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LEVEL & ROOM DEFINITIONS

LEVEL DEFINITIONS

Basement=B
Walk-out Basement=W
Lower Level=L
Main (Entry) Level=1
Second Level=2
Third Level=3
Fourth Level=4
Attic=A
Not Applicable=N

Basement (B): A basement area shall be defined as an area whose floor is located more than 50% below adjacent grade level. (Walkout and English basements are considered to be above grade level)

Lower Level (L): Lower level shall be defined as an area that is not more than 50% below adjacent grade level (includes English Basement).

Walk Out Basement (W): A walk-out basement shall be defined as a basement with at least one side whose floor is at grade level with access to grade level, and floor level shall be defined as "W" (Walkout).

Main Level (1): The main level is defined as the Entry Level to the Property.

Attic Level (A): The attic level is defined as a level immediately below the eaves of a roof.

Not Applicable (N): "N" shall be entered in the Level field for which there is no corresponding room.

ROOM DEFINITIONS

A ROOM

- A room is defined as improved, heated living space, with the exception of bathrooms and utility space.
- This definition excludes unheated areas such as porches, breezeways, sunrooms, attics and utility areas such as laundry rooms, mud rooms, and foyers.
- It does include lofts, open concept rooms which lack one or more walls, tandem rooms, sitting rooms, and other heated rooms.
- A room can be open on one, two or three sides.
- A room does not have to have a minimum square foot qualification.
- Basement bedrooms (50% below adjacent grade level) may be counted in total room count but may **NOT** be included in total bedrooms count.
- Any room which meets ALL of these criteria may be counted in the room count regardless of grade level.

A BEDROOM:

- Basement bedrooms (50% below adjacent grade level) may NOT be counted in the total bedrooms count.
- A bedroom is defined as a private room capable of being closed off from other living space, which does not have its only entrance from another bedroom.
- This definition will meet appraiser standards for bedrooms and would exclude tandem rooms.
- A room without a closet is countable as a bedroom.

FULL BATHROOM

To qualify as a full bathroom in the BTH field, the bathroom must comprise of at least three of the following components: a bath, a shower (shower head or shower stall), a sink, a toilet. Basement or lower level bathrooms may be counted in the total bath (BTH) field.

A HEATED UNFINISHED AREA:

- A heated unfinished area shall be countable in total room count.

A LOFT AREA:

- A loft area may be counted as a room but not as a bedroom.

BATHROOMS:

- Bathrooms shall not be countable in total room count regardless of their size.

COMBINED ROOMS:

- For combined rooms, allow one room-count that serves or can serve a purpose distinctly different from the other areas, e.g. a Living Room/Dining Room combination may be counted as two (2) rooms.

ENTRY OR FOYER:

- An entry or foyer shall not be countable in total room count.

FURNACE ROOMS:

- Furnace rooms shall not be countable in total room count regardless of their size.

HALF-BATHROOM:

- A half-bathroom shall be defined as having a functional sink (regardless of type and style) and toilet. Rough-ins may not be counted. Basement or lower level half-bathrooms may be counted in the total bath (BTH) field.

HEATED

To qualify as "heated" there must be a permanently attached or ducted heating source within the room.

HEATED ENCLOSED PORCH OR BREEZEWAY:

- A heated enclosed porch or breezeway shall be countable in total room count.

HEATED SUNROOM:

- A heated sunroom shall be countable in total room count.

ATTIC

To qualify as Attic Rooms, the attic must have a permanent access (i.e. staircase). Attics with "pull-down" staircases do NOT qualify.

HEATED UNFINISHED ATTIC:

- A heated unfinished attic shall be countable in total room count.

LAUNDRY ROOM:

- Laundry rooms shall not be countable in total room count regardless of their size.

MUD ROOMS:

- Mud rooms shall not be countable in total room count regardless of their size.

SCREENED PORCH OR BREEZEWAY:

- A screened porch or breezeway shall not be countable in total room count.

SITTING ROOM:

- A sitting room shall be countable in total room count but not as a bedroom.

TANDEM ROOMS:

- Tandem rooms shall be countable as two separate rooms.

TANDEM BEDROOMS:

- Tandem rooms used as bedrooms, while countable as two separate rooms, are countable as only a single bedroom.

UNHEATED AREAS:

- Unheated areas shall not be countable in total room count.

UNHEATED ATTIC:

- An unheated attic shall not be countable in total room count.

UNHEATED ENCLOSED PORCH OR BREEZEWAY:

- An unheated enclosed porch or breezeway shall not be countable in total room count.

UNHEATED SUNROOM:

- An unheated sunroom shall not be countable in total room count.

UTILITY ROOMS:

- Utility rooms shall not be countable in total room count regardless of their size