



GRAND CLASSIC SERIES - Standard Specifications

www.FactorySelectMobileHomes.com 1-800-670-1464

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CONSTRUCTION FEATURES:

- Solid I-Beam Frame, Corrosion Resistant
- 2x6 Floor Joists, 16" On Center (2x8 on 32-wides)
- 2x4 Sidewalls, 16" On Center
- 93" Sidewall Height
- R-30 Blown Roof Insulation
- R-11 Fiberglass Wall Insulation
- R-22 Fiberglass Blanket Floor Insulation
- Engineered Roof Trusses
- Concealed ridge beam
- 30 Pound Roof Load
- Laminated Plywood Centerline Beam
- 5/8" OSB Floor Decking
- Subfloor Vapor Barrier
- Drain System Below Frame for Easy Access
- Sealed Floor Duct System & Water Lines

EXTERIOR FEATURES:

- Porches (per plan)
- Choice of LP Smart Panel Hardboard or Cement Siding
- Hand-Painted 2-Color Combinations
- 8" Full CemPlank on Front Endwalls
- OSB or Plywood Roof Decking w/ Class A-Rated Shingles & Underlayment
- Attractive Shutter Treatment
- Roof Eaves On All Sides (28 & 32-Wides)
- 72" Dual-paned Windows (per plan)
- Residential Insulated Front Door with Deadbolt
- Residential 9-Lite Rear Door with Deadbolt
- Lights at Front & Rear Doors

INTERIOR FEATURES:

- 9 FT Flat Ceilings Throughout
- Tape & Texture Walls Throughout
- Knockdown Ceiling Finish
- Moulding Package
- Rounded Tape & Textured Wall Corners Throughout
- 8 ft Tall Interior Doors
- Lever Door Handles
- 5/8" Thick Door Jambs, Profiled Door Casing
- Dining Room Chandelier
- Bedroom Ceiling Lights
- FHA Carpet & Pad - Many Colors
- Linoleum Hard-Surface Flooring, Including Entry
- 2" Faux Wood Blinds
- Wood Shelving & Poles in Wardrobes
- Recessed LED Ceiling Lights in Hallway & Bonus Room

KITCHEN & CABINET FEATURES:

- Tall CityScape Overhead Cabinets, Finished Interiors
- Hardwood Cabinet Doors, Concealed & Adjustable Hinges
- Adjustable Overhead Shelves
- Cabinet Crown Moulding
- Wood Shelving in Pantries
- Drawer of Door Base Cabinet System
- Steel Drawer Guides
- (2) Pot/Pan Drawers in Island
- 16 CF Double-Door, Frost Free Refrigerator
- 30" Free Standing Gas Range
- High-Pressure Laminate Countertops - Many Colors
- Crescent Edging Throughout
- 6" Marble Window Sill
- Ceramic Tile Backsplash
- Stainless Steel Sink
- (5) Can Lights
- Receptacle with USB Charger

BATH FEATURES:

- 1-Piece Fiberglass Tub/Shower - Main Bath(s)
- Fiberglass Shower with Glass Door in Master (per plan)
- Tape & Texture Platform Corner Tub (per plan)
- 36" Counter Height
- China Bath Sinks
- Vanity Lights
- Medicine Cabinets
- Towel Bars & Tissue Holders
- Exhaust Fans
- Elongated Water Saver Commodes

ELECTRICAL, PLUMBING, UTILITY FEATURES:

- 100 Amp Electric Service, Internal Panel Box
- 40 Gallon Gas or Electric Water Heater
- Forced Air Gas Furnace & Air Exchange System
- Water Shut-Off Valves - All Fixtures
- Silent Light Switches
- Decorator Style Electrical Receptacles
- Utility Shelf Over Washer & Dryer Area
- Ceiling Fan Ready in Living Room & Master Bedroom
- (1) Exterior GFCI Electrical Outlet
- Toe Kick Heat Registers in Kitchen and Baths (per plan)



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Customer Initials & Date: _____