

LOW-COST HOMES

The Low-cost manufactured home is generally a structure built to minimum standards. It does not include the cheapest construction available prior to enactment of federal standards. The floor plan is usually simple, with little or no attention given to detail.

Exterior finish is prefinished aluminum wall and roof panels. Walls are typically 3" to 4" thick, 7'6" to 8' high, with minimum fenestration, including low-cost windows and doors.

Interiors usually are prefinished plywood or printed seamed hardboard with floors of low-quality carpet and resilient cover. Where complete drywall interiors are encountered, add 1.57 to the base housing cost. Cabinetry and hardware are standard inexpensive units.

Heating and ducting are normally minimal, with insulated straight-line forced-air ducts. Add 2.81 to 4.78 per square foot for air conditioning.

Plumbing includes five inexpensive white fixtures and a rough-in in the base cost. The fixtures can include any of the following: lavatory, toilet, tub with shower over, water heater and kitchen sink. The rough-in will typically consist of the water supply and waste for a laundry service. All fixtures are usually located along one side of the house (wet wall) with minimal runs. Adjust for more or less plumbing at 785.00 per fixture. Appliances are not included and should be added from Page 10.

FAIR HOMES

The Fair manufactured home is designed to meet standard manufactured home code requirements. The overall quality of materials and workmanship while average, will be relatively plain in finish and appearance. The home will have an exterior of prefinished aluminum or hardboard sheet siding and limited standard fenestration.

Roofs are typically low pitched, arched or sloped, with minimum overhang on the front elevation.

Interiors are prefinished plywood or printed seamed hardboard with standard-grade cabinetry and hardware. Where complete drywall interiors are encountered, add 1.63 to the base housing cost. Carpet and resilient floor coverings are moderate to average grades.

Heating and ducting are normally minimal, with insulated straight-line forced-air ducts. Add 2.74 to 4.78 per square foot for air conditioning.

Plumbing includes six fixtures and a rough-in in the base cost. The fixtures can include any of the following: lavatory, toilet, tub with shower over, water heater and kitchen sink. The rough-in will typically consist of the water supply and waste for a laundry service. All fixtures are usually located along one side of the house (wet wall) with minimal runs. Adjust for more or less plumbing at 910.00 per fixture. For whirlpool tub, use the Very Good-quality Lump-sum plumbing adjustment, Page 9. Appliances are not included and should be added from Page 10.

HOUSING COSTS (per sq. ft. of floor area)

LENGTH FEET	ONE-SECTION					TWO-SECTION				
	8	12	14	16	18	20	24	28	32	36
20	83.50	70.50	66.00	62.50	59.50	86.00	80.00	75.50	72.00	69.00
24	81.00	68.00	63.50	60.00	57.00	80.50	74.50	70.00	66.00	63.00
28	79.00	65.50	61.00	57.50	54.50	76.00	70.00	65.50	61.50	58.00
32	77.50	64.00	59.50	56.00	53.00	72.50	66.50	61.50	57.50	54.50
36	76.00	62.50	58.00	54.00	51.00	70.00	63.50	58.50	54.50	51.50
40	74.50	61.00	56.50	53.00	49.75	67.00	61.00	56.00	52.00	48.75
44	73.50	59.50	55.00	51.50	48.50	65.00	58.50	53.50	49.75	46.50
48	72.50	58.50	54.00	50.50	47.50	63.00	56.50	51.50	47.75	44.50
52	71.50	57.50	53.00	49.50	46.50	61.50	55.00	49.75	45.75	42.75
56	71.00	57.00	52.50	48.50	45.50	59.50	53.00	48.25	44.25	41.00
60	70.00	56.00	51.50	47.75	44.75	58.50	51.50	46.75	43.00	39.75
64	69.50	55.00	50.50	47.00	44.00	57.00	50.50	45.50	41.50	38.50
68	68.50	54.50	50.00	46.25	43.25	56.00	49.25	44.25	40.50	37.25
72	68.00	54.00	49.25	45.75	42.75	54.50	48.25	43.25	39.25	36.25
76	67.50	53.50	48.75	45.00	42.25	53.50	47.00	42.25	38.25	35.25
80	67.00	52.50	48.25	44.50	41.50	52.50	46.25	41.25	37.50	34.50

For other than aluminum exterior wall finish, adjust the costs above as follows: lap siding, + 6%; cement fiber, lap, + 7%, sheet, + 5%; hardboard, + 3%.

