

## Specifications for Manufactured Housing Unit at Marion County Public Fishing Lake

Item is Sunshine Homes Model SHI 3248-203 or Equivalent

Unit approximately 32'x44' corner-to-corner constructed to meet specifications listed below:

### **A. General:**

1. Manufactured Housing Unit constructed in entirety to meet the HUD Building Code.
2. Building supplied to State complete, in place at Marion County Public Fishing Lake, and ready for service except as noted:
  - 2a. Septic system - Vendor to install main septic drop lines; State will hook drops to system.
  - 2b. Water supply - Vendor to install drop for supply line; State will hook to water supply line.
  - 2c. Electricity - Vendor to install electrical system complete to service boxes; State will hook to electrical grid.
3. Building provided with minimum 1 year warranty on structure and systems.
4. Said warranty includes heating/cooling system, smoke detectors and all furnished appliances.
5. Interior finish and trim-out to be responsibility of manufacturer, not retailer or retailer's contractor.
6. Building floorplan constructed approximately as shown on attached Diagram 1.
7. Inside wall of Bedroom 3 (identified as Wall BR3a on Diagram 1) located as needed to provide ADA compliant clearance in Bathroom #2 (as required by item H12n, as shown on p. 3).
8. Supplied with two electric smoke detectors, with battery backup, installed according to code.
9. Unit constructed to 110 mph Wind Speed specifications.
10. All delivery, construction and installation debris removed from site after completion.
11. Vapor barrier installed under full width of home after debris removal.

### **B. Recessed frame with removable hitch constructed as follows:**

1. Each building section constructed on frame with removable axles and hitches.
2. I-Beam must be 12" deep, by a minimum of 11.8 pounds per foot steel.
3. Cross members at 8' on center of a 3" 13 gauge steel minimum.
4. Frame rails must fit existing footings as shown on attached Diagram 2 (note: piers on marriage wall and at exterior doors also required in addition to piers that are depicted in Diagram 2).

### **C. Exterior Walls:**

1. All sidewalls constructed to height of 102"
2. All sidewalls constructed entirely of 2x6 SYP lumber placed on 16" centers.
3. All sidewalls provided with insulation minimum R-19 value.
4. All sidewall bottom plates to be of 2x6 SYP lumber.
5. All sidewalls to be double 2x6 top plated.
6. Exterior light fixture installed at each exterior door.
7. Wired under eaves for four-corner exterior security lighting.

### **D. Roof Specifications:**

1. Roof constructed with Std 2.27/12 pitch.
2. All trusses installed 16" on center.
3. All trusses constructed of 2x4 SYP lumber.
4. All trusses to be engineered truss, rated for 30-lb load.
5. All trusses engineered to Wind Zone 3 specifications.
6. All trusses 16" on center w/double first 3' on ends.
7. Roof provided with 2 turbine vents – whirlybird.
8. Fully ventilated eaves front and rear to provide air-cavity ventilation.
9. Double ridge beam continuously laminated end to end, units A & B each with half of rafter carriage.
10. Roof covering of 25-year shingles.
11. Ceiling provided with insulation minimum R-30 value.

**E. Floor Construction (Except as Noted in Section I Below):**

1. All floor joists constructed of 2x8 lumber, 16" on center.
2. All floor decking constructed of 3/4 inch, tongue & groove plywood.
3. Subflooring provided with insulation minimum R-22 value.
4. Adhesive under subfloor & floor joists.

**F. Floor Construction for Bathrooms:**

1. All floor decking of 3/4 inch, treated tongue & groove plywood.
2. All nail heads flush with floor.
3. All subfloor adhesives to be waterproof.

**G. Electrical System:**

1. All electric wiring to conform to 2005 National Electrical Code.
2. Main panel to provide 200-amp service.
3. Copper wiring 12-2 gauge throughout.
4. One outside electrical outlet with GFI breaker installed on front side of home.
5. One outside electrical outlet with GFI breaker installed on back side of home.
6. Minimum of one light fixture installed in all rooms.
7. Walk-in closet supplied with switch operated ceiling light.
8. Wiring and outlets installed for dishwasher and refrigerator in kitchen, and for clothes washer and clothes dryer in wash area.

