

## CONSTRUCTION:

- Removable Hitches
- Equalized Axle System
- 10,000 lb. Jack/Coupler
- 12" x 11.8 lb. / 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" 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 Walls 16" - 24" O.C.
- 8' / 0" Flat Ceilings Throughout
- Standard Roof 2x4 Rafters 24" O.C. Optional 4/12 Roof Available
- Dormer on Front Side with Standard Roof
- Condensation Control Ventilation System - Includes: Mechanical Turbine Roof Vents, Continuous Eave Venting, Ventilair 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
- Washerless Faucets w/5 Year Warranty
- Double Bowl Stainless Steel Sink w/Double Handle Faucet with Sprayer
- Master Bath: (Per Model)
  - \* 1 Pc. Fiberglass Tub and 1 Pc. Fiberglass Shower Stall
- Second and/or Third Bath: 1 Pc. Fiberglass Tub / Shower Combination
- Exterior Frost Proof Faucet
- Water Saver Porcelain Commodes
- Plumbed For Washer with Leak Proof Faucet Compartment
- China Lavs with Plastic Faucet all Baths
- Shutoff Valves at Lavs, Sinks, Commodes, Icemaker, Dishwasher, and at Water Inlet to Home
- Water Heater Compartment Drain

## ELECTRICAL:

- Total Electric Standard
- 200 AMP Service with All Copper Wire
- GFI Protected Receptacles in All Bathrooms
- GFI Protected Receptacles in Kitchen Within 6'/0" of Sink
- 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 Stand Board (OSB) Roof Decking w/ Shingle Underlayment Between Shingles and OSB Decking
- 12" Fixed Overhang All Around
- Vinyl Thermopane Windows
- 38 x 80 6-Panel Steel exterior doors w/full view storm front and rear of home

## 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
- 1" Mini Blinds Throughout
- Color Coordinated Valances (Per Decor)
- Residential Crown Molding Throughout
- Residential Baseboard Molding Throughout
- Pre-Hung Door System w/ (3) Heavy Duty Mortised Hinges, Architectural Jamb and Facings, Brass Door Knobs, and Door Bumpers

## CABINETS:

- Roll Form Formica countertops w/backsplash
- All Cabinets Glued and Dadoed
- Superior Melamine Finished Cabinets in Various Colors
- 30" Base Cabinets w/ Bottom and Middle Shelves
- 30" Overhead Cabinets w/ Middle Shelf
- 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
  - \* Pot Scrubber Dishwasher
  - \* 40 Gallon Electric Rheem Water Heater w/ Dual Element (5-Year Warranty on Heating Element)
- Gas Appliances Available

## PRE-SHIPMENT INSPECTION:

- Sections 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