

## Jim Alworth

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**From:** [REDACTED]  
**Sent:** Thursday, February 24, 2022 11:56 AM  
**To:** Jim Alworth  
**Subject:** FW: Tiny Homes  
**Attachments:** Sierra Series Standards 20200930.pdf; Interior of cabin.pdf; Two Bedroom Cabin.pdf

Sent from [Mail](#) for Windows

**From:** [Stephanie Hughes](#)  
**Sent:** Wednesday, February 23, 2022 3:08 PM  
**To:** [REDACTED]  
**Subject:** Tiny Homes

[REDACTED]  
Here is the floor plan of the 2 bedroom 1.5 bath tiny home. The price delivered and installed is \$79,000

The pads , 3/4 " septic/drain and 3/4" water lines along with the 50Amp pod will need to be in place prior to delivery. We will need to negotiate that portion if [REDACTED] is truly interested. If the Commissioner is interested in purchasing one to use as a model home for them to look over, I can get one in about 8 weeks. I believe that with the weather, that may be perfect timing. We can also have an optional porch option added.

The optional porches are available in the following sizes and prices:

- 6' @ \$3400,
- 8' @ \$3600 and
- 10' @ \$ 5700

Please let me know what you think and what they think

**Stephanie R Hughes**

**Housing Partners International, LLC (HPI)**

**702-575-3996**

[www.hpi.dev](http://www.hpi.dev)

## **CONFIDENTIAL**

### **Sierra Series Standard Features**

Specifications Subject to Change Without Notice or Obligation

09/30/2020

#### **EXTERIOR**

4" wood trim on all windows  
LP Siding w/ 4 rows wainscot per plan  
12" front and rear overhang  
12" eaves on sides  
90" – 2"x4" exterior walls  
R-14 floors, R-11 walls & R-19 roof

#### **DOORS & WINDOWS**

6 Panel Insulated Fiberglass exterior doors  
Low E Vinyl framed dual glaze windows  
Residential style mortise door hinges  
2" Faux wood blinds throughout

#### **STRUCTURAL**

1 year "wall to wall" warranty  
30 lb. Roof load  
2" x 4" Exterior walls 16" on center  
2" x 6" - 16" on center floor joist  
3/4" OSB T&G floor decking  
Transverse floor system  
7:12 Roof pitch Non-Loft  
9/12 - 2/12 combination pitch on all Lofts  
30 Year Class A fire rated fiberglass shingles  
Removable hitches  
Welded Steel Chassis with 8" "I" beams  
New tires on brake axles

#### **INTERIOR / FINISH WALLS**

High vault ceilings throughout  
Tape and texture walls  
Tape and Texture wrapped Windows  
CaliFlor Vinyl Flooring (1<sup>st</sup> floor only)  
2-panel white passage doors  
Cleanable Sherwin Williams Paint

#### **BEDROOM**

Bi Pass closet doors

#### **KITCHEN**

18 cu. ft. Black frost-free refrigerator  
30" Whirlpool Black Gas Range with matching  
Black range hood  
Deep Stainless-Steel kitchen sink  
Dual lever faucet & sprayer

#### **BATHROOM**

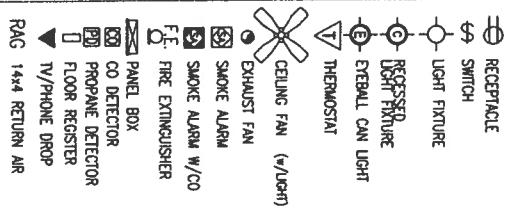
1 pc. fiberglass shower  
Laminate Countertop w/4" backsplash  
Modern Oval Ceramic sink  
Exhaust fan  
Elongated Quality Toilet  
Metal bathroom faucet

#### **CABINETRY**

Laminate countertops w/4" backsplash  
Quality painted or hardwood cabinet doors  
Hardwood face-framed cabinetry  
Soft Close Drawers and Doors throughout  
Adjustable shelves throughout  
H/D Metal ball bearing drawer guides

#### **ELECTRIC & PLUMBING**

50 Amp service  
In-Floor PEX waterlines  
Water shut offs throughout  
20-gallon electric Water heater  
Two Cadet electric wall heaters  
Standard exterior GFI  
Nonglare LED recessed lighting throughout  
Cast Aluminum Porch light  
Fire extinguisher  
Smoke/CO/LP/Natural/Coal Gas Detectors  
Frost Free Hose Bib



PRODUCT NAME	
MODEL NO.	
DRAWING TITLE	
Floor Plan	
397	
DRAWN BY	John
DATE	3/12/18
11	40
REV	1
1	1



Z:\Models\Creekside\KC 12352C\Alt\_Bed\_Bath.dwg

## Jim Alworth

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**From:** ~~Stephanie R Hughes~~  
**Sent:** Thursday, February 24, 2022 11:56 AM  
**To:** Jim Alworth  
**Subject:** FW: Warranty

Sent from [Mail](#) for Windows

**From:** [Stephanie Hughes](#)  
**Sent:** Wednesday, February 23, 2022 3:33 PM  
**To:** ~~Jim Alworth~~  
**Subject:** Warranty

an extensive multilevel warranty with all our homes, we are there with you from the moment you choose one of our homes and for as long as you own your home.

