

Ultra Series

- Transport, frames and hitches remain the property of Magnolia Homes.
- 2x10 16" O.C. floor joists (per floor size) with double 2x12 outer rail.
*32 Wide product 12" O.C.
- 5/8" tongue and groove plywood floor decking
- 12" tile floor covering in designated areas.
- Upgrade carpet over upgrade pad in designated areas.
- 2x6 16" O.C. exterior wall framing
- 7" horizontal lap, primed, and painted exterior concrete fiber board.
- R-19 fiberglass exterior wall insulation with Kraft paper vapor barrier
- White poly-vinyl, single hung vertical sliding window with double glazed, insulated glass and fiberglass screens.
- Front exterior door: 36" insulated steel, in-swing; vinyl clad with oval decorative glass insert, wood frame, weather stripping, threshold and keyed lockset.
- Rear exterior door: 36" insulated steel, half glass, in-swing, vinyl clad with wood frame, weather stripping, threshold and keyed lockset.
- 2x4, 16" O.C primary interior partition wall framing.
- ½" sheetrock taped, "knock down" textured and painted sheetrock interior finish throughout all rooms.
- All sheetrock corners and joints including wall/ceiling corner, shall be taped and textured finish.
- All sheetrock outside corners finish with round corner bead.
- All windows are finished with sheetrock returns with a post form acrylic sill.
- ½" sheetrock painted in all closets.
- 1 3/8" hollow core, "four panel white or six panel brown" pre-finished interior passage and closet doors.
- Upgrade ash trim or white molding, package.
- Upgrade door hardware package.
- 7/12 pitches engineered hinged roof trusses throughout.
- Coffe ceiling in designated areas.
- 9'3" flat ceiling throughout.
- 45 lbs. per square foot live load rated roof.
- 16" eave and gable end overhangs.



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Office: (303) 573-0067

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- R-34 blown-in cellulose roof insulation with spray-on sealer vapor barrier.
- 7/16" O.S.B. roof decking.
- "Plydry" 30 lb. rated roofing underlayment.
- Architectural, self-sealing, U.L. class A Rated shingles.
- Windows dormers, fronts side per print.
- 5/8" sheetrock with painted "knock down" texture on ceiling.
- 100% copper electrical wiring, 12 gauge minimum size.
- 150 AMP main electrical panel with 150 AMP main breaker.
- Upgrade lighting package.
- Incandescent lighting in secondary bedrooms, bath, utility, dining room.
- Lighted ceiling fan in living room and master bedroom in coffers.
- Recessed can lighting in kitchen and master bath.
- Porch light at each exterior entrance, upgrade at front and standard at rear.
- Powered range vent hood with light at range space.
- Powered vent fans with lights in baths and utility rooms.
- GFI protected receptacles per electrical code requirements.
- 220 volt receptacle provided at dryer space.
- 110 volt direct-wire smoke detectors with battery back up per code.
- Copper water supply line with shutoffs at all fixtures.
- ABS drain, waste and vent system.
- Black iron pipe gas supply system stubbed through floor, with shut-offs at all fixtures.
- Cast acrylic, deep double bowl kitchen sink with a single lever, spray handle, water saver faucet.
- Upgrade single lever plumbing fixture package.
- White vitreous China, tank type, water commodes.
- White porcelain on steel lavatory sinks with 4" center set, single lever water saver faucet and pop-up drain with overflow.
- 60" one piece bathtub with a water saver tub/shower diverter faucet and tip-toe bathtub drain.
- Shower stalls with glass door standard in baths where shown on plans.
- Upgrade glamour master bath.

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- Ceramic tile around tubs and showers.
- Supply and drain lines provided at washer space.
- 40 gallon electric or gas water heater.
- Extruded, quilted aluminum heat trunk enclosed in insulated space.
- 4"x10" floor heat registers with adjustable dampers.
- High efficiency, forced air, natural gas furnace sized in accordance with individual house heat loss calculations.
- Oak Cabinets with raised panel doors throughout with white interior finish.
- Mirrors and strip lights above lavatory sinks in master bath.
- Deluxe medicine cabinet with mirror above main bath lavatory sink.
- 30" cabinet and hanger rod above clothes washer and dryer space.
- Laminate countertops with ceramic tile backsplash and edge band.
- 30" white, deluxe natural gas, self-cleaning range.
- 18 cubic foot, white, double-door refrigerator with ice-maker.
- 24" white, dishwasher.
- Kitchen sink garbage disposal.
- Valance type drapery package with mini blinds throughout.