

Class 5

Class Features

These manufactured homes are designed to provide comfortable living at a moderate cost. The design of this class of home is still simple, but with moderately more window area than the class 4. May have a recessed entry. Window and door trim is modest and is generally found on the front and entry sides only.

The interior layout is primarily aimed at functional utility but includes some of the features of the better-quality manufactured homes. All but the wet areas are typically carpeted.

The buyers of this class of home are cost-conscious but are looking for a home offering some of the amenities of the better quality units.

Class Illustrations



Class 5

Interior Features



Item	Base Specifications — Class 5 (Pre-1990)
Frame-Foundation	Steel-beam frame with cross members, outriggers and undercarriage; set up on concrete piers.
Exterior Walls	2" × 4" wood stud frame set 16" or 24" on center. Siding is enameled aluminum bevel or panels, T-1-11 or LP type hardboard; batt insulation; average quality front and rear doors; average window area with slide-type aluminum or vinyl-frame windows (dual glazed after April 1992); average door and window trim features on front and entry sides.
Roof	Flat, arched, or gabled; wood frame; truss-type rafters; batt or blown insulation; average quality sheet metal or composition shingle cover; may have minimal eaves on front and entry sides only.
Floor	2" × 6" wood joists set 16" on center; moisture barrier; batt insulation; particleboard decking; medium weight carpet and pad in all but wet areas; fair to average quality vinyl floor cover in wet areas.
Partitions	Combination of 1" × 3" through 2" × 4" wood studs set 16" on center; simulated wood grain finish paneling, 5/16" paper or vinyl-wrapped drywall; light hollow-core doors with fair to average quality hardware; fair quality wood or vinyl wrapped molding, if any; ceiling cover of plank-type acoustical panels, or tape and textured dry wall.
Interior Components	Average quality lacquered or simulated wood-grain finish cabinets with average quality laminate countertop in kitchen and bath(s); fair quality appliances; fair quality hardware; adequate wardrobes with bypass doors; may have built-in hutch and buffet.
Electrical	Entry service; nonmetallic sheathed cable wiring; adequate number of outlets; fair quality glass light fixtures.
Plumbing	Single section: one bathroom; five fair quality fixtures of fiberglass or enameled steel, lavatory, toilet, two-piece bathtub with shower over; kitchen sink; water heater; and laundry hookup. Multi-section: two bathrooms; eight fair quality fixtures of fiberglass or enameled steel, two lavatories, two toilets, two-piece bathtub with shower over, or stall shower with bathtub; kitchen sink; hot water heater; and laundry hookup.
Heating	Electric, gas, or oil thermostatically-controlled forced-air furnace with straight-line duct system; heat ducts to each room.

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Base Factor Descriptions — New Construction (1990-Present)

Exterior/Structural:

Hardboard siding (T-1-11 or LP type) or fiber cement
Composition roof (3/12 pitch)
Front and rear eaves up to 12", can have end wall eaves as well
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)
May have recessed entry
Modest door/window trim two to four sides
Vinyl dual glazed windows with vents
Average quality six-panel vinyl or steel front and rear doors

Kitchen:

Simulated wood-grain finish cabinet frames and doors
Cabinets may be unbacked but are painted inside
Average quality laminate counters and backsplash (backsplash may be tile)
Average quality appliances
Average quality stainless steel or fiberglass sink
Fair quality hardware
Fair quality light fixtures

Bathrooms:**Master Bath:**

Fair quality two-piece 60" fiberglass tub/shower combination
Fair quality fiberglass sink
Fair quality hardware
Average quality laminate counters and backsplash (backsplash may be tile)
Simulated wood-grain finish cabinet frames and doors
Fair quality light fixtures

2nd Bath:

Fair quality two-piece 60" fiberglass tub/shower combination
Fair quality fiberglass sink with overflow
Fair quality hardware
Average quality laminate counters and backsplash (backsplash may be tile)
Simulated wood-grain finish cabinet frames and doors
Fair quality light fixtures

Other Interior:

Walls and ceiling are tape and textured drywall
Closet walls can be vinyl or paper wrapped drywall
First upgrade carpet with 1/2" rebond pad
Fair quality vinyl in wet areas
Fair to average quality hardware
1-1/2" vinyl wrapped wedge door molding
May or may not have base molding
Fair quality glass light fixtures

Utility:

30 gallon hot water heater
Plumbed for washer/dryer