**H. Bathroom Furnishings, Plumbing System and Fixtures:**

1. Unit provided with a 50 gallon Bradford White electric water heater with stainless element.
2. Plastic catch pan installed under the water heater.
3. Shut-off valves at all sinks, toilets, refrigerator and dishwasher.
4. No exterior faucets provided.
5. Vent pipes installed on drain lines as needed to meet code.
6. All vent pipes installed to meet HUD code.
7. Whole-house shut-off valve installed on main water supply line.
8. All lines fully plumbed and ready for immediate service.
9. For Kitchen, as follows:
  - 9a. stainless steel double sink.
  - 9b. stub-outs for refrigerator ice-maker and dish washer.
  - 9d. ice-maker and dish washer lines with cut-offs.
10. For Washroom, as follows:
  - 10a. one faucet each to supply hot and cold water for clothes washer.
  - 10b. one drain line, with receptacle for discharge water from clothes washer.
  - 10c. faucets and drain line mounted inside interior wall of Washroom.
  - 10d. provided with dryer vent through skirting to outside of building.
11. For Master Bathroom, as follows:
  - 11a. built-in tub, approximately 60" in size.
  - 11b. shower provided with hinged door.
  - 11c. full size toilet.
  - 11d. dual vitreous china lavatory sinks in rolled countertop.
  - 11e. counter top with backsplash for sinks.
  - 11f. one 30" mirror installed above each sink.
  - 11g. sinks supplied with Delta brand faucet.
  - 11h. bathroom cabinet beneath sinks, approximately 30" in size.
  - 11i. plastic molding/caulk as needed to seal shower, sinks and other plumbing fixtures.
  - 11j. provided with linen stack closet, approximately 84"X15"X22" in size.
  - 11k. provided with ventilation fan vented to outside of building

12. For Bathroom #2, ADA-compliant design, as follows:

- 12a. provided with fully ADA-compliant one-piece shower, 38"x38" in size , Baymont model 73838 X/S or equivalent.
- 12b. shower provided with curtain.
- 12c. toilet to meet ADA specifications.
- 12d. ADA compliant grab bars installed for tub and toilet.
- 12e. dual vitreous china lavatory sink in rolled countertop, ogee type edge front and back.
- 12f. counter top with backsplash for sink.
- 12g. full size mirror installed above sink.
- 12h. sink supplied with Delta brand faucet.
- 12i. bathroom #2 with no cabinet under sink (ADA sink).
- 12j. modular bathroom cabinets, approximately 30" in size.
- 12k. plastic molding/caulk as needed to seal shower, sinks and other plumbing fixtures.
- 12l. provided with ventilation fan vented to outside of building
- 12m. two-door linen stack adjacent to bathroom door approximately as shown in Diagram 1.
- 12n. door and floor space to meet ADA clearance specifications; compliance with this spec may require adjustment location of Wall BR3a as shown in Diagram 1.

**I. Mechanical System:**

1. Duct system constructed of rigid, insulated fiberglass.
2. Air return grill constructed of metal and fixed in place.
3. Brackets for air filter provided in air return grill.
4. Registers set on perimeters.
5. Registers constructed of metal with adjustable flow direction.

**J. Climate Control System:**

1. Building provided with gas-fired high-efficiency heating unit, Intertherm M7 or equivalent.
2. Heat pump to be 3.5 ton capacity.
3. Outside unit to be pad mounted and site-installed.
4. Unit provided with an mechanical thermostat.
5. Outside service disconnect for electrical service.

**K. Exterior Siding and Trim:**

1. Exterior covered with vinyl siding, color as specified by Alabama Fisheries Section.
2. Window and door treatment to be of color-matching vinyl.
3. Vinyl trim on windows/doors to be sealed against internal and external moisture penetration.
4. Soffit of vented vinyl.
5. Fascia constructed of hardi board.
6. Building fully sheathed with 7/16 OSB and 100% wrapped with flex-gaurd wall wrap.

