

LAKE CHARLES SERIES - HUD Standard Specifications

www.FactorySelectHomes.com 1-800-716-6337

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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
- 4/12 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, Flat Truss
- House Wrap
- OSB Exterior Sheathing
- OSB Roof Sheathing
- 1 Year Warranty

EXTERIOR:

- Architectural Shingles
- 4" Door Side & Off Door Side Overhang
- Vinyl Dutch Lap Siding
- Low-E Vinyl Insulated Windows
- Shutters - Hitch End
- Lap Siding on Exterior Water Heater Door
- Exterior Lights at each Exterior Door
- Cementitious Fascia and Vented Soffits
- Gunslot Rear Door
- 6'x6'8" Sliding Glass Door

INTERIOR:

- Orange Peel Ceiling Finish
- Living Room Ceiling with Coffin
- 9 ft Flat Ceilings
- Wire & Brace for Ceiling Fan in Living Room & Bedroom
- Tape & Texture & VOG Wall Panel (per plan)
- Beadboard Panel (per plan)
- 6 Panel Doors with Lever Hardware
- Louvered Bi-Fold Door (per plan)
- Wall Mounted Door Stops
- Entertainment Center (per plan)
- Night Shelves (2) & Overhead Cubbies in Bedroom
- Closets Split with Chest & Shelf
- Removeable Wood Valances
- Window Trim - 2" White Stiles
- 3" Baseboard Molding & 3" Cove Molding in Areas with T&T
- Vinyl Flooring Throughout
- LED Lights in Kitchen, Dining Room & Hall
- 1" PVC White Blinds Throughout
- Vinyl 6' x 6'8" Patio Door with White Vertical Blinds

KITCHEN:

- Laminate Countertops with 4" Laminate Backsplash or 4"x8" Tile Backsplash
- Shaker Hardwood with Wrapped Stiles
- 3/4" Cabinet Stiles
- Hidden Cabinet Door Hinges
- Cabinet Interior Finished to Match
- Base Cabinet with Bank of Drawers
- Overhead Cabinets with Fixed Shelf & Finished Bottoms
- Cubbies Over Refrigerator
- Deep Stainless Steel Sink
- Deluxe Cove Molding
- Gooseneck Faucet
- Black Appliances
- 18 CF Frost Free Refrigerator
- Space Saver Microwave with Trim Kit
- Electric Deluxe Coil Top Range
- Range Hood with 30" Glass

BATHROOMS:

- Laminate Countertops with Self Edge
- 4"x8" Tile Backsplash
- Elongated Commode
- Lavy with Single Lever Faucet
- 36" High Lavy Cabinets
- China Sink
- Light above Beveled Mirror
- Towel Bar & Tissue Holders
- Fiberglass Tub/Shower (model specific)
- Fiberglass Shower in Master Bathroom
- Straight Shower Rod & Curtain
- Anti Scald Tub/Shower Faucet
- Exhaust Fan

ENERGY SAVING COMFORT FEATURES:

(Electric - Plumbing - Heating - Utility - Safety)

- 20 Gallon Electric Water Heater with Pan
- Exterior Water Heater Door
- Sweep O Vac
- TV Jacks (2) Bedroom & Living Room
- Sealed Air Return
- 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

FactorySelectHomes

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For Detailed Directions See Map On Our Website





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Customer Initials & Date: _____