



## GRAHAM MODEL - HUD Standard Specifications

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Last Updated: 7-29-19

### 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 Living Room
- Farmhouse Kitchen Sink - Black
- Brushed Nickle 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
- His and Her Walk-in Master Bedroom Closets
- 42" High Bar Divider between LR and DR with Beaded Board to Match Trim
- Floating Entertainment Center with Beaded Board to Match Trim

### MODEL SPECIFIC WALLS:

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

### MODEL SPECIFIC ELECTRICAL:

- 4" Recessed LED lights T/O
- 8" O/H Glass fixtures in Bedrooms
- Exterior electrical receptacle
- Master Bath – Brushed Nickle Vanity Lights over Sink(s) with Beaded Board Treatment
- Strip Light in Guest Bath
- 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 and hitch end
- Steel front door w/storm
- Cottage rear door (no storm door)
- Thermal Vinyl Windows
- White Accent Vinyl Siding at Front Door and Hitch End

### 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
- Door to Utility

### 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
- Towel Bar and Tissue Holder in Both Baths
- Tub Valance in Guest Bath



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Customer Initials & Date: \_\_\_\_\_