

ABS HAPPENINGS

Issue 5—7.12.15



Big things come in small packages!

Here is a little house that we built a few years ago. 2 Bedrooms, 2 baths, perfect for a fish camp, small vacation get-a-way cottage, or in a different setting, perfect for a retiree. Priced today with a Gable roof instead of the Hip roof shown in this photo, this little bungalow is a perfect n solution For your small house requests.

Electrical options that are available:

1. Rocker Switches IPO Toggle- \$1.75 Ea, 3 Way \$4.35 Ea
2. Flood Lights—\$50.00 Each
3. 6" Can Lights—\$49.00 Each
4. Pendant Lights—\$54.00 Each
5. Under Cabinet Lights— By Design
6. Junction Boxes under the home—\$85.00
7. Three (3) way switches—\$60.00
8. Extra Exterior GFI receptacle—\$64.00
9. Broan 1.5-Son, 100CFM White Bathroom Fan, room & Nite Light IPO Standard Fan/Light \$207.00 Each

**Square Feet H/C—808, H/C
Square Feet U/R—912, U/R**



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New NAECA Standards

The U.S. Department of Energy (DOE), as part of the National Appliance Energy Conservation Act (NAECA), issued Final Rule energy efficiency mandates in April 2010. While these mandates only apply to products manufactured for sale in the U.S., Canada will soon implement similar increases in efficiency standards. These far-reaching new requirements will have important impacts on water heating manufacturers, distributors, contractors and homeowners.



The Energy Factor In order to effectively reduce home appliance energy use, conserve more natural resources and generate significant energy cost savings for homeowners, NAECA periodically requires higher energy efficiencies—as measured by Energy Factor or EF ratings—on almost all residential gas, electric, oil and tankless gas water heaters.

These higher energy efficiencies are based on the Energy Factor, or EF, of the unit, which indicates overall water heating efficiency by measuring how much of the energy delivered to the water heater from your power source is actually used to heat your water. The higher the EF, the more efficiently the water heater converts your power into hot water while reducing losses—and the more money you save on overall energy costs.

When did this take effect? April 16, 2015

How will this affect me? Changes to unit sizing and output may require some homeowners to down-size the gallon capacity of their water heaters, install multiple units or make other modifications. Water heaters of similar capacity to previous purchases will be up to 2" wider in diameter, and 2" taller, making installation in tight spots and issue. Access to the appliance will also be a consideration and attic applications may be affected. Because of the size change, Lo-boy water heaters are no longer available in the capacity previously produced.

Electric Units over 55 gallons will require the addition of **heat pump technology** to meet new EF standards. As a result, water heaters over 55 gallons will be phased out, replaced by higher-efficiency, smaller-capacity models, or certified as commercial offerings only. Increased efficiency/energy standards have resulted in increased costs of the water heater.

Affinity "DIDJANO"

"Dijano" Affinity Building Systems includes a 14 SEER Air Handler with a heat strip, and Heat Pump Condenser with every home? The HVAC system is engineered by a Licensed HVAC Contractor and the software used insures that your home's heating and air conditioning match your geographic area. This is a time saving feature that we provide with the home. Most two story homes have 2 systems. Of course you can elect to have the system omitted and have the HVAC done locally after the home arrives. In those instances, we will need your contractors' layout showing location, register and return air grill sizes (if applicable) in order to install them while building your home.

"Dijano" The Fiber Cement siding used by Affinity is the true James Hardie brand siding which comes with a 30 year limited warranty from James Hardie and is backed by the Good Housekeeping Seal of Approval. Our competitors will use a lower end Fiber Cement siding which does not come with the 30 year warranty.



How to speed up the process of finding a CUSTOM modular floor plan.

Helping your customer find just the right plan can be challenging. Designing the home from scratch is time consuming and expensive. An architect will often charge upwards to \$25,000+ for a custom residential home plan. Even with that, modular construction is unique to the factory specifications where the home will be built. Whatever is designed with the Architect will have to be re-drawn by Affinity's drafting department to adhere to OUR modular specs.

