

TINY HOME SERIES

HUD Standard Specifications

FactoryDirectTexas.com 1-800-965-3721

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CONSTRUCTION:

- Floor Joists: 2x6 - 16" on Center / 2x8 on 18 Wide
- Steel I-Beam: 10 or 12" I-beam with 99.5" Spread
- Axles: Per Print
- Sidewall: 96" (8FT)(2x4) - 16" on Center
- Interior Walls: 2x3 - 16" on Center
- Ceiling: Vaulted
- Eaves: Approximately 12" F & R
- Porches: Per Print
- Floor: 19/32" T & G - OSB
- Underbelly: Sheptex
- Removable Hitch: 4' Removable
- Roof Pitch: 6/12 Nominal Roof Pitch
- Clerestory: 3 Window Clerestory STD
- Wall Insulation: R-11
- Floor Insulation: R-11
- Roof Insulation: R-22

EXTERIOR:

- Fascia: Smart Panel
- Soffit: Ventilated Cement Board
- Shingles: Galvalume Metal Roof
- Siding: Smart Panel
- Siding Backer: House Wrap
- Exterior Window Trim: 4" Trim
- Clerestory Dormers: 3 Window Clerestory STD
- Front & Rear Porches: Per Print
- Front Door: 36" Door W/Built In Blinds STD
- Rear Door: 36" Door W/Built In Blinds STD

WINDOWS:

- Windows: Thermal Windows No Grid
- Living Room: (3) 30X72 Picture Windows
- Mini Blinds: 2" Standard
- Window Sills/Facing: Cased Windows

LIGHTING:

- Dining Room: 4" LED Can Lights
- Master Bath: 4" LED Can Lights
- Living Room: 4" LED Can Lights
- Bedrooms ALL: 4" LED Can Lights

- Kitchen: 4" LED Can Lights
- Front Exterior Light: Coach Light w/LED Bulb
- Rear Exterior Light: Coach Light w/LED Bulb

FLOOR COVERING:

- Lino: STD
- Carpet: THS1844AMS Bed / Optional

CABINETS:

- Cabinet Door / Stiles: White Wood Cabinets
- Base Cabinet System: Drawer over Door
- Flip Down Sink Trays in Kitchen: Standard
- Refrigerator Cabinet: Shelf per print
- Linen Cabinet: Per Print
- Entertainment Center: Per Print

INTERIOR:

- Wall Coverings: 1/2" Sheet rock
- Tape & Texture: Standard with Square Corners
- Ceiling: Tape and Texture
- Cabinets Hardware: 6" Black
- Drawer Hardware: 6" Black
- Pantry/Closet Shelving: White Wood Shelves
- Cabinet Trim: NA
- Plank Beam: Optional
- Plank Shelves: Per Print
- Accent Wall: Optional
- Ceiling Trim: Flat White Craftsman
- Window Trim: Flat White Craftsman
- Door Trim: Flat White Craftsman
- Baseboard: Flat White Craftsman
- Interior Doors: Craftsman 3 Panel Door
- Doorstops: On Floor

BATH:

- Sinks: Porcelain
- Vanities: 36" High
- Drawer bank next to sink: Per Print
- Faucets: Brushed Nickel
- Countertop: Laminate

- Countertop Backsplash: 6" Ceramic Tile
- Countertop Edge: Crescent Edge
- Toilet: Elongated
- Towel bar/Tissue holder: Standard-Installed
- Bath Exhaust Fan: Standard / 1 Per Bath
- Bath Mirror: Mirror Trim w/3" Wrapped
- Bath Tub/Shower: 60" Tile Shower w/door
- Medicine Cabinet: Optional

KITCHEN:

- Sinks: Stainless Steel Double Bowl
- Faucets: Pullout Faucet w/ Black Accent
- Island: N/A
- Counter Tops: Laminate
- Countertop Backsplash: 18" Backsplash
- Countertop Edge: Crescent Edge
- Backsplash Behind Range: Standard-with tile backsplash
- Dishwasher: 24" Black STD
- Refrigerator: 21 CU FT SXS: Black
- Range: Full Size Coil Top Range

BEDROOM:

- Closet Doors: Rolling Craftsman Barn Door
- Night Stands Each Side of Bed: Optional
- Reading light: Optional
- Dresser: N/A

UTILITY & PLUMBING FEATURES:

- Furnace: N/A
- Water Heater: 30 Gallon - Electric
- Mini Splits: Standard
- Ductwork: N/A
- Exterior Water Faucet: 1 standard
- Water Shut-Off Valves: Standard
- Plumb/Wire for Washer and Dryer: Standard
- 200 Amp Service: STD
- Exterior Receptacle: 2 Standard
- Heat Tape Receptacle by Water Inlet: 1 Standard
- AC Disconnect: Optional
- Ceiling Fan: Optional
- Light Switches: Toggle
- TV Jack: 1- Entertainment Center
- Wire & Brace: 1 Living Room, 1 Porch
- Smoke Detectors: Standard
- Programmable Thermostat: Optional

SOLD BY:



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MANUFACTURED BY:



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Customer Initials/Date

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