

2017 FRANKLIN Classic BASE SPECIFICATIONS

REV 02012017

CONSTRUCTION

- **EXCLUSIVE: Minimum 2"x4" Trusses 24" O.C.**
- **8'6" Flat Ceilings**
- **2x6 Exterior Walls 16" O.C. with 2"x6" top & bottom plate**
- **2x4 Interior Walls 24" O.C. with 2"x4" top & bottom plate**
- **2x4 Marriage Walls 16" O.C. with 2"x4" top & bottom plate**
- **Condensation Control Ventilation System Includes: Roof Vents, Continuous Eave Venting, Ventalaira Air Transfer System & Ventilation Baffles used for Correct Air Flow**
- **R-11-19-30: Thermal Zone III Construction**
- **Marriage Wall Gasket Seal Installed at Marriage Wall Connection Between Sections of Home.**
- **2x8 Floor Joists 24" O.C.**
- **Floor Decking 23/32" OSB**
- **Equalized Axle System—All New Tires & Axles**
- **12" I-Beam—All Frames**
- **Dormer on Front Side with Standard Roof**
- ****All Our Homes are Pre-Aligned at the Factory, to Increase On-Site Set-Up Efficiency.**

EXTERIOR

- **3-Tab fiberglass shingle roof (20 yr warranty), installed on 7/16" TECH SHIELD OSB Decking w/shingle underlayment between shingles & decking**
- **Premium Gauge Vinyl Siding Installed on "Tallwall" 7/16" OSB Sheathing with AirGuard Moisture Barrier Between Vinyl Siding & Storm Sheathing**
- **12" Fixed Overhang all around Except Certain Single Section Models**
- **Fully Vented Vinyl Soffit Under Eaves**
- **Vinyl Thermopane Windows with Low-E Glass, Grids & Tilt-Sash**
- **38" x 82" 6-Panel Steel Exterior Door with Full View Storm Door on Front & Cottage 9-lite on Rear**

INTERIOR

- **1/2" Smooth Finished Sheetrock Throughout with Eggshell Finish Paint**
- **2" Residential White Blinds Throughout**
- **Knockdown Textured ceilings**
- **Shelving with Rod in all closets (no wire)**
- **Drapery panels in living room, dining room & master bedroom; valences in kitchen, guest bedrooms & bath & tub/shower valence**
- **3-1/4" Crown Molding throughout (inc. closets)**
- **3" Baseboard throughout**
- **2"-1/4" Interior Door & Window Trim**
- **Pre-hung Door System with 3 Heavy-Duty Mortised Hinges**
- **Nickel: Doorknobs, Hardware & Lighting Package**
- **6-Panel Interior Doors**

CABINETS

- **KCMA Certified Oak Shaker Style Kith Cabinetry (doors/stiles) with Adjustable Shelves**
- **30"/36" Staggered Wall Cabinetry in Kitchen**
- **3" Crown Molding on Overhead Cabinetry**
- **Shelving over Washer/Dryer**

- **Solido Edge Laminate Countertops with Backsplash.**

FLOOR COVERING

- **Hand-Laid Vinyl Tile in Kitchen, Bath, & Utility**
- **16 oz. Carpet Installed over Rebond Pad with Perimeter Tack Strip**

APPLIANCES

- **Black GE Appliances Standard. (Stainless Optional) with Nationwide Warranty:**
 - **25 cu. ft. SxS Refrigerator**
 - **30" Electric Smooth-top Range**
 - **Microwave/Venthood Over Range**
 - **Pot Scrubber Dishwasher – Black**

PLUMBING

- **Pex Fresh Water Plumbing with PVC Drain Lines**
- **50 gal. Water Heater with Pressure Relief Valve with Drain Pan & Dual Elements**
- **Metal Faucets (Chrome) throughout**
- **Elongated "Water Saver" Porcelain Commodes**
- **Anti-Scald Faucets on all Tubs & Showers**
- **8" Deep Double Bowl Stainless Steel Kitchen Sink**
- **1 pc White Fiberglass Tub/Shower Combo, Tubs & Shower Stalls**
- **Exterior Frost-Proof Faucet located per plan (1)**
- **Plumbed for Washer with leak proof faucet compartment**
- **White China Lavatory**
- **Single Lever Kitchen Faucet– Chrome**
- **Shutoff Valves at Lavatory, Sinks, Commodes, Icemaker, Dishwasher & at Water Inlet to Home**

HVAC

- **Perimeter Heating/Cooling System inclds. Adjustable Registers in Floor (Optional Up-Flow Air Available)**
- **Room to Room Air Flow Supply Registers**

ELECTRICAL

- **200 Amp Service with all Copper Wire**
 - **Total Electric Appliances Throughout. Standard**
 - **GFCI Protected Receptacles in All Bathrooms**
 - **GFCI Protected Exterior Receptacles**
 - **Receptacle with USB in Kitchen (1)**
 - **Vented for Electric Dryer**
 - **Recess LED Can Ceiling Lights in Kitchen**
 - **Smoke Detectors in each Bedroom & Living Area, all Smoke Detectors are Interconnected to Alarm Simultaneously if Any One Alarm Activates**
 - **Exhaust Fan with Light in Baths**
 - **Chandelier in all Dining Rooms**
 - **Light Shades in all Other Rooms**
 - **Wire & Brace for Ceiling Fan in Living Room, Den, and Bedrooms**
 - **Lavatory Lights over Bath Lavatories**
 - **Exterior Light at Entrance Doors**
 - **Programmable Thermostat for Heating and Cooling**
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- **All Homes are Standard with a 10 Year Structural Warranty**



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