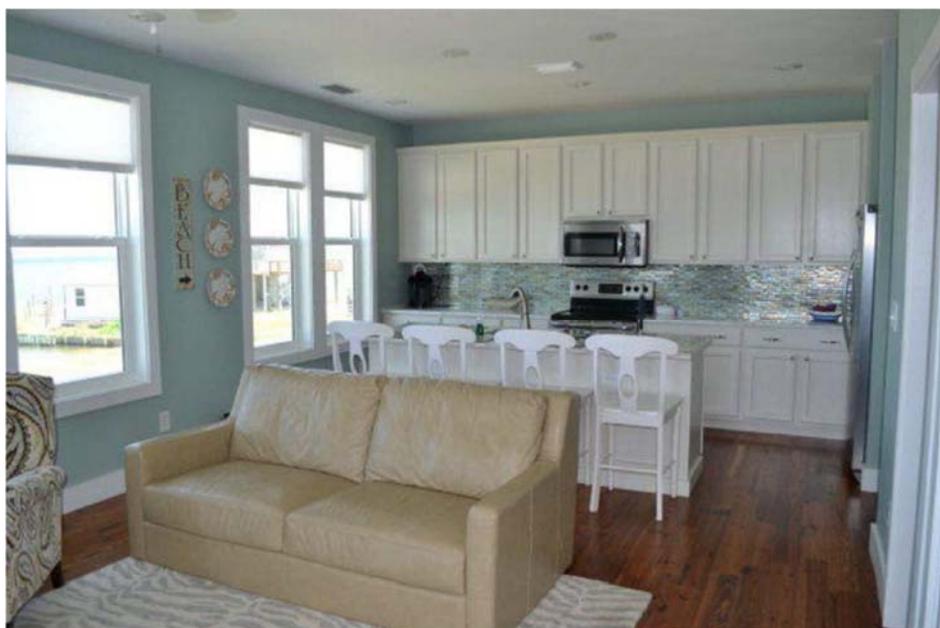
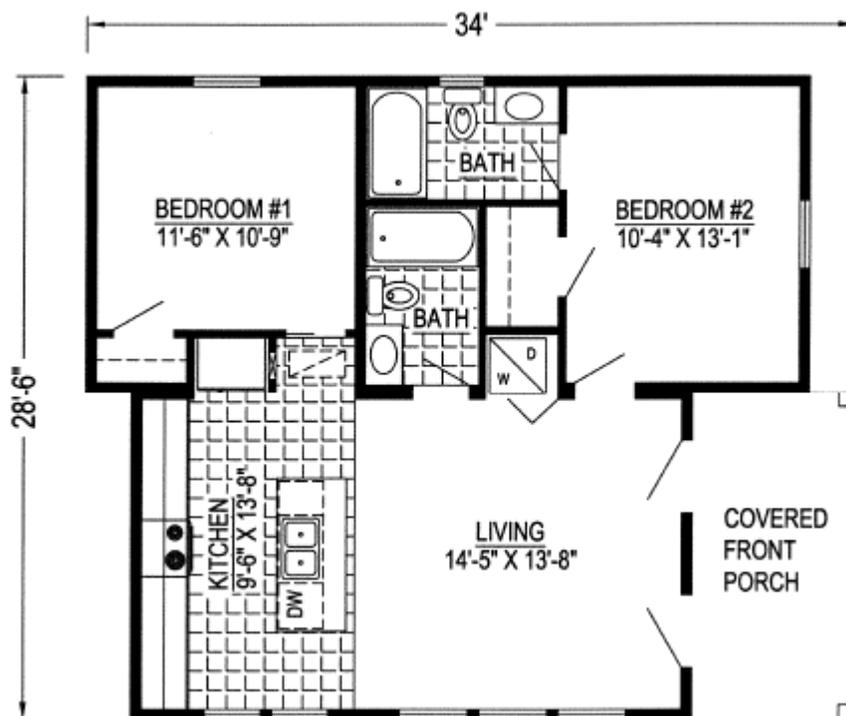
Often, a good place to start when your customer doesn't have a plan to show you, is in Affinity's plan library. By picking a plan we have already built, or drawn, you at least have a starting point. It's just that simple. Affinity has an extensive library of plans that have been drawn over the past 6 years. There is a good chance we have something similar to what your customer wants. We are happy to help you find something that will work, however there are a few questions to ask your customer to assist us in our search. We will need the size of home, (both square footage and the footprint), the number of bedrooms, baths, 1 story or 2, and with or without porches. With these answers we can help you find the perfect home for your customer.

