



**MAGENTA SINGLE SECTON SERIES by FACTORY EXPO HOME CENTERS**  
**HUD Standard Specifications**  
**www.FactoryDirectHousing.com 1-800-965-4289**

Last Updated: 5-7-19

**CONSTRUCTION FEATURES:**

- Removable Hitch
- 12" I-Beam (boxes over 50')
- 2 x 8 Floor Joists, 24" On Center (16' wides)
- 3/4" Tongue & Groove OSB Floor Decking
- 8' Sidewall Height
- 2 x 4 Exterior Walls, 16" On Center
- 2 x 4 Interior Walls, 24" On Center
- Fixed Truss Rafters, 24" On Center
- 7/16" OSB Roof Decking
- Insulation Values: R21 Roof, R11 Walls, R11 Floors
- 7/16" Wood Wrap Under Siding

**EXTERIOR FEATURES:**

- 3-Tab Fiberglass Shingles
- Vinyl Siding
- Fiber Cement Fascia
- 14" Roof Vents
- 36 x 80 6-Panel Front Door with Deadbolt
- 32 x 74 Cottage Rear Door with Deadbolt
- Vinyl Low-E Argon Enhanced Windows
- Louvered Shutters or Lineals at Front Door Side
- White Jelly Jar Light at Front & Rear Doors

**INTERIOR FEATURES:**

- Flat Ceiling Throughout, Orange Peel Finish
- Finished Sheetrock Throughout
- 2-Panel Beaded Arch Doors (24" & 30" per print)
- 4" Profile Crown Moulding in Living Areas
- 3" Profile Baseboard Moulding in Living Areas
- Mortised Door Hinges
- Lever Door Knobs with Brushed Nickel Finish
- 2" PVC Mini Blinds Throughout
- Valance Drape Package
- Brushed Nickel Hardware & Light Fixtures Throughout
- Ceiling Fan in Living Room
- Vinyl Sheet Flooring - Wet Areas
- 16 Oz. Carpet, Tack Strip, 5 Lb. Rebond Pad
- Recessed 4" LED Can Lights - DR & Kitchen (per print)
- Floor Mounted Door Stops
- Ventilated Closet Shelving
- Laminate Countertops
- Ceramic Edging and Backsplash Throughout

**KITCHEN, CABINETRY & APPLIANCE FEATURES:**

- Shaker Style Hardwood Cabinet Doors & Stiles
- 30" Lined Overhead Cabinets, Fixed Center Shelf
- 2" Cabinet Crown Moulding
- 18" Cabinet Over Refrigerator
- 36" Lined Base Cabinets, Half Shelf
- European Style Concealed Cabinet Hinges
- Drawer Stack
- Full Extension Drawer Guides
- 8" Deep Stainless Steel Sink
- High Arch Dual Knob Faucet with Sprayer
- Window Above Sink (per print)
- Pantry (per print)
- 30" Black Metal Range Hood with Light and Roof Vent
- Coil Top Electric Range with Glass Door in Black
- 18 Cu. Ft. Refrigerator in Black
- Dishwasher in Black
- Island Work Area (per print)

**BATH FEATURES:**

- 48" 1-Piece Fiberglass Shower - Master (per print)
- Fiberglass Tub, Window, Wood Front Base-Master (per print)
- Fiberglass Tub or Garden Tub, Guest Bath (per print)
- Ceramic Sink(s) with Dual Knob Faucets
- 2-Bulb Vanity Light Over Master Sink(s)
- Recessed 4" LED Can Lights over Master Shower & Tub
- 2-Bulb Ceiling Light in Guest Bath
- Elongated Commodes
- 36" Lavy Height
- Framed Mirrors

**ELECTRICAL & PLUMBING, UTILITY FEATURES:**

- 200 Amp Total Electric
- Electric Furnace
- In-Line Floor Heat Ducts
- Plumbed & Wired for Washer & Dryer
- 50 Gallon Electric Water Heater
- Individual & Whole House Shut-Off
- Digital Thermostat
- PEX Water Lines, PVC Drain Lines
- (1) Exterior Faucet, (1) Exterior Receptacle
- Wire Shelf in Utility Room
- 30" Louvered Door in Utility Room



**155 County Rd. 351, Lynn, AL 35575**  
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**Customer Initials & Date:** \_\_\_\_\_