Every home is a system of features and materials designed to provide the homeowner comfort, functionality and maintainability of their long-term investment. Our engineers consider the stresses that occur due to fit, weather related issues and wear over time. Our production team goes beyond standards, working with world-class providers of home elements and innovative materials, all to ensure the highest quality product and your enjoyment of your home.

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Stephanie R Hughes  
Housing Partners International, LLC (HPI)  
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[www.hpi.dev](http://www.hpi.dev)

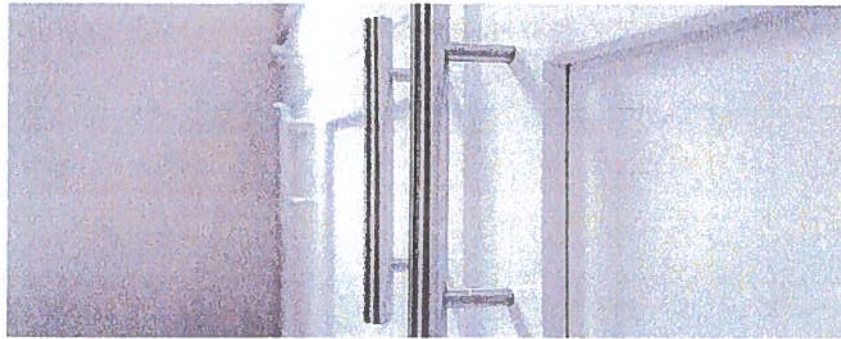






## INTERIOR DESIGN ELEMENTS

Continuing with the expected modern motif, IHC will deliver the homes with interior design elements decided by your team of professionals. IHC anticipates installing High quality Bamboo Laminate flooring throughout, high-grade cabinetry with soft close hardware. All windows and doors are finished and trimmed with painted wood as is the base moldings.











### Our green construction

Environmentally friendly and energy-efficient practices — the hallmarks of “green” construction — have been deployed in residential buildings for decades. In fact, Athens Park Model RVs have long offered green features such as fiberglass insulation, moisture-proof house wrap and Low E dual-pane windows.

Over the past several years, we’ve diligently added even more green options, including:

- Programmable thermostats
- Low-flush toilets
- Tankless water heaters (propane only)
- Composite porch decking
- Energy Star 17 cu. ft. refrigerators
- LED light bulbs
- Low-flow shower heads
- Radiant barriers in ceilings to reduce electricity consumption and greenhouse emissions
- Electric fireplace

*Henderson  
Las Vegas  
Boise*

### Difference between park model RVs and "tiny homes"

Talk of “tiny homes” has captured the attention of many people. Design considerations illustrated in television programs and on websites might evoke park model RVs, but there are several key differences:

- “Tiny homes” aren’t actually homes. Some are built to the code requirements for travel trailers, if they’re built to any codes at all. Athens Park Model RVs are all built to the rigorous ANSI-A119.5 code for park model RVs.

- Park model RVs can be housed on private rural property in most states, as well as on most RV campgrounds and in resorts around the country. Many RV campgrounds and resorts won't accept "tiny homes" because there's no set standard for quality and safety.
- The RVIA park model RV label you'll find by the front door of our park models makes them easy to finance and insure.

### **Full-sized amenities**

Park Model RVs offer full-sized amenities such as kitchens and baths, so you don't have to compromise on essential comforts.







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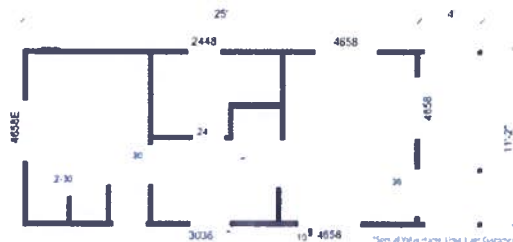
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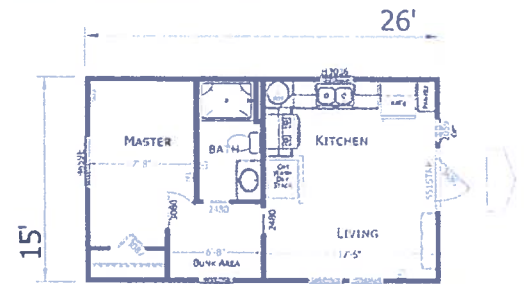


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