

Craven County Building Quality Designation
103 Brigadoon Court, New Bern NC 28562

"S" (SPECIAL CUSTOM) GRADE

These dwellings are unique architectural designs and typically "one of a kind" in residential use. This class includes custom dwellings being constructed today and historical dwellings that were constructed many years ago.

In the construction of S Grade dwellings, the architect will design and personally supervise the construction to assure the dwelling meets the custom needs of the owner. Only the best of materials is utilized and only the best of skilled quality builders are employed for their workmanship. Numerous custom features, conveniences and built-in fixtures are typical with the use of custom appointments and trim work. In addition to the highest quality base materials are many special trim materials. Their use may require special hand finishing. Hand crafted items are implemented in the design and finish. Rich woods, stonework, custom ceramics, highly finished metals, and custom moldings are liberally used in the finishing of both interior and exterior trim. Finished costs will set the upper limit of square foot costs and the value will be at the upper limits of the range.

Interior finish - will feature high quality drywall or plaster on ceilings. Solid wood paneling or custom panels are frequently found. Considerable custom trim, moldings and built-in features using quality hardwood, ceramic or other stonework are typical. Built-in book shelving, custom cabinetry items and special cabinetry with high quality counter tops. Features such as built-in bars, cooking island and desks are typical. Baths feature high quality cabinetry with ceramic tile, marble or other high-quality countertops and splash. Closets are more than ample, spacious, and frequently feature custom designed built-in storage units. Raised panel or solid wood doors with high quality hardware are typical. Moldings are highly decorative and installed with tight mitered joints; may have custom finished ceilings.

Porches - will typically be extensive and most frequently will feature a portion screened. Flooring is typically finished tile or brickwork and outside recreational features will be incorporated such as built-in cooking units, wet bars, and items of this nature. Decking will be highly finished with extensive trim.

Garages - will typically be finished on the interior and feature ample windows. Adequate electrical lighting and outlets will conform to the overall quality of the dwelling. Overhead doors are powered and of good quality. Storage is ample and frequently will feature enclosed areas with shelving. Fixed stairs will frequently provide access to overhead storage or playroom areas.

