

# FALCON SERIES - HUD Standard Specifications

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### CONSTRUCTION:

- Wind Zone II
- Tongue & Groove 3/4" OSB Floor Decking
- Insulation: R-11 Sidewall, R-11 Floor, R-21 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, Doublewide Truss
- House Wrap
- OSB Exterior Sheathing
- OSB Roof Sheathing
- 1 Year Warranty

### EXTERIOR:

- 3 Tab Shingles
- 6" Front & Rear Overhang
- 6" Door Side & Off Door Side Overhang
- Vinyl Dutch Lap Siding
- Low-E Vinyl Insulated Windows
- Window Trim - White Vinyl Lineals (where possible)
- Shutters - Hitch End & Door Side
- Lap Siding on Exterior Water Heater Door
- Exterior Lights at each Exterior Door
- Cementitious Fascia and Vented Soffits
- In Swing Solid Front Door with Storm
- 9 Lite Rear Door with Deadbolt

### INTERIOR:

- Knockdown Ceiling Finish
- 8 ft Flat Ceiling Throughout
- Wire & Brace for Ceiling Fan
- Tape & Textured walls throughout excluding Washer/Dryer Area, Utility Rooms, Closets and Wardrobes which will be VOG Wall Panel
- 6 Panel Doors
- Mirrored Sliding Wardrobe Doors
- Louvered Bi-Fold Door for Utility
- Removable Wood Valances
- Window Trim - 2" White Stiles
- 3" Baseboard Molding & 3" Cove Molding in Areas with T&T
- 'Livewire' Carpet & Vinyl Flooring Throughout
- LED Lights in Kitchen, Dining Room, Utility 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 Cabinet Doors Overhead (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"x8" 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
- Gooseneck Single Touch Faucet
- 18 CF Frost Free Refrigerator (Black or White)
- Space Saver Microwave
- Electric Deluxe Coil Top Range (Black or White)
- Range Hood with Cabinet

### BATHROOMS:

- Laminate Countertops with Self Edge
- Medicine Cabinet - (Varies by plan)
- Elongated Commode
- Lavy with Single Lever Faucet
- 36" High Lavy Cabinets
- 4" Laminate or 4"x8" Tile Backsplash
- China Sink
- Beveled Edge Mirror & Medicine Cabinet
- LED Light over Sinks & Showers
- Towel Bar & Tissue Holders
- Fiberglass Shower in Master Bathroom (per plan)
- Robe Rack with 3 Hooks
- Fiberglass Tub/Shower in Guest Bathroom (per plan)
- Straight Shower Rod & Curtain
- Grab Bar in Tub/Shower
- Anti Scald Tub/Shower Single Lever Faucet
- Exhaust Fan

### ENERGY SAVING COMFORT FEATURES:

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

- 30 Gallon Electric Water Heater with Pan
- Surround Sound System
- TV Jack in Living Room
- 100 Amp Main Panel Box
- Interior Rocker Switches Throughout
- PEX Water Lines
- Water Shut Off Valves - Sinks & Toilets
- Overhead Ducts
- (1) Exterior GFI Receptacle
- Smoke Detectors (per code)
- Plumb & Wire for Washer & Dryer
- Wire Shelf above Washer & Dryer

**FactorySelectHomes**

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