

Class 4

Class Features

The Class 4 manufactured home is an “entry level” unit with workmanship and materials reflecting the emphasis on economy. This class of home has a simple design and plain appearance. It is primarily intended for the “budget” market.

The exterior of this class is simple with few, if any, trim features. The siding is lightweight aluminum panel with visible holding screws, T-1-11 or LP hardboard. The roof is economy grade composition shingles or sheet metal. The windows are few and small with aluminum or vinyl frames (dual glazed after April 1992). The entry door is plain and slab-like with no recessed entry, and little or no eaves.

Interior layout is functional but plain with limited storage space. If any area is carpeted, it usually will be in the main living area only.

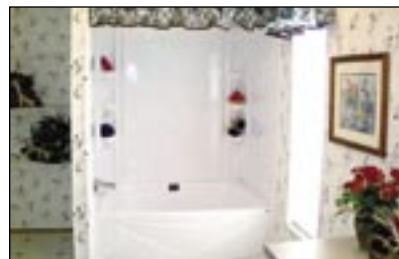
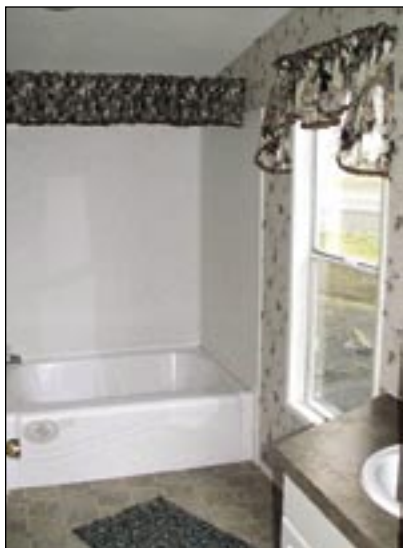
This class of home is intended to appeal to the economy market, with maximum shelter at a minimum cost the prime motivation.

Class Illustrations



Class 4

Interior Features



Item	Base Specifications — Class 4 (Pre-1990)
Frame-Foundation	Steel-beam frame with cross members, outriggers and undercarriage; set up on concrete piers.
Exterior Walls	2" × 3" or 2" × 4" wood stud frame 16" or 24" on center. Siding is lightweight enameled aluminum panels with visible holding screws, T-1-11 or LP type hardboard; batt insulation; low cost metal slab-type exterior doors; limited window area with slide-type inexpensive aluminum or vinyl frame windows; few, if any, exterior trim features.
Roof	Flat, slightly arched, or gabled; wood frame; truss-type rafters; batt or blown insulation; lightweight sheet metal or composition cover; little or no eaves.
Floor	2" × 6" wood joists set 16" on center; moisture barrier; batt insulation; particleboard decking; lightweight pad and carpet in main living area; economy grade vinyl floor cover in all other areas.
Partitions	Combination of 1" × 3" and 2" × 3" wood stud frame set minimum 16" on center; lightweight simulated wood-grain finish paneling or 5/16" paper or vinyl-wrapped drywall; light, hollow-core doors with hardware; ceiling cover of plank-type acoustical panels with exposed fasteners or inexpensive textured drywall.
Interior Components	Plain pressboard, simulated wood-grain finish cabinets with laminate countertop in kitchen and bath; hardware; small wardrobes with light bypass doors.
Electrical	Entry service; nonmetallic sheathed cable wiring; limited convenience outlets; economy grade plastic or glass light fixtures.
Plumbing	Single section: one bathroom; five economy grade fixtures of lightweight vinyl or plastic, lavatory, toilet, two-piece bathtub with shower over; kitchen sink; water heater; and laundry hookup. Multi-section: two bathrooms; eight economy grade fixtures of lightweight vinyl or plastic, two lavatories, two toilets, two-piece bathtub with shower over, or stall shower with bathtub; kitchen sink; water heater; and laundry hookup.
Heating	Electric, gas, or oil thermostatically-controlled forced air furnace with minimal duct system; minimum number of registers.

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Base Factor Descriptions — New Construction (1990-Present)

Exterior/Structural:

Hardboard siding (T-1-11 or LP style)
Composition roof, 3/12 pitch or less
Minimal or no eaves
2" × 4" exterior walls
Insulation: ceiling R-22, walls R-19, floor R-18 (minimum HUD requirement)
Super Good Cents package: ceiling R-38, walls R-21, floor R-33 (Requires 2" × 6" walls)
Minimal or no door/window trim
Economy grade dual pane aluminum or vinyl sliding windows
Economy grade plank front and rear doors

Kitchen:

Minimal economy grade simulated wood-grain finish cabinet frames and doors
Cabinets unbacked but are painted inside
Economy grade laminate counters and backsplash
Economy grade appliances
Economy grade stainless steel or fiberglass kitchen sink
Economy grade hardware
Economy grade light fixtures

Bathrooms:**Master Bath:**

Economy grade two-piece vinyl tub/shower combination
Economy grade plastic sink
Economy grade hardware
Economy grade laminate counter and backsplash
Minimal economy grade simulated wood-grain finish cabinet frames and doors
Economy grade light fixtures

2nd Bath:

Economy grade two-piece vinyl tub/shower combination
Economy grade plastic sink
Economy grade hardware
Economy grade laminate counter and backsplash
Minimal economy grade simulated wood-grain finish cabinet frames and doors
Economy grade light fixtures

Other Interior:

Paper or vinyl wrapped drywall wall cover
Plank or tape and textured drywall ceiling cover
Economy grade carpet with 3/8" pad and/or economy grade vinyl
Little or no molding and trim
Economy grade light fixtures

Utility:

30 gallon hot water heater
Plumbed for washer/dryer