**L. Exterior Doors:**

1. Front door to be steel construction, with peep hole and 6 panel design.
2. Front door to be compliant with ADA specs, 38X84 in size and lever handle door.
3. Rear door 36X84 in size, 6 panel design, steel construction.
4. Rear door with full glass storm door.
5. Both exterior doors with built-in threshold and weatherstripping.
6. Both exterior doors with door lock and with single cylinder deadbolt lock.
7. Both exterior doors keyed-alike.

**M. Interior Walls:**

1. All interior walls constructed of 2x4 SYP, stud grade, on 16" center.
2. Double marriage wall constructed of 2x4 SYP on 16" center.
3. Double marriage wall with 2x4 double top plate and 2x4 bottom plate.
4. Factory primed and painted sheetrock, 1/2" thickness, in all areas.
5. Wall sheetrock with flat finish; no textured finish.

**N. Interior Doors:**

1. Each door hung with heavy-duty passage door hinges on the door side.
2. All interior passage doors of Masonite, 6 panel design with lever handles.
3. Closet swing doors of Masonite – 6 panel design with lever handles.
4. All interior doors to be oak in color.
5. 2.25" door and window facing in secondary bedrooms, bedroom closets, and secondary bath.
6. All interior passage doors to be 36"

**O. Ceilings:**

1. All ceilings 8.5' in height.
2. Orange peel finish.

**P. Floor Covering:**

1. All flooring in kitchen, washroom, and both bathrooms to be 16"x16" Elements tile.
2. Flooring in other rooms to be covered with minimum 32 oz. textured carpet.
3. 5 lb. re-bond carpet pad installed under all carpet.

**Q. Interior Molding and Trim:**

1. All doors supplied with premium molding, color as specified in Item N4 above.
2. All windows supplied with premium molding, color to match adjacent wall.
3. Ceiling with 4" crown molding in all rooms.
4. Tape and finish for Washroom and all closets.
5. Base of wood or composite (no plastic, vinyl or rubber), color to match interior wall, in all rooms except as noted in Q6 below.
6. Plastic or composite base molding around shower and tubs.
7. All molding equivalent to "Presidential" molding package as provided by Sunshine Homes Inc, to include:
  - 7a. 4' crown moldings throughout
  - 7b. 4 1/2" base board
  - 7c. moldings
  - 7d. all window sills color matched to cabinets & interior doors.

**R. Windows:**

1. Unit supplied with 12 exterior windows, located approximately as shown on Diagram 1.
2. All windows double pane, tilt-out, mullion design, 36" x 60" in size, except as noted in R5 & R6 below.
3. All windows insulated, with "low-e" energy efficient construction.
4. All exterior windows vinyl covered, with color to match siding.
5. Window in Master Bath 36" x 8" in size, located on side wall of unit.
6. 2" blinds throughout with full length drapes.

**S. Ventilation:**

1. Ceiling fans in living room and all bedrooms, with ceiling wired and braced for fan installation.
2. Range hood exhaust vented to exterior of house.
3. Exhaust fans supplied in both bathrooms and utility room.
4. Exhaust fans vented to outside of unit.
5. Clothes dryer exhaust vented through floor.
6. Unit equipped with AVP "Economizer" whole-house ventilation system.

**T. Kitchen Cabinets:**

1. Custom modular base and overhead cabinets, each cabinet approximately 36" in size.
3. Drawer-over-door base cabinet construction.
4. All cabinets with with raised panel doors and polished metal cabinet pulls and knobs
5. One overhead cabinet above the refrigerator space.
6. Cabinet color as in Item N4 above.

**U. Shelving:**

1. All shelving to constructed of 5/8" x 11" wood or composite material (wire shelving not accepted).
2. All shelving with heavy duty support brackets underneath.
3. Washroom supplied with two overhead cabinets, each unit 36"HX15"W.
3. Washroom supplied with one hanging rod.

**V. Appliance Specifications:**

1. Kitchen provided with 30" electric range.
2. Range includes self-cleaning oven.
3. Kitchen provided with range hood, light and vented fan included.
4. Kitchen to include dishwasher and refrigerator.

