



GEORGETOWN MODEL - HUD Standard Specifications

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FACTORY CONSTRUCTION STANDARDS:

- HUD Requirements, Wind Zone I
- 24" On Center Trusses
- 20 Lb. Roof Load
- Nominal 3/12 Roof Pitch
- 2x4 Exterior Walls, 16" On Center
- 2x3 Double Mate Line 24" On Center
- 2x6 Floor Joists, 16" O.C. (12', 14', 24' & 28' wides)
- 2x8 Floor Joists, 16" O.C. (16' & 32' wides)
- 19/32" Tongue & Groove OSB Floor Decking
- 7/16" OSB Roof Sheathing
- Bottom Covering - Puncture Resistant Weather Barrier
- 1 Year Structural Warranty

FACTORY EXTERIOR STANDARDS:

- Double 5 Vinyl Lap Siding
- 25-Year Composite Shingle Roof
- Egress Bedroom Windows
- Exterior Light Fixtures at Doors
- (1) Exterior Receptacle

FACTORY INTERIOR STANDARDS:

- 200 Amp Service
- Electric Furnace (size per model)
- 8-Wire Thermostat
- GFI Receptacles in Kitchen & Baths
- Box built around wires in cabinets for Electrical Outlets
- Smoke Detector(s)
- Plumb for Washer
- Wire for Dryer
- Lino Flooring in Wet Areas
- Wire Closet Shelving
- Range Hood
- Stainless Steel Sink

MODEL SPECIFIC FLOORS/PLUMBING:

- Recessed Chassis
- 10 inch I Beam
- Removable Hitches
- 40-Gallon water heater
- R22-11-11
- 48 x 72 Walk in Ceramic Shower
- Fiberglass Garden Tub/Shower Guest Bath
- Double Rectangle porcelain sink with Brushed Nickel Single Lever Faucets- Master Bath
- Single Rectangle porcelain sink with Brushed Nickel Single Lever Faucet- Guest Bath
- Water Shut Off Valves T/O

- Whole House Water Cutoff
- Vinyl Flooring in Living Room
- Stainless Steel Farmhouse Apron Sink
- Brushed Nickle Single Lever Spring Pull Down Faucet – Kitchen

MODEL SPECIFIC CABINET SHOP:

- 42" Overhead Kitchen Cabinets
- Small European Pulls Kitchen Hardware
- Lined Overhead and Base cabinets
- Base Cabinet – Quick Drawer
- Cabinet above refer
- Fixed double shelf in Overhead Cabinets
- Base Center shelves
- 36" High Bath Vanities Both Baths
- Stainless Steel Chimney Range Hood
- Island with Microwave Cubby
- Master Bedroom Closet – Skirt and Shirt
- Robe Rack Access Panel in Both Baths
- Floating Entertainment Center with Brick Accent
- Coffered Ceiling in L/R with 4 Can Lights
- Paint inside Coffe w/ accent paint
- Linen Shelves in Guest Bath
- Crown molding on Kitchen Cabinet
- Cubbies in both lavs
- Ceramic Backsplash Kitchen BDS counter top to bottom of cabinets
- Ceramic Backsplash in Master Bath

MODEL SPECIFIC WALLS:

- 8' Flat ceilings
- Accent Wall in Master Bedroom
- 2 Accent Walls in Kitchen

MODEL SPECIFIC ELECTRICAL:

- 4" Recessed LED lights T/O
- 8" O/H Glass fixtures in Bedrooms
- Exterior electrical receptacle
- New Chandelier Over Island
- Recessed Lights in Kitchen and Dining Room – see print
- Four Recessed Lights in Coffered Ceiling in Living Room
- 2 Upgraded Exterior Lights @ Front Door
- 1 Standard Exterior Light @ Back Door

MODEL SPECIFIC EXTERIOR:

- White Lineal front door side
- 38" x 80" 6 Panel Steel Front door w/ Storm
- 34" x 80" Cottage rear door (no storm door)
- Vinyl Low E Thermal Windows
- 18' Dormer w/Eyebrow with Contrasting Vinyl and columns around front door
- Arched Double Window in Kitchen
- 72" x 15" Transom Window Sidewall of Master Bedroom
- Hardi Board Fascia

MODEL SPECIFIC TRIM:

- 2.5" Flat Molding at Ceiling
- Lip Casing around All Windows
- Door Casing around All Doors
- 1" Batten - Wall Color - in All Lino Areas
- Cabinet Crown – Cabinet Color - on All Overhead Cabinets
- White raised 2 panel interior doors
- Pantry Barn door – Thompson Barn Door Grey
- Master Bath hanging Mirror Over Both Sinks
- Guest Bath Mirror 24 X 32 w/Trim

MODEL SPECIFIC FINAL:

- 1" Mini blinds T/O
- Refrigerator – 18 CF – Black
- Range – Electric Coil Top – Black
- Black Dishwasher
- Floor mounted door stops
- Matching Transition Strip for L/R
- Valences in Living Room, Dining Room, and all 3 Bedrooms
- Essential Magic Carpet with Pad
- Stick on wall mounted door stops
- Mini Blinds STD T/O



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Customer Initials & Date: _____