THREE-SECTION: Deduct 23% from the one section costs for a tagalong section; use full cost for the two section portion. For expandos and tip-outs, see Optional Items, Page 10.

HOUSING COSTS (per sq. ft. of floor area)

LENGTH FEET	ONE-SECTION					TWO-SECTION				
	8	12	14	16	18	20	24	28	32	36
20	95.50	80.50	75.50	71.50	68.00	98.50	92.00	87.00	83.00	79.00
24	92.50	77.50	72.50	68.50	65.00	93.00	86.00	80.50	76.00	72.50
28	90.50	75.50	70.50	66.00	62.50	88.50	81.00	75.50	71.00	67.50
32	88.50	73.50	68.00	64.00	60.50	84.50	77.50	71.50	67.00	63.00
36	87.00	71.50	66.50	62.50	59.00	81.50	74.00	68.00	63.50	59.50
40	85.50	70.00	65.00	61.00	57.50	78.50	71.00	65.00	60.50	56.50
44	84.50	69.00	63.50	59.50	56.00	76.50	68.50	62.50	58.00	54.00
48	83.50	67.50	62.50	58.50	55.00	74.00	66.50	60.50	56.00	52.00
52	82.50	66.50	61.50	57.00	54.00	72.50	64.50	58.50	54.00	50.00
56	81.50	65.50	60.50	56.00	53.00	70.50	62.50	56.50	52.00	48.25
60	80.50	64.50	59.50	55.50	52.00	69.00	61.00	55.00	50.50	46.75
64	79.50	64.00	58.50	54.50	51.00	67.50	59.50	53.50	49.00	45.25
68	79.00	63.00	58.00	54.00	50.50	66.00	58.50	52.50	47.75	44.00
72	78.50	62.50	57.00	53.00	49.75	65.00	57.00	51.00	46.50	42.75
76	77.50	61.50	56.50	52.50	49.00	64.00	56.00	50.00	45.25	41.50
80	77.00	61.00	56.00	51.50	48.25	63.00	55.00	49.00	44.25	40.50

For other than hardboard sheet siding, adjust the costs above as follows: aluminum, - 3%; lap siding, + 3%; cement fiber, lap, + 4%, sheet, 2%.

THREE-SECTION: Deduct 20% from the one section costs for a tagalong section; use full cost for the two section portion. For expandos and tip-outs, see Optional Items, Page 10.

MANUFACTURED HOUSING

AVERAGE HOMES

The Average manufactured home will have an exterior of prefinished aluminum, hardboard or plywood sheet, vinyl or hardboard lap siding. Use percentage adjustment for variations from the base.

Walls are 4" thick, 8' high, with adequate fenestration and an attractive entrance. Often the exteriors will have a combination of two textures or two colors.

Interiors are medium-quality prefinished seamed plywood or hardboard. Where complete drywall interiors are encountered, add 1.72 to the base housing cost; for taped and textured ceilings only, add 0.34. Resilient flooring, as well as the carpeting, is of conventional residential quality. Cabinetry and hardware are average-quality with self-closing cabinet doors.

Heating is forced air through insulated ducting with provision for air conditioning. Add 2.74 to 4.78 per square foot for air conditioning.

Plumbing includes seven average-quality fixtures, white or colored, and a plumbing rough-in in the base cost. The fixtures can include any of the following: lavatory, toilet, tub with shower over, tiled or modular stall shower, kitchen sink, laundry tray and water heater. The rough-in will typically consist of the water supply and waste for a laundry service. Most fixtures are located along one side of the house (wet wall). Adjust for more or less plumbing at 1020.00 per fixture. For whirlpool tub, use the Very Good-quality Lump-sum plumbing adjustment, Page 9. For wet bars, see Page 10. Appliances are not included and should be added from Page 10.

