


Athens Park Homes



Proudly Built in Athens, Texas



Factory Tour

- We at Athens Park Homes believe that you expect and deserve a well-built, high quality Park Model at an affordable price.
 - Our 140,000 square foot climate controlled building center is the largest park model plant in the country.
 - Let us guide you through our factory focusing on those areas that truly show you why Athens Park Homes is the fastest growing park model manufacturer in the country.
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Athens Park Homes

Quality Begins with the Foundation



- We build our own frames.
- Each frame is specially designed and engineered to support the weight of your home.

I-Beam



- We use solid American made Steel I-beams which are much stronger than corrugated beams used by others.
- 10" Used on all homes.
- Spaced 96" on center.

U-Channel



- I-beam is secured together with U-channel steel which gives superior strength over angle iron (L channel).
- Cross members eliminate I-beam twisting and spreading ensuring a strong frame at delivery.

Full length outriggers



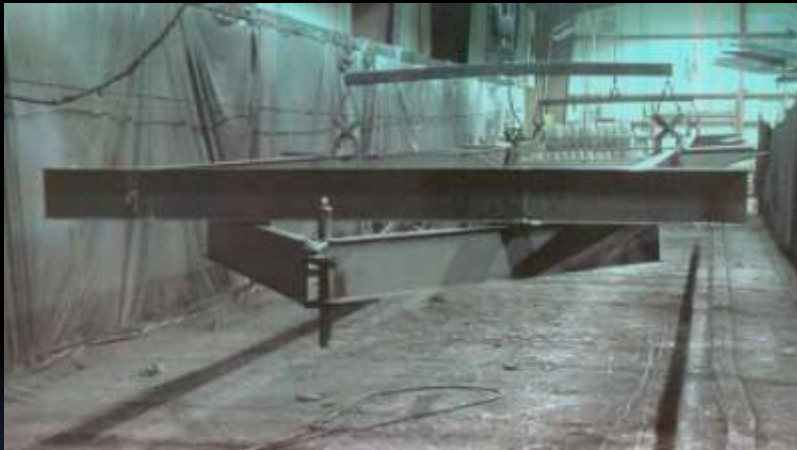
- Heavy duty Z-type structure provides strength to the outriggers.
- Full length outriggers help to support side walls.
- Outriggers provide additional points to secure frame to the floor system.

Removable Hitch



- Removable hitches are included on all Athens Park Homes.
- Removable hitches enable the customer to remove the hitch without having to cut them off, saving expense and trouble.
- Our removable hitches are attached to the I-beam, not just the header, to ensure a strong and stable pulling platform.

Frame Paint



- Athens Park Homes uses an asphalt based paint to cover entire frame which prevents corrosion.
- A painted frame also is more appealing to the eye than untreated steel.

The Sub Floor



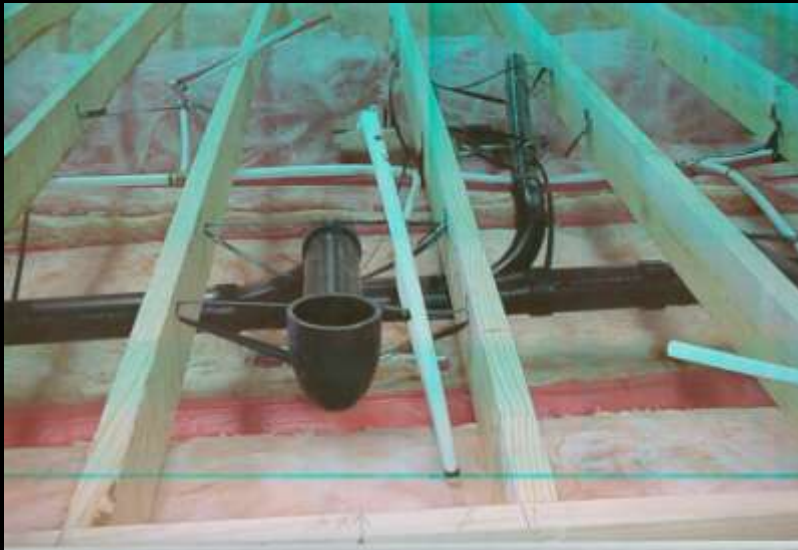
- The floor joists run laterally for maximum strength.
- We use 2x6 floor joists on 16" centers.
- A basement cavity, built within the frame, houses the non-corrosive plumbing system and heating ducts.

The Sub Floor



- Fiberglass insulation envelops the cavity to provide increased energy efficiency.
- The insulated basement cavity design helps prevent water lines from freezing in the winter.

