

COTTAGE SERIES STANDARD SPECIFICATIONS

ON-FRAME MODULAR

CONSTRUCTION

- Constructed in Compliance with the International Residential Code
- Minimum 2" x 4" Trusses 24" O.C.
- 8'- 6" Ceilings
- 6/12 Roof Pitch
- 2 x 6 Exterior Walls 16" O.C. with Double 2 x 6 Top and Single 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 Double 2 x 4 Top and Single 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" Tongue and Groove OSB
- Condensation Control Ventilation System Includes: Roof Vents, Continuous Eave Venting, Ventalair Air Transfer System and Ventilation Baffles used for Correct Air Flow
- R-19-19-30 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 Vinyl Siding and OSB Sheathing

EXTERIOR (cont.)

- 12" Overhang at all Roof Eaves (Standard Roof Only)
- 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
- One 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
- 30"/36" 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
- 17 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. 03.04.19

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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 Return 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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