

**GUNNISON COUNTY  
MANUFACTURED HOUSING CONSTRUCTION  
QUALITY GUIDELINES**

**April, 2011**

**THE FOLLOWING ARE GENERAL GUIDELINES ONLY AND ARE NOT TO BE INTERPRETED AS SPECIFIC REQUIREMENTS**

**LOW**

- WIDTH:** typically single wide
- EXTERIOR WALLS:** 2X2, 2X4, mainly corrugated metal
- WINDOWS:** minimal fenestration
- ROOF:** flat roof or slightly arched, mainly metal
- INTERIOR FINISH:** low quality printed hard board or plywood paneling  
Low quality hollow doors, small closets, inexpensive carpeting or linoleum floor coverings,  
particle board for cabinetry, 1 or 2 bedrooms
- ELECTRICAL:** minimum number of outlets, low cost light fixtures
- PLUMBING:** typically has only one bath, inexpensive fixtures
- HEATING:** typically has only gas forced air heat or electric baseboard



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**FAIR**

- WIDTH:** typically single wide
- EXTERIOR WALLS:** 2X4, corrugated metal or hardboard lap siding
- WINDOWS:** low to average fenestration
- ROOF:** typically arched or sloping, mainly metal
- INTERIOR FINISH:** low quality refinished plywood paneling or printed hardboard walls, particle board for cabinetry, 1 or 2 bedrooms, minimal closet space, hollow core doors, ceiling height 7.0' to 7.5'
- ELECTRICAL:** minimum number of outlets, low cost light fixtures
- PLUMBING:** typically one bath
- HEATING:** typically has only gas forced air heat or electric baseboard



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## AVERAGE

- WIDTH:** typically single wide with some double wides
- EXTERIOR WALLS:** 2X4 or 2X6, metal, aluminum vinyl or hardboard lap siding, trim and shutters around windows
- WINDOWS:** adequate fenestration
- ROOF:** gable or arched - asphalt shingles or metal
- INTERIOR FINISH:** average quality paneling or vinyl wall coverings, standard grade hollow grade doors, ceiling height is typically 7.5' to 8.0', average amount of closet space, vinyl covered particleboard or inexpensive wood veneer kitchen cabinets and bathroom vanities, average carpet and linoleum floor coverings, 2 to 3 bedrooms
- ELECTRICAL:** average number of outlets, some luminous fixtures in kitchen and bath areas
- PLUMBING:** one to two baths
- HEATING:** mainly gas forced air or electric baseboard



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**GOOD**

- WIDTH:** mainly double or triple wides with some 16' single wides
- EXTERIOR WALLS:** 2X4, 2X6, hardboard lap siding or other higher quality materials
- WINDOWS:** good fenestration - double pane, trim and shutters are standard
- ROOF:** typically gable with overhang - asphalt shingles or propanel
- INTERIOR FINISH:** drywall taped and painted, natural wood or veneer paneling, vinyl wall coverings, ceiling height typically 8.0' or higher, average kitchen and bathroom cabinets, higher grade carpet, linoleum hardwood floors or in some tile, larger wardrobes and closet space, typically 2 to 4 bedrooms
- ELECTRICAL:** ample number of outlets, luminous fixtures in kitchen and bath areas
- PLUMBING:** two to three bathrooms
- HEATING:** gas forced air

