



Affinity Building Systems

Introducing Affinity Building Systems LLC, the one true modular home manufacturer in the South. Find out what sets us apart from other manufacturers and why you should consider modular versus site built. Located just north of the Florida/Georgia State line, we are strategically located to all southern states. Homes purchased through a licensed builder assures you get the best of both worlds.



About Us

Affinity Building Systems is a leading manufacturer of high-performance modular structures for single family or multi-family residences, hospitality, and commercial structures such as offices, hotels, apartments, etc. Our modular buildings are built to the same building codes as traditional site-built construction.

Affinity Building Systems is based in Lakeland, GA and provides modular buildings to independent, Authorized builders through-out the Southeast.

(Florida, Georgia, Alabama, Mississippi, Louisiana, South Carolina, North Carolina and Tennessee)



Why Use Affinity?

Modular homes are built in a controlled environment, therefore none of the materials used in the construction process have been exposed to the weather. ABS Homes always meet or EXCEED state and local building codes including those in high wind zones. Our construction standards are approved up to and including the 180 MPH Wind Zone requirements. If you are building in a coastal area or right in our own backyard of Southern Georgia, you can be comfortable knowing the building is strong and secure.

Some of our standard features include:

- 2x10 Floor system
- R-19 Fiberglass insulation in the floor and walls, R-30 in the roof
- A complete HVAC system including condenser, insulated duct system, and insulated boots and registers
- Comfort height low flow toilets with elongated bowls
- Pex water lines
- Air infiltration wrap on all exterior walls
- Durable .38 mil thick vinyl siding or optional James Hardie cement board siding
- 7/16" OSB sheathing applied to each exterior wall contributes to the strength and rigidity of our homes
- Vinyl single hung windows
- 30 year Architectural Shingles
- Roof pitches from 3/12 to 12/12 with 5/12 as our standard
- One piece fiberglass tub/shower with ceramic tile surrounds and custom showers available as an option
- 8' standard ceiling height with optional 9' and 10' heights
- Covered Porches

Affinity Home Buying Guide

Everything you need to know about purchasing an Affinity home!



Step 1 - Can you Build this and How Much Will it Cost?

Affinity Building Systems works with local independent builders who have been approved to build our modular homes in a specific region. The Affinity Builder will work through preliminary budgets with you and discuss the process. With Affinity Building Systems, you get the home you want, the way you want it!



Step 2 - Financing

If Financing is needed, Affinity customers can choose a local financing source, or the Affinity Builder can recommend a bank that is familiar with the Affinity home buying process.



Step 3 - Design Development

You can start with a standard Affinity modular home design, or your builder will work with you to tweak the design to fit your needs. We have hundreds of other plans that we have pre-designed. If you have a plan that you would like us to consider we will evaluate the design to determine if it can be modularized without changing the aesthetics of the plan. Some plans can take several hours to design and will require a drawing fee to be submitted to Affinity.



Step 4 - Finalizing Your Order

Once you have completed the conceptual design, the builder will order the house from the factory. The Builder will sign a purchase agreement with Affinity and send in a deposit for the home. The Affinity engineering department will complete the plans necessary for the building permits while you are finalizing your color selections. Items such as countertops, kitchen & bathroom fixtures, cabinet colors, flooring and shingle colors (if included) will be selected at this time. The plan approvals (Sealed Prints) process can take from 8-12 weeks to complete, depending on the complexity of your plans and the state in which you are building.



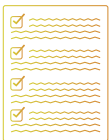
Step 5 - Building Your New Home in the Factory

Once your builder has completed the building permit process, the foundation can be started and your home is put into production. The actual build time in the factory for your home is about 4 weeks. The current status of our backlog determines when your home is scheduled for production.



Step 6 - The House Delivery and Set

The Modules that make up your new home are carefully delivered to your site in preparation for the actual setting of the home on the foundation. Each module is lifted into place with a crane and secured to the foundation. Most sets are completed in one day, so you can expect that at the end of the day your home is set, secured, and weather tight on the foundation.



Step 7 - On Site Finishes

Now that your home is set, the builder can get started on the completion process. Electrical, plumbing, and heating connections are completed. Exterior siding is completed along with porches, decks, patios, walkways, and garages. Some minor interior carpentry and drywall is completed prior to the installation of floor coverings. Some items purchased with your home are site installed, and your builder along with sub-contractors of their choice, will be including them in the completion of the home at this time.



Step 8 - The Final Step

Now that your home is completed, it is ready for a final inspection by the local Building Department. They will ensure that the home was completed to all the State and Local Building Codes and Practices. Once the inspections are completed, a Certificate of Occupancy is issued and you are now able to move into your new Affinity Building Systems home!





Our Amazing Suppliers

