

# HARBOR SPRINGS SERIES - HUD Standard Specifications

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## CONSTRUCTION:

- Wind Zone II
- Shipping Height - 14'2"
- Axles - Recycled
- Tongue & Groove 3/4" OSB Floor Decking
- Insulation: R-11 Sidewall, R-11 Floor, R-30 Roof
- 3/12 Roof Pitch
- 96" Sidewalls
- 2x4 Exterior Walls 24" On Center
- Floor Frame - Bottom Board - Poly
- 2x3 & 2x4 Interior Walls with 1" Top & Bottom Plate
- 2x6 Floor Joists
- 10" I-Beam
- 5 1/2" Heeled Truss Rafters, 24" On Center
- House Wrap
- Double Truss Roof
- 7/16" OSB Exterior Sheathing
- 7/16" OSB Roof Sheathing
- 1 Year Warranty

## EXTERIOR:

- 3 Tab Shingles
- 6" Overhang (Front, Rear, Door Side, Off Door Side)
- Vinyl Dutch Lap Siding
- Low-E 6/6 Insulated Windows with Grids
- Vinyl Lineals Throughout - Where Possible
- Light at Front & Rear Doors
- LED Light at Porch
- Cementitious Fascia and Vented Soffits
- 36" 6 Panel Door Inswing with Deadbolt
- 36" 9 Lite Door Outswing with Deadbolt

## INTERIOR:

- Knockdown Ceiling Finish
- 8 ft Flat Ceiling
- Wire & Brace for Ceiling Fan
- Door Levers Hardware Throughout
- Wall Mounted Door Stops
- 6 Panel Doors
- Fabric Valances
- 2" Window Trim White Stiles
- 3" Baseboard Molding & 3" Cove Molding in areas with Tape and Texture only
- Tape and Texture Throughout except Baths, Utility, Closets & Kitchen - VOG
- 'Livewire' Carpet & Vinyl Flooring Throughout
- LED Lights per plan
- 1" PVC Mini Blinds Throughout

## KITCHEN:

- Laminate Countertops with 4x12" One Row Tile Backsplash & Self Edge
- Hardwood Cabinet Doors & Wrapped Stiles
- 3/4" Stile Fronts
- Hidden Cabinet Door Hinges
- Cabinet Interior Finished to Match
- Base Cabinet with Bank of Drawers
- Overhead Cabinets with Fixed Shelf & Finished Bottoms Over Refrigerator & Range
- Deep Stainless Steel Sink
- Kitchen Faucet - Pull Out Pewter
- Cove Molding Cabinet Tops
- Black Appliances
- 18 CF Frost Free Refrigerator
- Range Hood with Cabinet
- Electric Deluxe Coil Top Range

## BATHROOMS:

- Laminate Countertops with 4x12" One Row Tile Backsplash & Self Edge
- Elongated Commode
- Lavy with Single Lever Faucet
- 36" High Lavy Cabinets
- China Sink
- LED Lights over each Sink
- Mirror Over Lavy Trimmed with 2" Stiles
- Robe Rack with 3 Hooks
- Tissue Holders
- Fiberglass Tub/Shower (model specific)
- Straight Shower Rod & Curtain
- Anti Scald Tub/Shower Single Lever Faucets
- Exhaust Fan without Light

## ENERGY SAVING COMFORT FEATURES:

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

- 30 Gallon Electric Water Heater
- TV Jack (1 Living Room only)
- Interior Rocker Switches Throughout
- 150 Amp Electric Service
- Return Air - Sealed
- PEX Water Lines
- Water Shut Off Valves - Sinks & Toilets
- Exhaust Fan - Whole House
- Overhead Ducts - R6 Computemp
- (2) Exterior GFI Receptacle
- Smoke Detectors (per code)
- Plumb & Wire for Washer & Dryer - 110V & 220V
- Wire Shelf Over Washer/Dryer



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For Detailed Directions See Map On Our Website





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