HOUSING COSTS (per sq. ft. of floor area)

LENGTH FEET	ONE-SECTION					TWO-SECTION				
	8	12	14	16	18	20	24	28	32	36
20	111.00	94.00	85.00	80.50	76.50	115.00	107.00	101.00	92.50	88.00
24	108.00	90.00	82.00	77.00	73.50	108.00	100.00	93.50	85.50	81.00
28	105.00	87.00	79.00	74.50	70.50	103.00	94.50	87.50	80.00	75.50
32	102.00	84.50	77.00	72.50	68.50	98.50	89.50	83.00	75.50	71.00
36	100.00	82.50	75.00	70.50	66.50	94.50	86.00	79.00	72.00	67.50
40	98.50	80.50	73.50	69.00	65.00	91.50	82.50	75.50	68.50	64.00
44	96.50	79.00	72.00	67.50	63.50	88.50	79.50	72.50	66.00	61.50
48	95.00	77.50	71.00	66.00	62.50	86.00	77.00	70.00	63.50	59.00
52	94.00	76.00	69.50	65.00	61.00	84.00	74.50	67.50	61.50	57.00
56	92.50	75.00	68.50	64.00	60.00	82.00	72.50	65.50	59.50	55.00
60	91.50	74.00	67.50	63.00	59.00	80.00	70.50	63.50	57.50	53.50
64	90.50	73.00	66.50	62.00	58.50	78.00	69.00	62.00	56.00	51.50
68	89.50	72.00	66.00	61.50	57.50	76.50	67.50	60.50	54.50	50.50
72	88.50	71.00	65.00	60.50	57.00	75.00	66.00	59.00	53.50	49.00
76	87.50	70.00	64.50	60.00	56.00	74.00	64.50	57.50	52.00	47.75
80	87.00	69.50	63.50	59.00	55.50	72.50	63.50	56.50	51.00	46.75

For other than hardboard sheet wall finish, adjust the costs above as follows: aluminum, - 3%; lap siding, + 4%; cement fiber, lap, + 5%, sheet, + 3%.

THREE-SECTION: Deduct 18% from the one section costs for a tagalong section; use full cost for the two section portion. For expandos and tip-outs, see Optional Items, Page 10.

GOOD HOMES

The Good manufactured home will have an exterior finish of aluminum, vinyl, plywood or hardboard, sometimes a combination of two. The finish is often in various textures such as horizontal siding and board and batten, etc. The base costs are for hardboard siding.

Walls are 4" thick and 8' high, with ample fenestration consisting of numerous residential-type aluminum or vinyl windows, a sliding door and ornamentation around windows and entry.

Interior is of good-quality prefinished seamed plywood, cabinets and hardware are of good quality, and there are many extra interior appointments. Where complete taped and textured drywall interiors are encountered, add 1.82 to the base housing cost; for taped and textured ceilings only, add 0.45. Resilient flooring and carpeting are of good quality.

Heating has insulated perimeter ducts with cold-air returns prepared for air conditioning. Add 2.67 to 4.39 per square foot for air conditioning.

Plumbing includes seven good-quality fixtures, white or colored, and a plumbing rough-in in the base cost. The fixtures can include any of the following: lavatory, toilet, tub with shower over, tiled or modular stall shower, kitchen sink, laundry tray and water heater. The rough-in will typically consist of the water supply and waste for a laundry service. Adjust for more or less plumbing at 1310.00 per fixture. For whirlpool tub, use the Very Good-quality Lump-sum plumbing adjustment, Page 9. For wet bars, see Page 10. Appliances are not included and should be added from Page 10.

HOUSING COSTS (per sq. ft. of floor area)

