

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-30 Roof
- 4/12 Roof Pitch
- 108" 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, 24" On Center, Flat Truss
- House Wrap
- 7/16" OSB Exterior Sheathing
- 7/16" OSB Roof Sheathing
- 1 Year Warranty

EXTERIOR:

- 3 Tab Roof Shingles
- 4" Door Side & Off Door Side Overhang
- Vinyl Dutch Lap Siding
- Low-E Vinyl Insulated Windows - Clear Glass
- Lineals
- Exterior Lights at each Exterior Door
- White Cement Board Fascia and Vented Soffits
- 9-Lite Inswing Rear Door with Deadbolt
- 6'x6'8" Sliding Glass Door

INTERIOR:

- Knock Down Ceiling Finish
- Living Room Ceiling with Coffered
- 9 ft Flat Ceilings
- Wire & Brace for Ceiling Fan in Living Room & Bedroom
- Tape & Textured walls throughout excluding Washer/Dryer Area, Utility Rooms, Closets and Wardrobes which will be VOG Wall Panel (Bath/Kitchen per plan)
- Beadboard Panel Interior Walls
- 6 Panel Doors with Knob Hardware
- Louvered Bi-Fold Doors (per plan)
- Wall Mounted Door Stops
- Entertainment Center (per plan)
- Night Shelves (2) & Overhead Cubbies in Bedroom
- Closets Split with Chest & Shelf
- White Wood Valances
- 2" White Window Trim
- 3" Baseboard Molding & 3" Cove Molding in Areas with Drywall
- Vinyl Rolled Flooring Throughout
- LED Lights Throughout (per plan)
- 1" PVC White Blinds Throughout
- White Vertical Blinds at Patio Door

KITCHEN:

- Laminate Countertops with Self Edge & 4"x12" Tile Backsplash
- Shaker Hardwood Doors with Pewter Knobs & Wrapped Stiles
- Cabinet Interior Finished to Match
- 3/4" Cabinet Stiles
- Hidden Cabinet Door Hinges
- Base Cabinet with Bank of Drawers
- Overhead Cabinets with Finished Bottoms
- Double Bowl Stainless Steel Sink
- Cove Trim Molding on Cabinet Tops
- Pewter Gooseneck Faucet without Sprayer Dual Control
- Black Appliances
- 18 CF Frost Free Refrigerator
- Space Saver Microwave with Trim Kit
- Electric Deluxe Coil Top Range
- 30" Glass Range Hood

BATHROOMS:

- Laminate Countertops with Self Edge
- 4"x12" Tile Backsplash
- Elongated Commode
- Pewter Single Lever Faucet
- 36" High Lavy Cabinets
- China Sink
- Trimmed Mirror
- Towel Bar & Tissue Holders
- 54" Fiberglass Shower in Master Bathroom (Dunellon model)
- 60" Fiberglass Shower/tub in Master Bathroom (Clyatt model)
- 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
- Built In Under Cabinet Sweep O Vac (per plan)
- TV Jacks (2) Bedroom & Living Room
- Sealed Air Return
- 100 Amp Electric Service
- Interior Rocker Switches Throughout
- PEX Water Lines
- Water Shut Off Valves - Sinks & Toilets
- Overhead Ducts
- Whole House Exhaust Fan
- (1) Exterior GFI Receptacle
- Smoke Detectors (per code)



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For Detailed Directions See Map On Our Website





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Customer Initials & Date: _____