

## Standard Features List for Lot 2 Mesquite Springs

### INTERIOR FEATURES

Dramatic Cathedral Ceilings Throughout  
Tape and Textured Drywall Throughout  
White Interior 6 Panel Passage Doors with Painted Jambs and Casings  
Beautiful FHA Approved Carpeting with FHA Approved Pad Linoleum in Kitchen, Bonus Room, Baths and Entryway (Per Plan)  
Silent Wall Switches  
Upgraded Passage Door Hardware & Heavy-Duty Hinges  
Quality Designer Light Fixtures  
Ceiling Lights in Guest Bedrooms  
Wired and Braced for Ceiling Fans in Living Room & Master Bedroom  
Designer Cloth Window Valance or White Wood Window Cornice With 2" Blinds  
Hollow Core 6 Panel Wardrobe Doors

### EXTERIOR FEATURES

Distinctive Residential Elevation  
Durable Painted Siding  
Fiberglass Shingled Roof  
6" Sidewall Roof Eaves and 12" End wall Overhangs  
Porch Lights at All Exterior Doors  
Residential In swing front and rear doors with Deadbolt  
Oversized Windows

### KITCHEN AND BONUS ROOM FEATURES

Custom Cabinets with Solid Wood Doors, Maple Finished Overhead Cabinet Interiors, and Drawers Over Doors in kitchen Base Cabinets  
Nationally Serviced Whirlpool Appliances  
30" Free Standing Gas Range  
Double Door Frost-Free Refrigerator  
High Pressure Laminate Kitchen Countertops with Ceramic Tile Backsplash  
White Composite Gourmet Sink  
Wired and Plumbed for Washer & Dryer  
Utility Overhead Shelf over Washer & Dryer Area  
Single Lever Faucet with Spray

### BATH FEATURES

Elongated Water-Saver Toilets  
Fiberglass Tub/Shower in Master Bathroom and Guest Bathroom  
Single lever or dual handle lavatory faucets  
High-Pressure Laminate Vanity Tops with Ceramic Tile Backsplash  
Beveled Edge Vanity Mirrors with Light Bars  
Privacy Door Locks and Exhaust Fans  
Beveled Mirror Recessed Medicine Cabinets

### CONSTRUCTION FEATURES

2 x 4 Exterior Walls on 16" Centers  
90" Sidewall Height  
2 x 6 Floor Joists on 16" Centers  
2x Interior Walls on 16" Centers  
Elevated Nominal 4/12 Roof Pitch with 30 lb. Construction  
Solid Steel I-Beam Frame Construction  
Easy Access Undercarriage Drain System  
Climate Zone II Insulation with Floors R-22, Walls R-11, and Roof R-25 Minimum  
Ventilaire III Air Exchange System  
100 Amp Electrical Service (Per National Electric Code) with Copper Wiring  
30 Gallon Electric Water Heater  
Easy Access Interior Electrical Panel Box with Separate Appliance Circuits and Breaker Protection on All Circuits  
Shut Off Valves on all Water Fixtures  
Forced Air Gas Furnace with Ducts Inside Fully Sealed Basement Cavity

This sheet represents the standard features for Lot 2 in community Mesquite Springs. Any additional product features, décor choices and optional items will be added to price of the manufactured home.