LENGTH FEET	ONE-SECTION					TWO-SECTION				
	8	12	14	16	18	20	24	28	32	36
28	127.00	106.00	99.00	93.00	88.50	127.00	115.00	107.00	99.50	93.50
32	124.00	103.00	96.00	90.50	86.00	122.00	110.00	101.00	94.00	88.50
36	122.00	101.00	94.00	88.00	83.50	118.00	106.00	97.00	90.00	84.00
40	119.00	98.50	91.50	86.00	81.50	114.00	102.00	93.00	86.00	80.00
44	117.00	96.50	90.00	84.50	79.50	111.00	99.00	90.00	82.50	77.00
48	116.00	95.00	88.00	82.50	78.00	108.00	96.00	87.00	80.00	74.00
52	114.00	93.50	86.50	81.00	76.50	105.00	93.50	84.50	77.00	71.50
56	113.00	92.00	85.50	80.00	75.50	103.00	91.00	82.00	75.00	69.00
60	111.00	91.00	84.00	78.50	74.00	101.00	89.00	80.00	73.00	67.00
64	110.00	89.50	83.00	77.50	73.00	99.00	87.00	78.00	71.00	65.00
68	109.00	88.50	82.00	76.50	72.00	97.50	85.00	76.00	69.00	63.50
72	108.00	87.50	81.00	75.50	71.00	95.50	83.50	74.50	67.50	62.00
76	107.00	86.50	80.00	74.50	70.00	94.00	82.00	73.00	66.00	60.50
80	106.00	85.50	79.00	73.50	69.50	92.50	80.50	71.50	64.50	59.00

For other than hardboard sheet exterior wall finish, adjust the costs above as follows: lap siding, + 4%; cement fiber, lap, + 5%, sheet, + 3%; aluminum, - 3%; plywood with batts, + 2%; log siding, + 5%.

THREE-SECTION: Deduct 16% from the one section costs for a tagalong section; use full cost for the two section portion. For expandos and tip-outs, see Optional Items, Page 10.

VERY GOOD HOMES

The Very Good manufactured home is typically found in the high-quality manufactured housing parks. It will exceed minimum requirements of manufactured home codes, with special attention given to separate foyer entries and family living areas.

Exteriors are usually finished to resemble site-built housing with aluminum, vinyl or other siding in various patterns and textures resembling wood. There is usually ornamentation of plastic, imitation brick or stone, etc. The base costs are for hardboard siding or plywood with batts. Use percentage adjustments for variations from the base.

Walls are 4" to 6" thick, 8' high, with good fenestration consisting of residential-type windows, sliding doors and ornamental entrances.

Interiors will have vinyl-covered seamed drywall, simulated brick, stone and natural hardwood veneers and drywall taped and textured ceilings. Where complete drywall interiors are encountered, add 0.58 to the base housing cost. Cabinets, vanities and hardware are of good-quality with counters of the best plastics. Floor coverings will be of sheet vinyl, some parquet and good medium-weight carpeting. Where practical, ceiling treatment will include exposed beams, dropped, sloping or cathedral ceilings.

Heating is through floor and ceiling ducts and is ready to adapt for air conditioning. Add 2.57 to 4.39 per square foot for air conditioning.

Plumbing includes eight Good-quality fixtures and a plumbing rough-in in the base cost. They include any of the following: lavatory, toilet, tub with shower over, tiled or modular stall shower, kitchen sink, laundry tray, water heater and whirlpool tub. Adjust for more or less plumbing at 1360.00 per fixture. For wet bars, see Page 10. Appliances are not included and should be added from Page 10.

HOUSING COSTS (per square foot of floor area)

LENGTH FEET	ONE-SECTION					TWO-SECTION				
	10	12	14	16	18	20	24	28	32	36
28	133.00	123.00	114.00	108.00	102.00	147.00	134.00	123.00	115.00	108.00
32	130.00	119.00	111.00	105.00	99.00	142.00	128.00	117.00	109.00	102.00
36	127.00	116.00	108.00	102.00	96.50	137.00	123.00	112.00	104.00	96.50
40	124.00	114.00	106.00	99.50	94.00	133.00	119.00	108.00	99.50	92.50
44	122.00	111.00	104.00	97.00	92.00	129.00	115.00	104.00	95.50	88.50
48	119.00	109.00	102.00	95.00	90.00	126.00	111.00	101.00	92.00	85.50
52	118.00	108.00	100.00	93.50	88.50	123.00	109.00	97.50	89.00	82.50
56	116.00	106.00	98.00	92.00	87.00	120.00	106.00	95.00	86.50	79.50
60	114.00	104.00	96.50	90.50	85.50	118.00	103.00	92.50	84.00	77.50
64	113.00	103.00	95.50	89.00	84.00	116.00	101.00	90.50	82.00	75.00
68	111.00	102.00	94.00	88.00	83.00	113.00	99.00	88.50	80.00	73.50
72	110.00	100.00	93.00	87.00	82.00	112.00	97.00	86.50	78.00	71.50
76	109.00	99.00	91.50	85.50	81.00	110.00	95.50	84.50	76.50	70.00
80	108.00	98.00	90.50	84.50	80.00	108.00	94.00	83.00	75.00	68.50

For other than plywood w/batts or hardboard sheet exterior cover, adjust the costs above as follows: lap siding, + 4%; cement fiber lap, + 5%; aluminum, - 4%; stucco, + 7%; log siding, + 6%; wood stresskin sandwich panels, + 6%.

