

Manufactured Home Rating Guide

High end		Mid-range to high end			Low mid-range	Entry level & low end		
Excellent	Superior	Very Good	Good	Above average	Average	Below average	Poor	Very Poor
Attractive, indistinguishable from site-built		Attractive, comparable to site-built if w/ steeper roof slope, attached garage, ect.			Unmistakably identifiable as manufactured home/"mobile home"			
Excellent floorplan, pleasing sight-lines, high ceilings, superior fit & finish			Good floorplan w/ design accents (plant shelves, alcoves), good fit & finish		Utilitarian floorplan, small rooms, low ceilings, poor fit & finish			
1/2" plywood or OSB			3/8" plywood or OSB					
30-year architectural shingles 15lb felt			25-year shingles, 15lb felt		20-yr shingles 15lb felt	20-year shingles, 15lb felt (roofs less than 3/12 require 30lb or 2 layers of 15lb felt)		
All sides, 12" to 16"			Front and ends 8" to 12"		Front/back, 8"	Front & back 3"		None
R-38 or more			R-33		R-21			R-7
R-19 or more			R-13		R-11			R-7
2"x6" 16" O.C.					2"x4" 16" O.C.	2"x4" 16" O.C.		
7/16" plywood			7/16" OSB		3/8" plywood			
Fiber-cement siding, painted e.g. HardiPanel, HardiPlank			Quality vinyl siding (foam backed)		Economy grade vinyl siding or 4'x8' sheets of 1/2" dia. Hardboard, manufactured wood or particleboard			
9 - 10 feet		8 feet			7-1/2 feet	7 feet		
Yes. (e.g. with Tyvek or equivalent)					No			
2"x4" 16" O.C.			2"x3" 16" O.C.		2"x3" 16" O.C.	2"x3" 24" O.C.		
Screwed and glued			Nailed and glued		Stapled and glued			
1/2", bullnose corners tape & textured or tape & painted			1/2", square corners taped & textured/primed/painted		3/8" vinyl covered wallboard with battens at seams, corners		5/16" vinyl on wallboard	
All molding, baseboards, jambs, sills, casings set nailed, caulked & painted		Pre-finished /pre-painted wood used	Pre-finished wood, set and primed, customer to paint		Vinyl covered wood molding	Vinyl on particleboard	Paper on particleboard	

ITEM	Lavender Meadows Homes
Aesthetics: Exterior	GOOD
Aesthetics: Interior	VERY GOOD
Roof sheathing	MID HIGH-RANGE
Shingles / roof under-layer	GOOD
Eaves and extension	EXCELLENT
Roof insulation R-value	Excellent
Sidewall insulation R-value	EXCELLENT
Exterior wall stud	EXCELLENT
Exterior Sheathing	GOOD
Exterior siding	EXCELLENT
Exterior sidewall height	AVERAGE
Exterior house wrap	EXCELLENT
Interior wall studs	VERY GOOD
Drywall to-stud fastening	EXCELLENT
Drywall/wallboard thickness/finish	EXCELLENT
Molding, interior finish	VERY GOOD

Roof System

Exterior Walls, Siding

Int. Walls