









Last Updated: 7-29-19

# GOOSE CREEK MODEL - HUD Standard Specifications www.FactoryExpoMobileHomes.com 1-800-574-8523

# **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:

- · 40 Gallon water heater
- Thermal II insulation (R22-11-11)
- Plastic Tub and surround in Guest Bath
- Porcelain Sink w/ Brushed Nickel Dual Handle Faucet – Both Baths
- Water Shut Off Valves T/O

- Vinyl Flooring in Family Room
- Farmhouse Kitchen Sink Black
- Brushed Nickel Dual Handle Faucet w/ J-Spout
- · Glamour Bath
- 36" x 72" Platform Tub

## MODEL SPECIFIC CABINET SHOP:

- 42" Box Top Kitchen Cabinets
- Rustic Kitchen Hardware
- · Double Shelves above refer
- · Lined O/H cabinets
- Fixed center shelves in O/H cabinets.
- · Hotel Style bath cabinets
- · Base Center shelves
- · Laminate Backsplashes in Both Baths
- · Stainless Steel Chimney Range Hood
- Single Overhead Utility Cabinet on Right with Wire Shelf
- Wood Shelving (Linen/Shoe Shelf) in Master Bedroom Closet
- Furniture Style Island with Beaded Board to Match Trim
- Floating Entertainment Center with Beaded Board to Match Trim (6 ft. wide)
- · Locker in Utility Room

#### MODEL SPECIFIC WALLS:

- 8' Flat ceilings with Beams in Kitchen, Dining, Family Room
- Craftsman Style Drywall in Living Room, Dining Room, Family Room and Master Bedroom with Cabinet Style Trim for Base, Chair rail and crown. Goal posts trim on Windows and Doors
- Accent Wall in MBR with Two Sconce Lights and Columns

- Master Bath Brushed Nickle 2 Arm Vanity Lights over Sink(s) with Beaded Board
- · Strip Light in Guest Bath

Treatment

- Two Pendant Lights Over Island
- Two Individually Switched Brushed Nickle Sconce Lights in Master Bedroom
- Two Recessed Lights in Coffered Ceiling in Master Bath
- · Exterior Upgrade Light Black by Front Door
- White Jelly Jar Light Rear Door
- Brushed Nickel, 5 Blade, Ceiling Fan in LR

## MODEL SPECIFIC EXTERIOR:

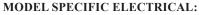
- · Vinyl shutters front door side
- · Steel front door w/storm
- Steel Cottage rear door (no storm door)
- · Thermal Vinyl Windows
- 10 Ft. Chalet Dormer

### MODEL SPECIFIC TRIM:

- White raised 2 panel interior doors
- Master Bath Mirror Beaded Board Treatment on top of mirrors Over Both Sinks
- Coffered Ceiling Over Tub in Master Bath
- · Cloth Valances T/O

#### MODEL SPECIFIC FINAL:

- 1" Mini blinds t/o
- Refrigerator 18 CF Black
- Range Electric Coil Top Black
- Black Dishwasher
- Essential Magic carpet w/carpet pad
- Floor mounted door stops
- Vinyl Entry
- Towel Bar and Tissue Holder in Both Baths
- · Tub Valance in Guest Bath



- 4" Recessed LED lights T/O
- 8" O/H Glass fixtures in Bedrooms
- · Exterior electrical receptacle



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