

FRANKLIN SERIES STANDARD SPECIFICATIONS

OFF-FRAME MODULAR

CONSTRUCTION

- Constructed in Compliance with the International Residential Code
- Minimum 2" x 4" Trusses 24" O.C.
- 8' 6" Ceilings
- 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 10 Floor Joists 16" O.C. with Double Perimeter Rails
- Floor Decking 23/32" Tongue and Groove OSB
- Condensation Control Ventilation System Includes: Roof Vents, Continuous Eave Venting, Ventalaire 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 Factory to Test for Proper Electrical, Plumbing and HVAC Connections and for Increased On-Site Setup Efficiency
- Dormer on Front Side with Standard Roof

EXTERIOR

- 3-Tab Fiberglass Shingle Roof (25 Year Warranty), Installed on 7/16" TECH SHIELD OSB Decking with Shingle Underlayment Between Shingles and Decking
- Premium Gauge Vinyl Siding Installed on "Tallwall" 7/16" OSB Sheathing with AirGuard Moisture Barrier Between Vinyl and Storm Sheathing
- 12" Overhang at all Roof Eaves with Standard Roof

EXTERIOR (cont.)

- Fully Vented Vinyl Soffit Under Eaves
- Vinyl Thermopane Windows with Low-E Glass, Grids and Tilt-Sash
- 38" x 82" 6-Panel Steel Exterior Front Door with Storm Door
- One Lite Steel Rear Door with 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
- Pre-Hung Interior Door Units with 3 Heavy-Duty Mortised Hinges on all Doors
- Nickel Finish on Doorknobs and Hardware
- Nickel Finish on all Lighting Fixtures
- 6 Panel Interior Door with Lever Handles

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
- Solido Edge Laminate Countertops with Backsplash

FLOOR COVERING

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

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APPLIANCES

- Black GE Appliances with Nationwide Warranty
 - 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. 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 Lavatory, Sinks, Commodes, Icemaker, Dishwasher and Water Inlet to Home

HVAC

- Perimeter Heating/Cooling System Includes Adjustable Registers in Floor (Optional Up-Flow Air Available)
- 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