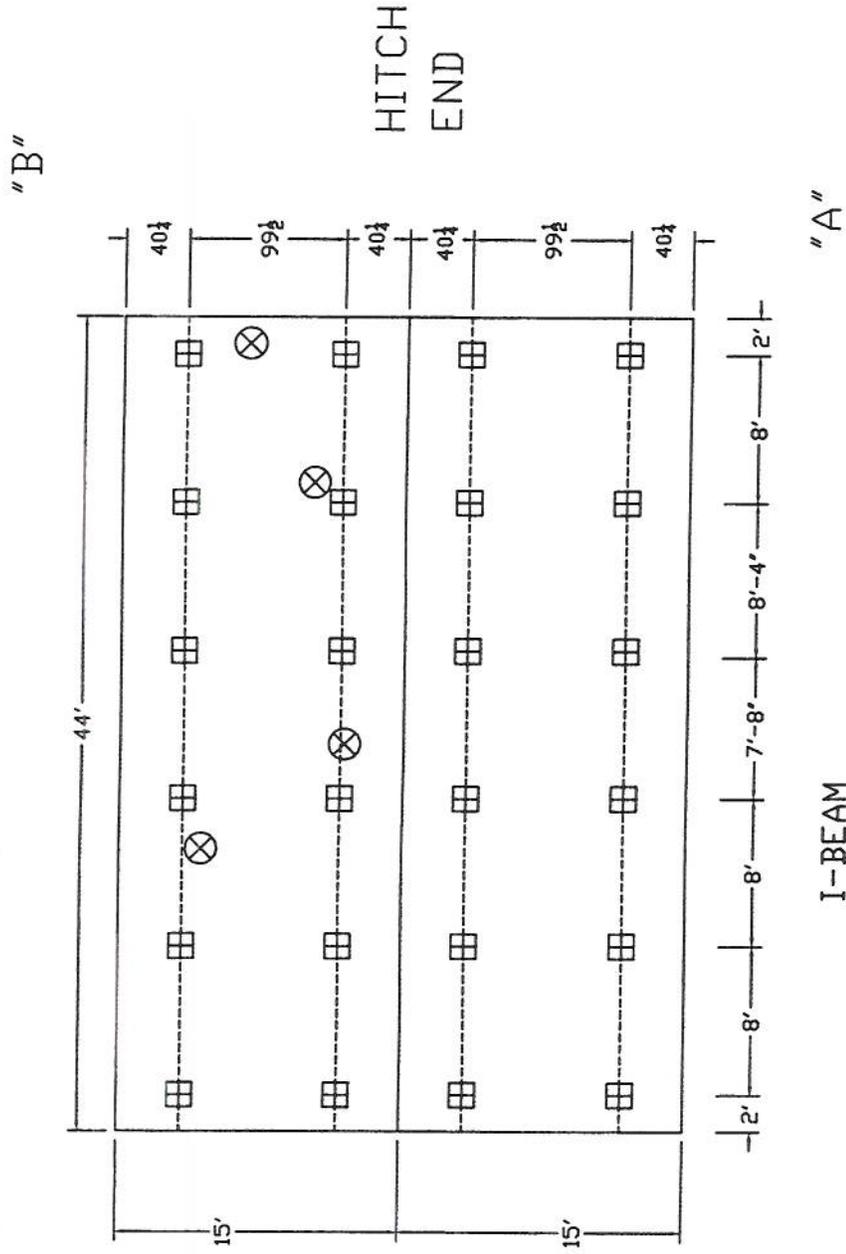
**W. Skirting:**

1. Unit supplied with skirting kit, to be complete and permanently affixed to unit.
2. Skirting kit to be of Magnesium Oxide faux brick, by Quick Brick or equivalent.
3. Access panel and vents included in skirting.
4. Hole for dryer vent through skirting to outside



# Diagram 2. Pier locations at Marion County Lake

Piers at Marriage Wall and Doors Not Depicted



- ☒ = PIER @ MARRIAGE WALL AND I-BEAM
- ⊗ = PLUMBING DROPS
- = I-BEAM