

FACTORY EXPO HOME CENTERS

Seashore Cottage Series - ANSI Standard Specifications

MHFactoryDirect.com 1-800-965-2013

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CONSTRUCTION:

- Tongue & Groove 3/4" OSB Floor Decking
- Insulation: R-11 Sidewall, R-11 Floor, R-19 Roof (Loft models), R-30 Roof (Non Loft models)
- 3/12 Roof Pitch
- 3ft Ice Shield on Perimeter of Roof
- 96" Sidewalls
- 2x4 Exterior Walls 16" On Center
- 2x3 & 2x4 Interior Walls with 1" Top & Bottom Plate
- 2x6 Floor Joists
- 10" I-Beam
- 5 1/2" Heeled Truss Rafters, 16" On Center
- House Wrap
- OSB Exterior Sheathing
- OSB Roof Sheathing
- 1 Year Warranty

EXTERIOR:

- Architectural Shingles
- Vinyl Dutch Lap Siding
- Low-E Vinyl Insulated Windows
- Shutters - Hitch End & Door Side
- Lap Siding on Exterior Water Heater Door
- Exterior Lights at each Exterior Door
- Cementitious Fascia and Vented Soffits
- Rear Door with Half Window

INTERIOR:

- Knockdown Ceiling Finish
- 8 ft Vaulted Ceiling
- Wire & Brace for Ceiling Fan
- Tape & Textured walls throughout excluding Washer/Dryer Area, Utility Rooms, Closets and Wardrobes which will be VOG Wall Panel
- 6 Panel Doors
- Mirrored Sliding Wardrobe Doors
- Louvered Bi-Fold Door for Utility
- Wall Mounted Door Stops (if needed)
- Fabric Valances
- 3" Baseboard Molding & 3" Cove Molding
- 'All Star Weekend' Carpet & Vinyl Flooring Throughout
- LED Lights in Kitchen, Dining Room & Hall
- Pin Up Bedroom Lights
- 2" Faux Wood White Mini Blinds Throughout
- Vinyl 6' x 6'8" Patio Door with White Vertical Blinds
- Living Room TV Cabinet (per plan)
- Bedroom Wardrobe Cabinet with Drawers below (per plan)

KITCHEN:

- Laminate Countertops with 4" Laminate or 4" Tile Backsplash
- MDF Face Frames & Cabinet Doors
- 3/4" Stile Fronts
- Hidden Cabinet Door Hinges
- Cabinet Interior Finished to Match
- Base Cabinet with Bank of Drawers
- Overhead Cabinets with Adjustable Shelves & Finished Bottoms Over Refrigerator & Range
- Deep Stainless Steel Sink
- Deluxe Cove & Apron Molding
- Pull Out Pewter Faucet
- Black Appliances
- 18 CF Frost Free Refrigerator
- Gas Deluxe Sealed Burner Range & Cabinet with Range Hood

BATHROOMS:

- Laminate Countertops with 4" Laminate or 4" Tile Backsplash & Self Edge
- Medicine Cabinet - (Varies by plan)
- Elongated Commode
- Lavy with Single Lever Faucet
- 36" High Lavy Cabinets
- China Sink
- Light above Mirror or Medicine Cabinet
- Towel Bar & Tissue Holders
- Fiberglass Tub/Shower (model specific)
- Fiberglass Shower in lieu of Tub/Shower
- Straight Shower Rod & Plastic Curtain
- Grab Bar in Tub/Shower
- Exhaust Fan with Light (or Heat with Mini Split option)

ENERGY SAVING COMFORT FEATURES:

(Electric - Plumbing - Heating - Utility - Safety)

- 20 Gallon Electric Water Heater
- Floor Registers (If Mini Split is not optioned)
- TV Jacks (Living Room & Each Bedroom)
- Gas Furnace with Air Ready
- Sealed Air Return w/ Mini Split
- Electric Service: Choice of 50 Amp w/ Power Cord or 100 Amp
- Interior Rocker Switches Throughout
- PEX Water Lines
- Water Shut Off Valves - Sinks & Toilets
- (1) Exterior GFI Receptacle (2 Standard with Porch)



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Customer Initials & Date: _____