



## EXCELLENT

The dwelling is in an exceptional location, typically with a long distance view, private pond, and extensive landscaping. Architect designed, the houses contain many large, high-ceilinged, plentiful rooms with extras like recreation and sun rooms (total finished interior square footage 2,500 to 4,000 + ). Interiors have uniform, detailed workmanship, numerous large top-quality windows and specialty materials throughout, with no cost cutting measures apparent. The spacious kitchen will be top quality with excellent furnishings such as granite counters, extra sinks, and custom cabinetry. The master bedroom is likely to have views & spacious bath(s) with extra fixtures and tile. Dwelling leaves impression of luxury and comfort.



## MORE EXCELLENT + / -





## VERY GOOD

The dwelling is well-sited in terms of sunlight and topography, often with a long distance view and well-appointed landscaping. The house often has the benefit of passive solar design and contains many spacious, plentiful rooms often with extras like sun rooms, ample porches & decks (average finished interior square footage 2,500). Interiors have uniform, professional quality workmanship, many newer thermal pane windows and high quality materials throughout, with few, if any, cost cutting measures apparent. The kitchen will be spacious with high quality furnishings such as granite counters, an island, and solid wood cabinetry. The house leaves an impression of good craftsmanship, updated materials, and ample space.





## MORE VERY GOOD + / -





## GOOD

The siting of the dwelling is generally above average in terms of sunlight and topography, often with above average landscaping. The house often has the benefit of passive solar design and contains well-finished rooms often with extras such as ample porches or decks (average finished interior square footage 2,100). Interiors have uniform, good quality workmanship, often a post & beam frame, numerous thermal pane windows and good quality materials throughout, with a few cost cutting measures apparent. The kitchen will be adequately spacious with good quality furnishings such as solid molded counters and wood veneer cabinetry. The house leaves an impression of good craftsmanship, above average materials, and adequate space.



## MORE GOOD + / -





## AVERAGE

The siting of the dwelling is generally average in terms of sunlight and topography, with average landscaping. The house contains standard finished rooms, often with extras such as basic porches or decks (average finished interior square footage 1850). Interiors have average quality workmanship, sometimes showing wear, older double pane windows or single panes with storms and average quality materials throughout, with some cost cutting measures apparent. The kitchen will be adequately spacious with standard quality furnishings such as formica counters and wood veneer or painted wood cabinetry. The house leaves an impression of standard craftsmanship, average materials, and adequate space.



## MORE AVERAGE +/-







## FAIR

The siting of the dwelling is generally average or below average in terms of sunlight and topography, with average to minimal landscaping. The house contains basic finished rooms, often with a few awkward or poorly designed spaces (average finished interior square footage 1350). Interiors have average to sub-average quality workmanship, often showing wear, single pane windows with storms and average quality materials throughout, with some cost cutting measures apparent. The kitchen is likely to be small with fair quality furnishings such as basic formica counters and wood veneer, plywood, or painted wood cabinetry. The house leaves an impression of basic craftsmanship, with standard to less-than-standard materials, and a modest amount space.

**MORE FAIR + / -**







## LOW

The siting of the dwelling is generally below average in terms of sunlight and topography, with minimal to no landscaping. The house or camp may be only seasonal, contains minimally finished rooms, often with awkward or poorly designed spaces (average finished interior square footage 750). Interiors have generally low quality workmanship, often showing wear, single pane windows maybe without storms and lower quality materials throughout, with numerous cost cutting measures apparent. The kitchen is likely to be small or “camp” rustic with outdated, low quality furnishings such as basic wood or formica counters and plywood, painted, or no wood cabinetry. The house leaves an impression of minimal craftsmanship, with less-than-standard materials, and a very modest amount space, likely with only seasonal occupancy possible.

## MORE LOW + / -