Plumbing



- Plumbing is placed in the sub-floor of the home and strapped in place to the floor joist to ensure proper slope of drain lines.
- Athens Park Homes uses a $\frac{3}{4}$ " trunk line to supply fresh water to $\frac{1}{2}$ " risers which gives the customer consistent water pressure to all faucets.

Pex - Fresh Water Lines



- More flexible than other plastic pipes.
- Resistant to freezing
- Proven reliability for over 20 years.
- Red (hot water), white (cold water) are easily separated.

Insulated Heat Ducts



- Athens Park Homes uses an insulated heat duct.
- Insulated heat ducts don't pop or sweat like metal heat ducts.
- We use a 5"x14" duct which allows for greater airflow.

Underneath Home



- The bottom of the home is protected by a rodent proof, high density reinforced material called Sheptex. Sheptex is manufactured specifically for park models.

Floor Decking



- Athens Park Homes spares no expense when it comes to the floor decking. We use 19/32 tongue and groove plywood.
- We stagger decking for extra support.

Water Sealant



- Athens Park Homes applies water sealant around all floor openings including air vents.
- The sealant ensures that moisture does not penetrate the decking giving the customer a worry free floor.

Sidewall Construction



- Our walls are constructed on a jig which serves to ensure accuracy and uniform fit.
- 2x4 Studs are placed 16" on center.
- Maximum insulation R-11 is used between the studs.

Sidewall Construction



- 1/2" Gypsum is glued and mechanically fastened to the studs.
- Gypsum is heavier and more sound proof than the paneled walls used by most manufacturers.
- The Gypsum carries a class "A" fire rating for peace of mind.

Backer Board Underlayer



- Athens Park Homes uses Backer Board over the 2x4 exterior wall studs.
- Backer Board provides a thermal resistance value (R-value) of R-1.

House wrap



- Athens Park Homes adds a “House Wrap” over top of the Backer Board.
- House Wrap prevents moisture from coming into home and helps cut down on wind infiltration lowering your utility bill.

Tape & Texture Walls



- Athens Park Homes finishes our walls with a beautiful textured finish.
- We use rounded (bull nose) corners.
- We then paint the interior walls with a Satin finish paint for years of enjoyment.

When you are ready for a change, our walls can be repainted or wallpapered.

Electrical



- Athens Park Homes uses only all copper wire.
- We run wire from the roof down. This eliminates drilling holes through the sidewall studs.

Roof System



- Athens Park Homes uses engineered trusses built to rigid government specifications.
- All roofs are assembled using a jig to ensure accuracy and exact dimensions on every home.

Roof Insulation



- Athens Park Homes fills the roof cavity with 2 rows of R-11 fiberglass insulation. (R-22 total)
- Fiberglass insulation rolled out between the rafters gives you greater overall energy efficiency.

Ceiling Panels



- Our standard 1/2" gypsum ceilings are attached to the truss type rafters by a two part urethane adhesive.
- Athens Park Homes then finishes the ceiling by texturing and painting.

Roof Decking



- We use oriented strand board (OSB) to deck our roofs.
- A black shingle underlayment is placed on top of the OSB to provide a water resistant barrier.
- The roof is finished off with fiberglass self-sealing shingle with a 20 year limited warranty.

Vented Eaves



- All Athens Park Homes come with a vented eave to allow for superior ventilation which will in turn result in lower utility bills.
- Optional 12" eaves sheds water away from home and gives you more shade, saving you energy costs.

Exterior Finish

**You're Purchasing a Top-Quality Home,
Now, Pick a Top-Quality Siding to Go With It!**



50-Year
Warranty



Your home is your castle...

And Hardie® siding can make it really. Because James Hardie® siding products are beautiful, strong and durable. And unlike vinyl siding, Hardie® siding has the character and thickness of wood. Which means your home will be every bit as charming as it is lasting.

 **James Hardie®**
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www.jameshardie.com

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The color of the siding shown in this advertisement is for informational purposes only. Actual color may vary.

- Athens Park Homes uses the best siding in the market today, Cempanel Fiber-cement siding by James Hardie
- 25 Year transferable warranty.
- Moisture proof-won't rot no matter how damp the climate.
- Non-combustible-won't burn.
- Low maintenance-paint lasts longer.


Windows



- All Athens Park Homes windows are sealed to the exterior siding with rubber based Butyl Tape and then screwed in for a tight, leak proof finish.
- We use white insulated (double glass) 6/6 windows for energy savings.



