

# COASTAL COTTAGE SERIES - HUD Standard Specifications

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## CONSTRUCTION:

- Wind Zone III
- Tongue & Groove 3/4" OSB Floor Decking
- Insulation: R-11 Sidewall, R-22 Floor, R-30 Roof
- 3/12 Roof Pitch
- 96" Sidewalls
- 2x4 Exterior Walls 16" On Center
- 2x3 & 2x4 Interior Walls with 1" Top & Bottom Plate
- 2x6 Floor Joists
- 10" I-Beam
- 5 1/2" Heeled Truss Rafters, 16" On Center
- House Wrap
- OSB Exterior Sheathing
- OSB Roof Sheathing
- 1 Year Warranty

## EXTERIOR:

- Architectural Shingles
- 3" Overhang (Off Door Side)
- Vinyl Dutch Lap Siding
- Low-E Vinyl Insulated Windows
- Shutters - Hitch End & Door Side
- Lap Siding on Exterior Water Heater Door
- Exterior Lights at each Exterior Door
- Cementitious Fascia and Vented Soffits
- 9 Lite 32"x80" Rear Door

## INTERIOR:

- Knockdown Ceiling Finish
- 8 ft Vaulted Ceiling
- Wire & Brace for Ceiling Fan
- Tape & Texture with Microbead Corners
- Mirrored Sliding Wardrobe Doors
- Louvered Bi-Fold Door for Washer/Dryer
- Wall Mounted Door Stops
- 6 Panel Doors
- Fabric Valances
- Marble Window Sills
- 3" Baseboard Molding & 3" Cove Molding
- 'All Star Weekend' Carpet & Vinyl Flooring Throughout
- LED Lights in Kitchen, Dining Room & Hall
- Pin Up Bedroom Lights
- 2" Faux Wood White Mini Blinds Throughout
- Vinyl 6' x 6'8" Patio Door with White Vertical Blinds
- Dining Room Hutch with Mirror (per plan)
- 3 Door Corner Pantry (per plan)
- Living Room TV Cabinet (per plan)
- Bedroom Wardrobe Cabinet with Drawers below (per plan)

## KITCHEN:

- Laminate Countertops with 4" Laminate or 4" Tile Backsplash
- MDF Face Frames & Cabinet Doors
- 3/4" Stile Fronts
- Hidden Cabinet Door Hinges
- Cabinet Interior Finished to Match
- Base Cabinet with Bank of Drawers
- Overhead Cabinets with Adjustable Shelves & Finished Bottoms Over Refrigerator & Range
- Deep Stainless Steel Sink
- Deluxe Cove & Apron Molding
- Pull Out Pewter Faucet
- Black Appliances
- 18 CF Frost Free Refrigerator (Black or White)
- Space Saver Microwave
- Electric Deluxe Coil Top Range (Black or White)

## BATHROOMS:

- Laminate Countertops with 4" Laminate or 4" Tile Backsplash & Self Edge
- Medicine Cabinet - Chariot (per plan)
- Elongated Commode
- Lavy with Single Lever Faucet
- 36" High Lavy Cabinets
- 4" Matching Laminate Backsplash
- China Sink
- Light above Mirror or Medicine Cabinet
- Towel Bar & Tissue Holders
- Fiberglass Tub/Shower (model specific)
- Fiberglass Shower in lieu of Tub/Shower
- Curved Shower Rod & Plastic Curtain
- Grab Bar in Tub/Shower
- Anti Scald Tub/Shower Single Lever Faucet
- Exhaust Fan with Light (or Heat with Mini Split option)

## ENERGY SAVING COMFORT FEATURES:

### (Electric - Plumbing - Heating - Utility - Safety)

- 20 Gallon Electric Water Heater with Pan
- Surround Sound System
- TV Jacks (2-3 per plan)
- Interior Rocker Switches Throughout
- 100 Amp Main Panel Box
- PEX Water Lines
- Water Shut Off Valves - Sinks & Toilets
- Overhead Ducts
- (1) Exterior GFI Receptacle (2 Standard with Porch)
- Smoke Detectors (per code)
- Plumb & Wire for Washer & Dryer

FactorySelectHomes

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Customer Initials & Date: \_\_\_\_\_