

# FREEDOM SERIES

## HUD Standard Specifications

FactorySelectHomes.com 1-800-716-6337

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### CONSTRUCTION

- Wind Zone 2
- Thermal Zone 1
- Energy Star Rated
- Insulation: Floor R-22, Walls R-11, Roof R-28
- Detachable Hitches
- 2x6 Floor Joists 24" OC (14', 24', 28' Wides)
- 2x8 Floor Joists 24" OC (16', 32' Wides)
- Decking: 23/32" T&G OSB
- Walls - 2 x 4 x 93-3/4" (8'-0") #2 SYP @ 16" o.c.
- Marriage line - Slip
- Main Panel- Painted Sandstone Drywall
- Décor Panel- Painted Sandstone Drywall
- Roof Decking - 7/16" OSB
- Ceiling - 1/2" Gypsum with Knock-Down Finish
- Dormer - 14' Up to 59', 17' 60'+ Unless Otherwise Noted On Print
- Roof Pitch - 4/12 nom. 14', 16', 24' wide (3/12 nom. 28' & 32' wide)
- Eaves - 5" Single wides, 9" Double wides (model specific)

### PLUMBING

- Whole House Water Cut-Off
- Individual Cutoffs
- Clean outs sinks and toilets
- Exterior Faucet
- Washer- Plumb for Washer
- Dryer- Wire for Dryer

### EXTERIOR

- Sheathing- Wood Wrap w/ Interior Brd
- Siding- Vinyl
- Shingles- 3-Tab Hand nailed (20 yr)
- Shutters- 12" Raised Panel (Front Sidewall & Hitch-End Endwall Only)
- Front Door - Six Panel with Storm and Dead Bolt Lock (White)
- Rear Door - 9-Pane Cottage with Dead Bolt
- Windows - Thermopanes Low E

### CABINETS

- Countertops- Upgrade
- Backsplash- Ceramic
- Edging- Crescent edge
- Doors- Wood with Hidden Hinges

- Drawers- Metal with Side Roller Guides - One (1) Over Each Base Cabinet Door
- Base Shelves- Base & Center
- Overhead Shelves- Base & Center
- Interior- Birch Lined
- Over Range- Bump Up and Out
- Over Refrigerator - Shelf
- Washer/Dryer Cabinet- One Door cabinet with wire shelf balance of WD space
- Cabinet Panel Box Cover- Optional

### ELECTRICAL

- 200 AMP Service
- Water Heater- 40 Gallon
- Furnace - Electric with Thermostat
- Interior Lights- LED Can Lights
- Kitchen Island or Kitchen Peninsular Bar- Two (2) Pendant Lights (can lights if Island or Peninsula has a sink)
- Kitchen Sink Light- LED Can Light
- Kitchen Overhead Lighting- Four (4) Can Lights
- Closet Lights- Ceiling Light with Switch in Walk-In Closets
- Dining Area- Brushed Nickel 3 arm Chandelier
- Front Door Exterior Light- Upgrade Coach Light
- Rear Door Exterior Light- Standard
- Wire for Fan- Wire and Brace in Living Room and Family Room
- Exhaust Fans- One (1) in Each Commode and/or Shower Compartment
- Whole House Ventilation Fan- One (1) 90 CFM in Utility Area
- Smoke Alarms- One (1) in Each Bedroom, Living Room, and Remote Family Room with Battery Backup
- Exterior Receptacles- One (1)
- Wire/Switch for Disposal - Optional

### INTERIOR

- Interior Doors - 24" Colonial Two Panel (Pantry, Closets), 28" Colonial Two Panel (Bedrooms, Baths, Walk-In Closets), 30" Colonial Two Panel (Utility, see print)
- Wall Finish - Painted Sandstone Drywall
- Molding - 4" (Crown), 6" (Baseboard), 4" (Kitchen Cabinet)

- Windows and doors - 2" Waterfall Door/ Window t/o
- Upgrade Linoleum (Dining Rm, Kitchen, Baths, & Tile Entry)
- Carpet - 10.5 oz. Nylon w/ Rebond Carpet Pad & Tack Strips
- Trey Ceiling - Recess Trey
- Windows - Cornice Board in Impact Areas
- Window Blinds- 2" Colonial & Patio Door
- Door Knobs- Brushed Nickel Lever
- Door Hinges- Two (2) Heavy Duty Brushed Nickel
- Door Bumpers- Floor Mounted Door Stops
- Closets- Fully Finished
- Closet Shelves- Coated Wire
- Drapes- Grommet Drapes w/ Deco Hardware Site Areas & MBR

### KITCHEN

- Refrigerator- 18 ft<sup>3</sup> with Icemaker
- Range- 30" Black Electric Range with Clock, Timer, and Self Cleaning Oven
- Range Hood- 30" Black
- Kitchen Sink- 8" Stainless Steel w/Spring Faucet

### MASTER BATH

- Tub shower Combo
- Glamour w/Fiberglass Drop-In with Decorative Columns (per print)
- Shower - 48" Fiberglass
- Shower Door - Sliding Glass
- Lavs - Double Ceramic Lavatories-square
- Backsplash - Ceramic
- Faucet - Metal
- Drawer Stack - Single
- Commode- Round Ceramic
- Mirror- Beveled Edge Per Lavatory, Tub Mirror Per Print
- Lighting- LED lights all rooms and over lavs
- Window- 40"x40" Window
- Linen- 4-Door Cabinet std per print

### GUEST BATH

- 54" Fiberglass Tub/Shower
- Lavs- Single Ceramic Lavatory
- Backsplash- Ceramic
- Faucet - Metal
- Commode- Round Ceramic
- Mirror- One (1) Beveled Edge
- Lighting- LED lights all rooms and over lavs

SOLD BY:



19280 Cortez Blvd.  
Brooksville, FL 34601  
Local: 352-631-8100  
Fax: 352-631-8101

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