Major Brand Appliances

- Athens Park Homes uses all new Frigidaire appliances.
 - Pride of ownership knowing you have the best made appliances in the industry.
 - Because Frigidaire is a national brand, service is available everywhere.
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Cabinet System



- At Athens Park Homes, we custom build our cabinets for each model.
- Each kitchen features adjustable shelves in a couple of the overhead cabinets.
- All cabinets are completely finished out even underneath for long lasting beauty.

Base Cabinet System



- Each kitchen base cabinet system includes a drawer bank
- Our drawer bank uses metal drawer guides attached to a 2x4 for added strength and longevity.

Pullout Waste Basket Drawer



- Most all Royal and Estate models come with a pull out waste basket drawer.

Deep Acrylic Sink



- Athens Park Homes uses an extra deep acrylic sink for beauty and durability.
- We use a metal single lever faucet with sprayer.
- Convenient trays open up for storage.

Showers



- All Athens Park Homes showers are made of fiberglass one piece construction.
- These showers include 2 built in seats.
- Each shower comes standard with a deluxe enclosure for privacy.

Bedroom Built-ins

- Each Athens Park Home comes standard with mirrored closet doors, a row of drawers under the closet and a chest of drawers with a TV stand.



Bedroom Built-ins



- Each Athens Park Home bedroom comes standard with night stands, over head cabinets with plant shelf, cloth headboard and dual reading lights.

Flooring



- Athens Park Homes uses a plush 25 ounce carpet on all Manor and Royal models. A Berber or Altima is standard on Estates.
- Carpet is laid professionally with tack strip. Not stapled down like our competitors.

Flooring



- Vinyl
- Laminate
- Ceramic
- Carpets

Safety



- Ground Fault Interrupters (GFI) switches have a breaker type system in the plug and will cut power off in the event of an accident or faulty appliance.
- GFI switches are installed next to sinks and small appliance service areas for your families safety.

Safety



- Each Athens Park Home comes with an approved fire extinguisher.
- Our homes also have an easy escape window in the bedroom.

Safety



- Athens Park Homes installs a smoke detector just outside the bedroom.
- For added safety, all smoke detectors are wired to the electricity and have a battery backup.

Inspection



- All Athens Park Homes have rigid quality control inspections throughout the building process.
- Electrical – These tests are designed to discover potential wiring problems within the home, reducing the risk of electrical failure.
- Plumbing – Water is forced into the system and held at a constant 100 lbs. Per square inch for 15 minutes.

RPTIA



- All Athens Park Homes are built to the ANSI A119.5 codes.
- We are a member of the Recreational Park Trailer Industry Association (RPTIA).



Popular Options & Finished Work



- Athens Park Homes offers an optional log siding with cedar trim.
- Front and rear covered decks are available on any model.
- Metal roofs in green or tan can be added for many years of worry free protection.

Optional Lofts



- Athens Park Homes offers a single or double loft in most all models.
- The loft is just right for storage or sleeping and makes a great place for the kids to play.

Electric Fireplace



- Athens Park Homes offers a beautiful electric fireplace built into our entertainment center.
- The fireplace acts as a space heater and comes with a remote for easy adjusting.

Dormers



- Athens Park Homes offers Clerestory and Prismatic dormers.
- These dormers not only add to the exterior appeal of your home, but also opens the inside up as well.

Upgrade Faucets



- Athens Park Homes offers upgrade faucets including a pull out sprayer in the kitchen

Appliances



- Athens Park Homes offers many appliance options including a smooth top electric range from Frigidaire.

Microwave



- Athens Park Homes offers a Space Saver Microwave by Frigidaire.
- This microwave is a built in above the range for easy access.

The End

- Thank you for taking the tour of how an Athens Park Home is built.
- Now you have seen for yourself how our many unique standard features and available options earned us the reputation of--

Innovation in recreational Living

- * All specifications, standard features or options subject to change without notice.

Model 160 Rustic

Stained Hardie Panel



Model 160 – 57” Loft



Model 160



Model 160



Model 160



Model 160 – 10'x10'9" Bedroom



Model 160 Bathroom



Model 160 Landscaped



Model 160 in White\Beige



Model 204 – End Kitchen



Model 204 – End Kitchen



Model 204 – End Kitchen



Model 204 – Loft View



Estate 303 – 14 Wide



Model 239 - Loft



Hip Roof, Celestory and Prismatic Dormer Windows



Prismatic Dormers & Open Gable Porch – More Interior Light





















Athens
PARK HOMES



16' x 52'

12' x 34'