THREE-SECTION: Deduct 14% from the one section costs for a tagalong section; use full cost for the two section portion. For expandos and tip-outs, see Optional Items, Page 10.

EXCELLENT HOMES

The Excellent manufactured home is similar in both design and appearance to modular constructed houses and to an extent, to site-built residences as typically found in tract development. Costs for these types of construction will overlap. Manufactured homes at this quality level will exceed minimum requirements of manufactured home codes and will often meet, in part, local building codes.

Walls are 4" to 6" thick with a base finish of plywood with batts or hardboard sheets. Use percentage adjustments for other types of exterior finish.

The perimeter foundation is continuous reinforced concrete with foundation wall or steel piers under section mating walls. The frame is a heavy steel beam undercarriage with outriggers and cross members, which are necessary structural components. The roof is an engineered truss system with a 3 in 12 to 4 in 12 slope and a minimum 16" overhang.

Interiors have good tape and texture finished drywall with some paper or vinyl wall covering or natural wood veneer paneling. Good natural wood veneer cabinets and vanities with laminated plastic or simulated marble countertops. Walk-in closets or large sliding door wardrobes.

Heating is through floor and ceiling ducts and is ready to adapt for air conditioning. Add 2.49 to 4.30 per square foot for air conditioning.

Plumbing includes nine fixtures and a plumbing rough-in in the base cost. They include any of the following: deluxe whirlpool tub and lavatory, toilet, tub with shower over, tiled or modular stall shower, kitchen sink, laundry tray, water heater and wet bar. Adjust for more or less plumbing at 1710.00 per fixture. Appliances are not included and should be added from Page 10.

HOUSING COSTS (per square foot of floor area)

LENGTH FEET	ONE-SECTION					TWO-SECTION				
	10	12	14	16	18	20	24	28	32	36
28	154.00	143.00	133.00	126.00	120.00	172.00	156.00	143.00	133.00	125.00
32	151.00	139.00	130.00	122.00	116.00	166.00	149.00	137.00	127.00	119.00
36	147.00	136.00	127.00	119.00	113.00	160.00	144.00	132.00	122.00	113.00
40	144.00	133.00	124.00	117.00	111.00	156.00	139.00	127.00	117.00	109.00
44	142.00	131.00	122.00	115.00	109.00	152.00	135.00	123.00	113.00	105.00
48	140.00	128.00	120.00	113.00	107.00	149.00	132.00	119.00	109.00	101.00
52	138.00	126.00	118.00	111.00	105.00	145.00	129.00	116.00	106.00	98.00
56	136.00	125.00	116.00	109.00	103.00	143.00	126.00	113.00	103.00	95.00
60	134.00	123.00	114.00	107.00	102.00	140.00	123.00	110.00	101.00	92.50
64	132.00	121.00	113.00	106.00	100.00	138.00	121.00	108.00	98.00	90.00
68	131.00	120.00	112.00	105.00	99.00	135.00	118.00	106.00	96.00	88.00
72	129.00	119.00	110.00	103.00	98.00	133.00	116.00	104.00	94.00	86.00
76	128.00	117.00	109.00	102.00	96.50	131.00	114.00	102.00	92.00	84.00
80	127.00	116.00	108.00	101.00	95.50	130.00	113.00	100.00	90.50	82.50

For other than plywood w/batts or hardboard sheet exterior cover, adjust the costs above as follows: lap siding, + 3%; cement fiber lap, + 4%; stucco, + 6%; log siding, + 5%; wood stresskin sandwich panels, + 5%.

THREE-SECTION: Deduct 12% from the one section costs for a tagalong section; use full cost for the two section portion. For expandos and tip-outs, see Optional Items, Page 10.