

## PRODUCER INFORMATION

## Condo quality definitions

The following definitions will help you select/enter appropriate information about each property when using our Condo/Co-op Replacement Cost Estimator.

### Quality of condo

#### Standard

Basic condo often consisting of standard, mass-produced features and fixtures including basic vinyl, wood, or carpeted floors; standard brand paints (Behr, Glidden) and wallpaper; laminate or synthetic (Formica) countertops; and possibly one fireplace. This type of condo does not contain any special features or upgrades.

#### Upgraded Standard

Basic condo upgraded from Standard with laminate or wood veneer cabinets, crown moldings, built-in kitchen appliances (GE, Kenmore, Kitchen Aid), and a jet tub in the master bathroom. In addition, the condo may include minimal decorating touches.

#### Basic Custom

Semi-custom condo often consisting of paint (stencil, sponge) or standard wallpaper; standard hardwood; good carpet; ceramic, quarry, or marble tile in the foyer and baths; tile, soapstone, 3/8-inch marble or granite, or good quality synthetic countertops; built-in kitchen appliances (GE Profile, Jen Air, Viking); and quality bathroom fixtures (Kohler, Moen, and Grohe). In addition, the condo may contain an office or media center, and have several rooms that were decorated by an interior designer.

#### Upgraded Custom

Semi-custom condo upgraded from Basic Custom with decorator paint, murals, designer wallpaper, and solid wood (birch, pine, poplar) or hardwood veneer paneling. Typically, the owner selected the interior finishes from a variety of options, and utilized an interior designer to decorate the major rooms (living room, dining room, kitchen).

#### Ultra Custom

Deluxe condo consisting of a complex floor plan that may include two or more levels, a powder room and four or more bathrooms, a gym, and a theater. Interior finishes often include Venetian plaster, designer paint and wallpaper, wood paneling, and coffered or barrel vaulted ceilings. The condo usually has state-of-the-art electronics and home automation systems influenced by an architect, lighting designer, and security consultant.

#### Exceptional

Unique condo featuring one-of-a-kind architecture and a highly complex floor plan. All interior fixtures and finishes are of the highest quality, and are often antique or imported. In addition to the Ultra Custom features above, the condo typically includes multiple specialty rooms such as a professional gym or spa, large theater, wine cellar and tasting room, and swimming pool.

### Year built

Condos built prior to 1946 often contain hand-crafted, era-specific materials. The cost to replace or replicate these unique features may result in higher replacement costs for these residences.



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