The base price of this little bungalow puts it in the perfect price point for any market.

With simple and efficient use of space, this plan is very versatile. Retirees and vacationers alike, will enjoy their time indoors!

A large island provides plenty of dining space, freeing up the rest of your room for entertaining guests.

With the use of Windows and doors, you bring the outside in, which gives this small house a "LARGE" feel.



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Currently celebrating 37 years in the industry, The Southeast Building Conference (SEBC) is the largest building industry trade show in the southeast. The 2015 SEBC is a two-day (July 17-18) Expo Show and a three-day (July 16-18) networking, professional development and continuing education conference for anyone and everyone working in the building industry. Visit our booth at the SEBC Show, July 17-18 at the Expo Hall in the Orange County Convention Center, Orlando, Florida, Booth #816. www.sebcshow.com



Contact Us

Give us a call for more information about our homes

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Long-range planning works best
in the short term. – *Doug Evelyn*



Hot Housing Trends for 2015

1. **Coral color (Paint and decorating)** - Sherwin-Williams says Coral Reef (#6606) is 2015's color of the year
2. **Open spaces go mainstream**—An open floor plan may feel like old hat, but it's becoming a wish beyond the young hipster demographic
3. **Off-the-shelf plans**—Buyers who don't want to spend time or money for a custom house have other options.
4. **Freestanding tubs**—Freestanding tubs may conjure images of Victorian-era opulence, but the newest iteration from companies like Kohler shows a cool sculptural hand.
5. **Quartzite**—While granite still appeals, quartzite is becoming the new hot contender
6. **Porcelain floors**—If you're going to go with imitation wood, porcelain will be your 2015 go-to.
7. **Almost Jetson-ready**—Prices have come down for technologies such as web-controlled security cameras and motion sensors for pets
8. **Charging stations**—With the size of electronic devices shrinking and the proliferation of Wi-Fi, home owners need a dedicated space for charging devices, not a desk area.
9. **Multiple master suites**—Having two master bedroom suites, each with its own adjoining bathroom, makes a house work better for multiple generations
10. **Fireplaces and fire pits**—The sight of a flame—real or faux—has universal appeal
11. **Wellness systems**—Builders are now addressing environmental and health concerns with holistic solutions, such as heat recovery ventilation systems that filter air continuously
12. **Storage**—The new buzzword is “specialized storage,” placed right where it's needed. “Home owners want everything to have its place,”
13. **Keyless entry**—Forget your key (again)? No big deal
14. **Water conservation**—The concerns of drought-ravaged California are spreading nationwide.
15. **Return to human scale**—During the McMansion craze, kitchens got so big they almost required skates to get around. This year we'll see a return to a more human, comfortable scale,
16. **Shades of white kitchens**—Despite all the variations in colors and textures for kitchen counters, backsplashes, cabinets, and flooring, the all-white kitchen still gets the brass ring. “Seven out of 10 of our kitchens have some form of white painted cabinetry
17. **Outdoor living**—Interest in spending time outdoors keeps mushrooming, and 2015 will hold a few new options for enhancing the space, including outdoor showers adjacent to pools and hot tubs along with better-equipped roof decks for urban dwellers.

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