

FACTORY SELECT SERIES

HUD Standard Specifications

FactoryExpoDirect.net 1-800-218-5309

Last Updated: 5-8-23

HEAVY DUTY CONSTRUCTION

FEATURES:

- 4/12 Roof pitch (nominal)
- 2x6 Floor joists on 16" center
- 2x4 Sidewalls, 8'6" height
- 2x6 floor joists on center
- Insulation: R-11 walls, R-11 floor, R-22 roof
- Removable hitch
- 10" Steel I-beam frame, 99.5" spread (under 56')
- 12" Steel I-beam frame, 99.5" spread (57' or over)
- 19/32" Tongue & groove OSB floor decking
- 8' Flat Ceiling
- Ventilated Eaves, Sides Vented 4" Hardi, 12" Solid Front Soffit
- Housewrap
- HUD Code, Wind Zone 1

EXTERIOR FEATURES:

- Composite shingles - 25 year warranty
- Vinyl siding & Trim w/ Backer (Factory Select)
- Thermopane white windows (non-grid)
- Vinyl Shutters (FDS Std)
- 6" window trim in all areas
- Hardi vented side soffit
- 36x80 6-Panel front door (no storm)
- 34x76 Cottage rear door
- LED Coach light at front and rear entries

DECORATOR/INTERIOR FEATURES:

- 1/2" sheet rock wall coverings, square corners
- Tape & Texture throughout
- Tape & Texture flat ceiling
- 2 1/2" White Crown molding on ceiling
- 2" White interior door casing
- 3" White base boards
- 30" Doors with heavy duty door hinges
- Brushed nickel door hardware
- 2" Mini blinds

- 18 oz Mohawk "Tweed" carpet, 1/2" rebond carpet pad, tack strip (bedrooms & bedroom closets only)
- Diamonflor linoleum in all areas (except bedrooms & bedroom closets)
- Floor door stops
- 11" LED Pan lighting package in living room & all bedrooms
- 4" LED can lights in all other areas
- Wire and brace for ceiling fan in living room
- Toggle light switches
- MDF shelf and rod in closets & MDF Pantry Shelving

KITCHEN & CABINET FEATURES:

- Smooth top electric range in stainless steel
- Black Slim Profile Vent-A-Hood
- Dishwasher in stainless steel
- Flat 3" overhead cabinet crown
- Maple lined center shelves in cabinets
- Wood cabinet doors with MDF stiles (Factory Select)
- 6 inch nickel cabinet pulls
- Shelf above refrigerator
- Cabinet doors over range (per print)
- Drawer over cabinet door construction
- 8 inch stainless steel sink, metal faucet
- Pot & Pan Drawer (optional)
- Post formed countertops
- Post formed backsplash
- Ceramic backsplash behind range (Factory Select)
- 4" LED can lights (per print)

BATH FEATURES:

- Master bath tub (per print), window over tub (per print)
- 1-Piece fiberglass tub/shower in guest bath
- Larger transom windows (per print)
- 4" LED can lights over sinks & showers (master bath)
- Porcelain sinks

- 36" High vanities with toe kicks
- Trimmed mirror above sinks
- 4-Drawer bank in master (per print)
- Metal Brushed Nickel faucets
- Post formed countertops
- Post formed backsplash
- Bath exhaust fans
- Elongated commodes

UTILITY & PLUMBING

FEATURES:

- 200 Amp electrical service
- Downflow electric furnace
- 30 Gallon electric water heater
- Downflow HVAC
- Whole house fan
- Water shut-off valves
- Master shut-off valve
- Plumb and wire for washer and dryer
- Shelf w/ Rod over washer and dryer
- Wire & Brace for Ceiling Fan, Living Room, All Bedrooms & Porch

SOLD BY:



3401 W. Corsicana Highway
Athens, TX 75751
Local: 903-670-3335
Fax: 903-675-5514

MANUFACTURED BY:



Our Manufactured Homes are built right here in the Athens Park Homes factory, where the principles of cutting edge technology and design innovation are artfully blended to produce high quality yet VALUE-BASED recreational and residential luxury homes. Come see our commitment to construction excellence for yourself with a FREE FACTORY TOUR! Thank you for making Factory Expo Home Centers and Athens Park Homes your choice of home builder.

X _____
Customer Initials/Date

IMPORTANT: Alta Cima Corp reserves the right to modify, cancel or substitute products or features of this event at any time without prior notice or obligation. Pictures and other promotional materials are representative and may depict or contain floor plans, square footages, elevations, options, upgrades, extra design features, decorations, floor coverings, specialty light fixtures, custom paint and wall coverings, window treatments, landscaping, sound and alarm systems, furnishings, appliances, and other designer/decorator features and amenities that are not included as part of the home and/or may not be available at all locations. Home, pricing and community information is subject to change, and homes to prior sale, at any time without notice or obligation. ©2020 Alta Cima Corp. All rights reserved.