

# COASTAL COTTAGE SERIES

## HUD Standard Specifications

MHFactoryDirect.com 1-800-965-7521

Last Updated: 3-25-25

### STRUCTURAL:

- Shipping Height - 14' 6"
- Wind Zone 2
- 1 Year Warranty

### CHASSIS & FLOORS:

- Axles - Recycled
- Chassis - 10" I Beam
- Floor Decking - OSB T & G
- Floor Frame - Bottom Board - Poly
- Floor Joist - 2x6 @ 16" OC

### INSULATION:

- Insulation - Ceiling R30
- Insulation - Exterior Wall R11
- Insulation - Floor R22

### UTILITIES:

- Ducts Overhead - R6 Computemp
- Exhaust Fan - Whole House
- Furnace - Omit & Make Air Ready
- Return Air - Sealed

### PLUMBING:

- Detector - Smoke Detector
- Exterior Water Heater Door
- Faucet - Pull-Out Faucet - Pewter
- Sink - Deep Stainless Steel - Kitchen
- Washer & Dryer - Plumb & Wire Only
- Water Lines - PEX
- Water Shut Off Valves at Sinks & Toilets
- Ice maker - Plumbed & Installed
- Wtr Htr - 20 Gallon Electric

### MASTER BATHROOM:

- Faucet - Anti-Scald Tub/Shower
- Faucet - Single Lever - Lavy
- Mirror - Over Lavy Trimmed W/ 2" Stiles
- Sink - China Lavy
- Toilet - Comfort Height and Elongated
- Towel Bar & Tissue Holder
- Tub/Shower - Fiberglass - 54"

### INTERIOR:

- Blind - Vertical Blind for Patio Door
- Blinds - 2" Faux Wood T/O - White
- Ceiling - 8' Flat T/O
- Ceiling - Knock Down

- Door - Interior - 5 Panel T/O
- Door - Interior - Pocket
- Floor Covering - Vinyl T/O
- Hardware - Door Interior - Pocket Door
- Molding - Baseboard - 3" T/O
- Molding - Cove 3" - T/O
- Shirt & Skirt Shelving (Closets)
- T & T - T/O W/ Trimmed Windows & Doors
- Window Trim - 2" White Stiles

### KITCHEN CABINETS:

- Adjustable Shelf - Overhead - 1/2"
- Adjustable Shelves - Overhead - 2 Shelves
- Base Cab - Drawer Bank in Kitchen (1)
- Cab Doors - Shaker Hrdwd Doors & Wrapped Stiles
- Finished to Match (except Dr Backs & Drws)
- Cabs - Stile - 3/4"
- Countertop - Laminate
- Edge - Laminate - Self Edge
- Hardware - Cabinet Knobs
- Hardware - Hidden Hinges
- Hardware - Soft Close Cabinet Doors & Drawers T/O
- Molding - Deluxe Cove & Apron - Overhead Cabs
- Overhead Cab - Finished Bottoms
- Overhead Cab - Over Range
- Overhead Cab - Over Refrigerator
- 4" Tile Backsplash - Single Row

### BATHROOM CABINETS:

- Countertop - Laminate
- Edge - Laminate - Self Edge
- Lavy - 36" High Cabinets
- 4" Tile Backsplash - Single Row

### DINING/LIVING ROOM CABINETS:

- Hutch - Dining Room-No Mirror

### BEDROOM CABINETS:

- Base Cab - Night Stands w/Overheads & Shelf (Bdrm #1)
- 4" Tile Backsplash - Single Row

### SIDEWALL & INTERIOR WALLS:

- Interior Walls - 2 x 3 & 2 x 4 w/1" Bottom & 1" Top Plate

- Sidewalls - 2" x 4" - 16" O.C.
- Sidewalls - 96"

### WINDOWS:

- Window - Insulated W/ Out Grids

### EXTERIOR DOORS:

- Exterior - 9 Lite Rear O/S w/ Deadbolt - 32"
- Exterior - Patio Vinyl Low E 6' x 6'8" w/Out Grids

### ELECTRICAL:

- Electric Service - 100 Amp
- Recept - Exterior - GFI
- Switch - Interior Rocker T/O
- TV Jacks (3 per Plan)

### EXTERIOR LIGHTING:

- Exterior - Black Seeded Glass - Front & Rear Doors

### INTERIOR LIGHTING:

- Light - LED T/O per Plan
- Light - Pin up (2) - Bedroom #1 only

### BATH LIGHTING:

- Light - LED Above Lavy (Each Bath)

### ROOF:

- Exterior - Soffits - Vented
- Fascia - Cementious
- Rafters - 5 1/2" Heeled Truss, 24" O.C.
- Roof - Architectural Shingles - 30 Year
- Roof - Sheathing 7/16" OSB
- Roof Pitch - 3:12 (Nominal)
- Roof Type - Scissor Truss

### EXTERIOR:

- Exterior - Sheathing - 7/16" OSB - All Sides
- Siding - House Wrap
- Siding - Vinyl - Dutch Lap Profile
- Exterior Water Heater Door - White (No Lap Siding)

### APPLIANCES:

- Appliances - Stainless Steel - Beko Brand
- Microwave - 30" Over Range
- Range - 30" Electric
- Refrigerator - 16 CF Counter Depth Bottom Freezer

SOLD BY:



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MANUFACTURED BY:



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Customer Initials/Date

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