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PreFab Homes

PRICE

The 16' X 30' CARIBBEAN HOME BASE PRICE.....\$26,000

OVERVIEW

The 16' x 30' Caribbean is a prefabricated home. It is engineered for a CAT 4 hurricane. The home is assembled on a concrete slab. Drawings for the slab included. The home is made with pre-made wall-sections that bolt together. The Caribbean home is offered as a BASE HOME together with additional options. The BASE HOME includes walls, exterior siding & trim, doors & windows and a dried in roof. Additional option packages will include the metal for the roof, the kitchen and the bathroom and additional interior components. The water collection shown is available as an option.

(BASE HOME) SPECIFICATIONS

Foundation: This Cabin is designed and priced to work with an owner-provided concrete slab foundation. A drawing of the foundation is included. The prefab home package includes those items "from the floor up".

Exterior Walls: The Cabin is built with prefabricated wall sections of select-grade 2X6 wood studs treated for termites. The exterior walls have structural sheathing applied and nailed off. The

siding is LP Smartside engineered siding—it will need paint and caulk (not provided).

Doors/Windows: The house has 9 aluminum framed windows and 1 door. The windows can be either jalousie or single hung. Frames are aluminum. Glass is not impact resistant. Window screens are provided on all operable windows. The entry door is 80” tall and 30” wide.

Roof Structure: The roof is made of engineered wood trusses covered by 5/8” thick plywood sheathing. The sheathing will need to be cut. It’s covered with #30 roofing felt. The roof covering is either corrugated steel sheet or asphalt shingles. (These are not a part of the Base Home, they are available options.)

Interior Finishes: The interior of the home will need to be finished. The Base home has an open-stud interior. Walls and ceiling covering are to be locally sourced.

Hardware: All hardware is provided.

AVAILABLE OPTIONS

Kitchen: Provided are a set of lower and upper white-finished cabinets, wood butcher block countertop, stainless steel sink and faucet. (Appliances are not included.)

Bathroom: Standard commode, sink/vanity, molded tub/shower unit, mirror, shelf, TP holder.

Interior Walls: The interior walls are delivered as completed stud assemblies, ready to install. The interior doors are prehung and include all needed hardware.

Insulation: The walls have R-18 fiberglass batt, the roof to have R-13 fiberglass batt.

Electric system: The electric system consists of a 100 amp GE breaker box, one 100 amp breaker and (5) 15 amp breakers, 200’ of Romex wire an outside light, a bathroom light, 6 outlets in boxes, 2 switches in boxes.

Metal roof kit: The Base Home has only black felt paper on the roof. This option is for the metal covering for the roof. It includes 24 gauge corrugated galvanized roofing panels pre-cut, all metal trim and screws.

Drawings: We provide standard construction drawings consisting of concrete slab details, in-slab plumbing locations, building elevations, an electrical plan, and structural drawings.

Cabin supplies a comprehensive set of assembly instructions and photo documentation of the building assembly process. In addition, our technical team is available to provide any additional information and answer questions throughout the construction period.

Building assembly: The on-site assembly of the building is best completed by a 2-man experienced carpenter crew. Standard building tools are required; drill, saw, hammer, level, etc... All parts can be lifted and carried by 2 men.

Delivery: \$26000 is FOB our dock. The Cabin package will be loaded in a 20’ container.