

# COTTAGE SERIES STANDARD SPECIFICATIONS

## HUD

### CONSTRUCTION

- Constructed in Compliance with Manufactured Home Construction and Safety Standards
- Minimum 2" x 4" Trusses 24" O.C.
- 8'- 6" Ceilings
- 6/12 Roof Pitch
- 2 x 6 Exterior Walls 16" O.C. with 2 x 6 Top and Bottom Plate
- 2 x 4 Interior Walls 24" O.C. with 2 x 4 Top and Bottom Plate
- 2 x 4 Marriage Walls 16" O.C. with 2 x 4 Top and Bottom Plate
- Marriage Wall Gasket Seal Installed at Marriage Wall Connection Between Sections of Home
- 2 x 8 Floor Joists 16" O.C.
- Floor Decking 23/32" OSB
- Condensation Control Ventilation System Includes: Roof Vents, Continuous Eave Venting, Ventalair Air Transfer System and Ventilation Baffles used for Correct Air Flow
- R-11-19-30 Thermal Zone III Insulation
- 10-Year Limited Structural Warranty
- All Homes are Test-Connected and Pre-Aligned at the Factory to Test for Proper Electrical, Plumbing and HVAC Connections and for Increased On-Site Setup Efficiency

### EXTERIOR

- Architectural Fiberglass Shingle Roof (30 Year Warranty), Installed on 7/16" TECH SHIELD OSB Decking with Shingle Underlayment Between Shingles and Decking
- Vinyl Siding
- "Tallwall" 7/16" OSB Sheathing with AirGuard Moisture Barrier Between Cemplank Siding and Sheathing

### EXTERIOR (cont.)

- 12" Overhang at all Roof Eaves
- Fully Vented LP SmartSide Soffit Under Eaves
- Vinyl Thermopane Windows with Grids, Low-E Glass and Tilt-Sash
- 38" x 80" 6 Panel Fiberglass Front Door
- Half Lite Steel Rear Door w/Storm Door

### INTERIOR

- ½" Smooth Finished Sheetrock Walls Throughout with Eggshell Finish Paint
- 2" White Blinds Throughout
- Knockdown Textured Ceilings
- Solid Shelves in all Closets (No Wire)
- Drapery Panels in Living Room, Dining Room and Master Bedroom; Valences in Kitchen, Guest Bedrooms and Bath and Tub/Shower Valence
- 3 ¼" Crown Molding Throughout
- 3" Baseboard Throughout
- 2 ¼" Interior Door and Window Trim
- 3 Heavy-Duty Mortised Hinges on all Doors
- Nickel Finish on Doorknobs and Hardware
- Nickel Finish on all Lighting Fixtures

### CABINETS

- KCMA Certified Oak Shaker Style Cabinetry with Adjustable Shelves
- 36"/42" Staggered Wall Cabinetry in Kitchen
- 3" Crown Molding on Overhead Cabinetry
- Shelving over Washer/Dryer
- Designer Edge Laminate Countertops with Backsplash

### FLOOR COVERING

- Luxury Composite Tile in Kitchen, Bath, and Utility
- 16 oz. Carpet Installed over Rebond Pad with Perimeter Tack Strip

DUE TO CONTINUOUS PRODUCT IMPROVEMENT, SPECIFICATIONS AND FINISH OPTIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. THE SQUARE FOOTAGE AND OTHER DIMENSIONS ARE APPROXIMATE. RENDERINGS ARE OFTEN SHOWN WITH OPTIONAL FEATURES AND UPGRADES THAT CAN BE ADDED AT ADDITIONAL COST. PLEASE CONTACT YOUR LOCAL FRANKLIN DEALER FOR FULL DETAILS REGARDING EXTERIOR AND INTERIOR OPTIONS AND PRICING. OVERALL LENGTH INCLUDES 4'0" FOR HITCH. REV. 08/20/2018

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### APPLIANCES

- Black GE Kitchen Appliances
  - 25 cu. ft. Side-by-Side Refrigerator
  - 30" Electric Smooth-Top Range
  - Microwave/Venthood Over Range
  - Pot Scrubber Dishwasher

### PLUMBING

- PEX Fresh Water Plumbing with PVC Drain Lines
- 50 gal. Electric Water Heater with Pressure Relief Valve, Drain Pan and Dual Elements
- Chrome Finish Metal Bathroom Faucets Throughout
- Elongated "Water Saver" Porcelain Commodes
- Anti-Scald Faucets on all Tubs and Showers
- 8" Deep Double Bowl Stainless Steel Kitchen Sink with Chrome Single Lever Faucet
- 1 pc. White Fiberglass Tubs, Showers and Tub/Shower Combos
- Exterior Frost-Proof Faucet
- Washing Machine Connection with Leak-Proof Faucet Compartment
- White China Lavatories
- Shutoff Valves at all Lavatories, Sinks, Commodes, Ice maker, Dishwasher and Water Inlet to Home

### HVAC

- Perimeter Heating/Cooling System Includes Adjustable Registers in Floor
- Room to Room Air Flow Supply Registers
- Programmable Thermostat for Heating and Cooling

### ELECTRICAL

- 200 Amp Service with all Copper Wire
- Electric Appliances Throughout

### ELECTRICAL (cont.)

- GFCI Protected Receptacles in Bathrooms and Kitchen
- GFCI Protected Exterior Receptacles
- Receptacle with USB in Kitchen
- Vented for Dryer
- Smoke Detectors in all Bedrooms and Living Areas - Interconnected to Alarm Simultaneously if Any One Alarm Activates
- Exhaust Fan with Light in Baths
- Chandelier in Dining Room
- Recessed Can Ceiling Lights in Kitchen
- Surface-Mount Ceiling Fixtures in all Other Rooms
- Wire and Brace for Ceiling Fans in Living Room, Den, and Bedrooms
- Lights over Bath Lavatories
- Exterior Light at Entrance Doors

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