

COMPARE THE STANDARD FEATURES OF OUR MODULAR HOMES

CONSTRUCTION:

- 2 x 8 Floor Joists @ 24" O.C. (On-Frame Modular Only)
- 2 x 10 Floor Joists @ 16" O.C. (Off-Frame Modular Only)
- Floor Decking: 3/4" Oriented Strand Board (OSB) (3/4" Tongue and Groove Plywood Available)
- 2 x 4 Exterior Walls 16" O.C. w/ Double 2 x 4 Top Plate, Single 2 x 4 Bottom Plate, and Corners Braced (2 x 6 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 (9'0" Flat Ceiling Option Available)
- Standard Roof 2 x 4 Rafters 24" O.C. (Optional 5/12 & 6/12 Roof 24" O.C.)
- Dormer on Front Side with Standard Roof
- Condensation Control Ventilation System Includes: Mechanical Turbine Roof Vents, Continuous Eave Venting, Ventalair Air Transfer System, Ventilation Baffles Used to Ensure Correct Air Flow with Option R-26, R-30, & R-38 Roof Insulation)
- Attic/Roof Access With Light

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
- 1 Pc. Fiberglass Tub and 1 Pc. Fiberglass Shower Stall
- 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
- China Lavs with Metal Faucet all Baths
- Shutoff Valves at Lavs, Sinks, Commodes, Icemaker, Dishwasher, and At Water Inlet to Home
- Water Heater w/ Pressure Relief Valve and Compartment Drain w/ Pan
- Water Hammer Arrestor at Dishwasher, Washer Box, and Ice Maker Line
- Anti-Scald Faucets Tub/Shower

ELECTRICAL:

- Total Electric Standard
- 200 AMP Service With All Copper Wire and 4040 Panel Box
- GFI Protected Receptacles in All Bathrooms, 1 Per Lav Bowl
- GFI Protected Receptacles in Kitchen Within 6'0" of Sink
- All Bedrooms ARC Fault Protected
- 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 All Baths
- 120 CFM 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
- Light Box with Diffuser Over All Master Bath Lavs
- Exterior Light At All Entrance Doors
- TV Jacks - Living Room, Den and Master Bedroom
- Phone Jacks - Living Room, Den and Master Bedroom

INSULATION:

- Floor: R-11, Wall: R-11, Roof: R-22 (Optional Packages Available Up to Floor: R-19, Wall: R-19, Roof: R-38)
- All Heating Cooling Duct Work Insulated
- Marriage Wall Insulated
- Lifetime Premium Gauge Vinyl Siding Installed on 3/8" Sheathing W/Durable Moisture Barrier Between Vinyl Siding and 3/8" 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)
- Vinyl Thermopane Windows

EXTERIOR:

- 38 x 80 6-Panel Steel Exterior Doors W/ Full View Storm Front and Rear Of Home
- 1/2" Finished Sheetrock in All Rooms Including Kitchen, Utility Room, Bath, and Closets
- Blown Textured Ceilings
- Perimeter Heating/Cooling Duct w/Adjustable Registers (On-Frame Modular Only)
- Overhead Heat Duct (Off-Frame Modular Only) Option For On-Frame Modular

INTERIOR:

- All Tubs and Showers Residential Finished in Wall, No Moulding Around Flange of Tub or Shower
- Melamine Finished Shelving in All Closets
- Mini Blinds Throughout
- Color Coordinated Drapes (Per Decor)
- Residential Crown Molding Throughout
- Residential Baseboard Bolding Throughout
- Pre-Hung Door System w/3 Heavy Duty Mortised Hinges, Architectural Jambs and Facings, Brass Door Knobs and Door Bumpers

CABINETS:

- Bevel Edged Formica Countertops w/Backsplash
- 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 W/2 Shelves in Homes Optioned With 9'0" Flat Ceilings)
- All Drawer 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 Warrant - 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)
- Garbage Disposal

PRE-SHIPMENT INSPECTION:

- Gas Appliances Available
- Sections Pre-Aligned At Factory To Assure Proper Fit Upon Delivery
- Hinges 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 Build 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

Note: Some Modular models may require heating system and duct system to be built on site by others.

Consistent with our ongoing production of homes, Franklin Homes, Inc. reserves the right to change prices, specifications, floor plans, and decor without notice. Floor plans shown with furniture are our suggested layout. Customers are under no restrictions as to furniture placement as shown. In the same respect Franklin Homes, Inc. is not responsible for the customers furniture placement due to the size, location of, or affect on light location due to said customer's furniture.