

Class 6

Class Features

The class 6 manufactured home emphasizes convenience, livability, and appeal. The overall design incorporates many features of a "site-built" home. Recessed entries, roof dormers, residential-type entry doors and picture or bay windows are common to this class.

The interior layout is well planned with special features such as hutches, bookcases, and dressing tables. Other features often found in this class are cathedral ceilings in the living and dining areas, dropped ceilings with indirect lighting in the kitchen, and special arrangements such as circular kitchens.

This class of home is designed to appeal to that portion of the market desiring the convenience of manufactured-home living with the amenities of a "site-built" home. These buyers purchase manufactured homes by choice rather than for cost savings.

Class Illustrations



Class 6

Interior Features



Item	Base Specifications — Class 6 (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 horizontal lap, T-1-11 or LP type hardboard siding; batt insulation; residential-type entry doors; large window area with slide-type aluminum frame windows (vinyl dual glazed after April 1992); good door and window trim four sides; styling features such as recessed entries and bay windows.
Roof	Flat, arched, or gable; wood frame; truss-type rafters; batt or blown insulation; good quality sheet metal or composition shingle cover; may have eaves on four sides; dormers.
Floor	2" × 6" or 2" × 8" wood joists set 16" on center; moisture barrier; batt insulation; particleboard or plywood decking; average or better weight carpet and pad all rooms except wet areas; average to good quality vinyl floor cover in wet areas.
Partitions	2" × 3" or 2" × 4" wood-stud frame set 16" on center; natural-finish hardwood paneling or tape and texture wall cover (kitchen, utility, and baths may have vinyl wrapped 5/16" drywall); average to good quality hollow doors and hardware; average to good quality wood or vinyl wrapped molding; ceiling cover of plank-type acoustic panels, wood paneling, or tape and textured drywall.
Interior	Average to good quality veneer or good quality simulated wood-grain finish cabinets with average to good quality laminate countertop and backsplash in kitchen and baths; average to good quality appliances; average to good quality hardware; large wardrobes with ample storage, may be of walk-in design; built-in hutch and buffet.
Electrical	Entry service; nonmetallic sheathed cable wiring; good number of convenience outlets; silent switches; average to good quality glass light fixtures.
Plumbing	Two bathrooms; eight average to good quality fixtures of fiberglass or enameled steel, two lavatories, two toilets, bathtub with shower over, or stall shower with bathtub; kitchen sink and water heater; laundry hookup.
Heating	Electric, gas, or oil thermostatically-controlled forced-air furnace with straight-line duct system; ample heat ducts to each room; adaptable to air conditioning or heat pump.

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Base Factor Descriptions — New Construction (1990-Present)

Exterior/Structural:

Fiber cement siding
Average quality composition or architectural composition roof, 3/12 pitch or more
Full residential vented eaves
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)
Recessed entry
Door/window trim four sides
Vinyl dual glazed residential windows
Dormers and other accents
Residential six panel steel front and rear doors

Kitchen:

Average to good quality simulated wood-grain finish or wood cabinet frames and doors
Cabinets backed and painted inside
Average to good quality laminate counters with ceramic tile bullnose edge and backsplash
Average to good quality appliances
Average to good quality stainless steel, porcelain, or acrylic sink
Average to good quality hardware
Average to good quality light fixtures and indirect lighting
May have walk-in pantry

Bathrooms:**Master Bath:**

Average to good quality one-piece 60" fiberglass tub/shower combination or stall shower and oval tub
Two average to good quality porcelain or acrylic sinks
Average to good quality hardware
Average to good quality light fixtures
Average to good quality laminate counters with ceramic tile bullnose edge and backsplash
Average to good quality simulated wood grain finish or wood cabinet frames and doors

2nd Bath:

Average to good quality one-piece 60" fiberglass tub/shower combination
Average to good quality porcelain or acrylic sink with overflow
Average to good quality hardware
Average to good quality light fixtures
Average to good quality laminate counters with ceramic tile bullnose edge and backsplash
Average to good quality simulated wood-grain finish or wood cabinet frames and doors

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Base Factor Descriptions — New Construction (1990-Present) (continued)

Other Interior:

Knock down tape and texture ceilings and walls with rounded corners

May have one or more of these amenities: coffered ceilings, nine-foot ceilings, arched openings, and tower dormer windows

Medium to heavy grade carpet with 1/2" rebond pad throughout (except wet areas)

Average to good quality wood molding

Stained or painted wood door casings throughout

Average to good quality hardware

Built-ins such as entertainment center, computer center, china hutch, or buffet

Average to good quality paddle fan with light

Average to good quality light fixtures

Plant shelves and/or bridging, may have skylights

Utility:

40 to 50 gallon hot water heater

Plumbed for washer/dryer

Average to good quality overhead cabinets

May have laundry tub