.

Pre-cast Panel: A modular construction material usually with a washed pebble finish. Such panels are pre-cast and brought to the site for erection. Most often found on commercial buildings.

Prefinished Metal: Refers to the enameled or anodized metal which is commonly used on service stations and other metal commercial structures.

Reinforced Concrete: Structural frame which has been reinforced with steel bars and used as exterior walls.

Siding Average: Used to describe infrequent or unusual combinations not otherwise described and reflects average quality material of workmanship.

Siding Maximum: A mixture of expensive siding or a siding put on in an unusual fashion.

Siding Minimum: Used to describe infrequent or unusual combinations not otherwise described and reflects very low-quality materials.

Single Siding: Denotes inexpensive wood framing without sheathing.

Stone: Refers to various good stone or stone veneers, usually on masonry.

Stucco on Block: A wall of concrete block with cement stucco applied to the exterior creating a textured surface.

Stucco on Wood: Wood frame stucco is a type of wall which is formed by applying cement stucco to a framework of wood with wire or wood lath.

(Stucco is a coating in which cement is used for covering walls and is put on wet, but when dry it becomes exceedingly hard and durable.)

Utility Brick: Utility brick or jumbo brick is normally a 4-inch b brick wall with masonry or wood.

Wood on Sheathing: Wood is either lapped or 4x8 panels. Horizontal wood siding which is normally lapped over the sheathing and painted or a wood paneled (plywood) nailed to the sheathing.

Wood Shingle: Usually cedar or redwood shingles. The irregular shaped cedar shakes being the most expensive.

Roof Floor System

Rigid Frame with Bar Joist: Bar joist are fabricated steel open trusses which have been set close together and serves as roof beams or ceiling joist. The span of this is limited due to their lightness and depth. Bar joist limit roof shape to flat or shed and is to be used in place of flat or shed roofs on commercial buildings with medium spans.

Bowstring Truss: A large curved truss common to airplane hangars and Quonset huts.

Flat: A flat roof refers to a structural material which spans a horizontal or nearly horizontal position from wall-to-wall or beam-to-beam.

Gable: A gable roof is pitched in two directions. Ex; A frame.

Gambrel/Mansard: A type of roof which has its slopes broken by an obtuse angle so that the lower slope is steeper than the upper slope. A roof with two pitches. A mansard has this on all four sides.

Hip: Pitched in all four directions.

Irregular Wood Truss: Any of a variety of unusual slopes which do not have the same rise per foot run throughout.

Irregular/Cathedral: Any of a variety of unusual slopes and unusual high ceiling heights that are suggestive of a cathedral.

Pre-stressed Concrete: Roof which are made up of concrete which have been made up elsewhere, pre-stressed and erected in place with cranes.

Reinforced Concrete: Roof framing where concrete is formed and poured in place with a system of steel rods or mesh for absorbing tensile and shearing stresses.

Shed: Similar to flat except it has a noted slope in one direction.

Steel Frame or Truss: A truss made up of various shapes of steel members either bolted or welded together and which can, due to strength of steel and depth of truss, cover large spans in either flat,

shed, hip, gable, gambrel/mansard, shapes and is to be used on commercial buildings with heavy loads or wide spans in place of the above-mentioned structures.

Wood Truss: Beams, bars and ties usually made of various size lumber or timber arranged in triangular units to form a rigid framework and maybe flat, shed or pitched.

Heating Type

Baseboard: Electric heating units which radiates from baseboard heating units mounted in each room and usually controlled in each room.

Forced Air (Ducted): A central type of heating system that provides for the distribution of the air through ducts or conduits to the various parts of the building.

Forced Air (Not Ducted): A heating element and fan or blower enclosed in a common housing for circulating the heated air but no ducted distribution system.

Heat Pump: A reverse cycle refrigeration unit which can be used for heating and cooling.

Hot water: A heating system which circulates hot water through baseboard units in each room (usually residential).

Radiant Floor/Ceiling/Water: A heating system which heats a room only by use of the floor, ceiling or walls as heating panels. Radiant heating systems have extensive pipe coils in the floor structure or in the walls and ceilings which are to be used as heating panels.

Steam: This heating system uses radiators in the rooms to be heated; the steam or vapor being delivered from boiler to radiators through one of several arrangements of piping.

Air Conditioning Type

Central: Refers to central cooling systems with duct work, thermostats and forced cold air.

Chilled Water: Usually a commercial air conditioning system utilizing a cooling tower as a heat exchanger and associated compressors with ducting.

Package Roof: Usually found in commercial buildings. The air conditioning unit is located on the roof of the property.

Wall Unit: Portable, removable air conditioning system like a window unit but built into the wall of the building.

Quality Adjustment

Minimum (+E-): To be used as the lowest quality construction in use. These buildings were built before building codes were established. Building materials are sub-standard and many components are nonexistent. Appliances and fixtures are of minimum quality or nonexistent.

Below Average (+D-): To be used on construction which is not quite average. These buildings are built to conform to the very minimum building codes or are frequently mass produced or modular homes. Interior finish and exterior ornamentation are plain with few refinements. Building materials, appliances and fixtures are below average.

Average (+C-): To be used on average construction as prevalent and general throughout the particular county. These buildings are built slightly above the building codes and are built of average quality materials. Appliances and fixtures are of average quality stock items with no luxury items.

Above Average (+B-): To be used on construction which is slightly above average. Above average buildings will have many components which are average as well as many which are above average. Many of the materials used will be of better than average quality as will some of the appliances and fixtures. Some luxury items may be present.

Above Average/Custom (+A-): To be used on construction that is truly above average. These homes are usually individually designed and decorated. Most all materials used are top quality. Much attention is given to interior refinements and detail. Some luxury items will be present.

Excellent (+AA-): To be used on the best quality of construction. Excellent quality buildings will be custom or architecturally designed and have much ornamentation and special design. Most materials, appliances and fixtures used will be of top quality. Many luxury items will be present such as security systems, central vacuum systems, intercom systems, hot tubs, spas, saunas, etc.