

## CONSTRUCTION:

- Removable Hitches
- Equalized Axle System
- 10,000 lb. Jack/Coupler
- 12" x 11.8# / ft. I-Beams Used for Each Chassis
- Electrostatic Chassis Paint Process
- Outriggers / Cross Members 8'-0" O.C.,
- Recessed Outriggers and Header Recessed 9 Inches Around Perimeter
- 2 x 8 Floor Joists @ 24" O.C. in 30' Wide Homes (16" O.C. in 32' Wide)
- Floor Decking: 3/4" Tongue & Groove Oriented Strand Board (OSB) (3/4" Tongue & Groove Plywood Option Available)
- 2 x 4 Exterior Walls 16" O.C., (2x6 Sidewalls 16" O.C. Option Available)
- 2 x 4 Marriage Walls 16" O.C.
- 2 x 4 Interior Partitions
- 8' - 0" Flat Ceilings Throughout, (9' - 0" Flat Ceiling Option Available)
- Standard Roof 2x4 Rafters (Optional 5/12 & 6/12 Roof 24" O.C.) 7/12 Also Available
- Dormer on Front Door Side with Standard Roof
- Condensation Control Ventilation System - Includes: Mechanical Turbine Roof Vents, Continuous Eave Venting, Ventilare Air Transfer System, Ventilation Baffles Used to Ensure Correct Air Flow with Option R-26, R-30, & R-38 Roof Insulation

## PLUMBING:

- CPVC Fresh Water Plumbing / PVC Drain Lines Schedule 40
- Washerless Faucets w/5 Year Warranty
- 8" Double Bowl Stainless Steel Sink with Single Handle Metal Faucet with Sprayer
- Master Bath: (Per Model)
  - \* 1 Pc. Fiberglass Garden Style Tub/Shower Combination, or
  - \* 1 Pc. Fiberglass Shower Stall, or
  - \* 1 Pc. Fiberglass Shower Stall with Separate Fiberglass Tub
- Second and/or Third Bath: 60" 1 Pc. Fiberglass Tub/Shower Combo
- Exterior Frost Proof Faucet
- Water Saver Porcelain Commodes
- Plumbed For Washer with Leak Proof Faucet Compartment
- Shutoff Valves at Lavs, Sinks, Commodes, Icemaker, Dishwasher, and at Water Inlet to Home
- Water Heater Compartment Drain
- China Lavs with Metal Faucets All Bath
- Elongated Commodes

## ELECTRICAL:

- Total Electric Standard
- 200 AMP Service with All Copper Wire
- GFI Protected Receptacles in All Bathrooms
- Light over Over Vanities Master Bath & #2 Bath
- GFI Protected Exterior Receptacles (2)
- Smoke Detectors in Each Bedroom and Living Area, All Smoke Detectors are Interconnected to Ring Simultaneously if Any One Alarm Activates
- Wired and Vented For Electric Dryer
- Power Vented Range Hood w/Light Over Range
- Exhaust Fan With Light All Baths
- Track Light Over Kitchen Sink
- Glass Chandelier All Dining Rooms
- Glass Light Shades All Other Rooms
- Recess Fluorescent Ceiling Lights in Kitchen
- Lights Over Lavs In All Baths
- Exterior Light at All Entrance Doors
- TV Jacks - Living Room, Den, and Master Bedroom
- Phone Jacks - Living Room, Den, Master Bedroom, and Kitchen

## INSULATION:

- Floor: R-11, Wall: R-11, Roof: R-22; (Optional Packages Available up to Floor: R-22, Wall: R-19, Roof: R-38)
- All Heating/Cooling Duct Work Insulated
- Marriage Wall Insulated

## EXTERIOR:

- Lifetime Premium Gauge Vinyl Siding Installed on 7/16" Sheathing w/ Durable Moisture Barrier Between Vinyl Siding and 7/16" Sheathing
- Fully Vented Vinyl Soffit Under Eaves
- Fiberglass Shingle Roof (20 Year Warranty on Shingles) Installed on 7-16" Oriented Strand Board (OSB) Roof Decking w/ Shingle Underlayment Between Shingles and OSB Decking
- 12" Fixed Overhang All Around (Hinge Roof Overhang May Vary)
- 38" x 80" 6-Panel Insulated Steel Door w/ Storm Front and Rear
- Deadbolt Locks on All Hinged Entrance Doors

## EXTERIOR DOORS & WINDOWS:

- All Door Knobs And Dead Bolts Keyed Alike Per Home
- Thermopane Windows With Grids and Low E Glass
- Egress Windows in All Bedrooms

## INTERIOR:

- 1/2" Finished Sheetrock in All Rooms Including Kitchen, Utility Room, Bath, and Closets
- Blown Textured Ceilings
- Perimeter Heating/Cooling Duct w/ Adjustable Registers
- Overhead Heat Duct Option Available
- All Tubs and Showers Residential Finished in Wall, No Molding Around Flange of Tub or Shower
- Melamine Finished Shelving in All Closets
- Mini Blinds Throughout
- Color Coordinated Drapes (Per Decor)
- Residential Crown Molding Throughout 3 1/2"
- Residential Baseboard Molding Throughout 5 1/4"
- Pre-Hung Door System w/ (3) Heavy Duty Mortised Hinges, Architectural Jamb and Facings, Brass Door Knobs, and Door Bumpers
- Closet Organizer Master Closet
- 2 Panel Arch Interior Doors
- Bevel Edged Formica Countertops w/ Backsplash

## CABINETS:

- All Cabinets Glued and Dadoed
- Superior Melamine Finished Cabinets in Various Colors
- 30" Base Cabinets, Drawers Over Doors w/ Bottom and Middle Shelves
- 30" Overhead Cabinets w/ Middle Shelf, (42" Overhead Cabinets with (2) Shelves in Homes Optioned With 9' - 0" Flat Ceilings)
- All Drawers Vinyl Lined W/Dual Roller Guides
- Melamine Finished Shelf Over Washer/Dryer
- Crown Molding on All Overhead Cabinets
- Hidden Hinges on All Cabinets

## FLOOR COVERING:

- Linoleum Installed Kitchen, Bath & Utility
- Plush Pile Action Backed Carpet Installed Over Rebond Pad w/ Perimeter Tack Strip

## APPLIANCES:

- Name Brand Appliances w/ Nationwide Warranty - Include:
- 18 Cubic Ft. Refrigerator w/ Auto Defrost and Icemaker
- 30" Electric Range, White on White w/ Clock, Timer and Storage Drawer
- 40 Gallon Electric Rheem Water Heater w/ Dual Element (5-Year Warranty on Heating Element)
- Pot Scrubber Dishwasher
- Garbage Disposal
- Gas Appliances Optional
- Upgrade Appliances Option Available

## PRE-SHIPMENT INSPECTION:

- Sections Pre-Aligned At Factory To Assure Proper Fit Upon Delivery
- Hinged Roofs Are Raised and Pre-Aligned At Factory To Assure Proper Fit Upon Delivery
- Water System Tested For Leaks
- Drainage System Tested For Leaks
- Electric System Tested For Proper Operation, Polarity, Continuity, and Capacity
- Light Globes Installed Throughout
- Optional Ceiling Fans Installed
- Homes Are Inspected to Comply With Applicable Building Code By In-Factory Staff, As Well As, Independent Third Party Inspection
- Homes Are Inspected To Comply With Franklin Quality Standards
- Home Is Weatherproofed Until Ready For Set-Up

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