



There is a Difference!

- Quality Manufacturing
- Cost Competitive Pricing
- Flexible Design Options
- Year Round Comfort
- Energy Efficient Design
- On Time Delivery
- Peace of Mind



Horton Homes has been manufacturing quality homes for over 30 years



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Optional Features Include:

- Fireplaces
- Garden or Whirlpool Tub
- Vaulted Ceilings
- Walk-In Closets
- Porches
- Premium Fixtures
- Premium Appliances
- Premium Wall Treatments
- Premium Carpeting
- 8' Walls with Flat Ceilings
- High Roof Pitches

The construction of today's manufactured home is the same as site built homes. Manufactured homes may be the safest homes available today because the federal standards requiring smoke alarms, escape windows, and incombustible materials around furnaces and kitchen appliances. Many site-built homes do not contain these safety features.



Horton Homes Feature:

- ✓ Quality name brand residential appliances
- ✓ No-wax vinyl floor covering ensuring easy care with beauty
- ✓ Durable plastic laminate counter tops with rolled edges
- ✓ Residential style modular cabinet system
- ✓ Toe kicks on base cabinets.
- ✓ CPVC or PEX water supply lines
- ✓ 30 gallon water heater (50 available)
- ✓ Exterior walls sealed with foam tape
- ✓ Exterior walls insulated R-11 Kraft back fiberglass
- ✓ R-15 wall insulation available.
- ✓ Exterior walls strapped to floor with steel strap
- ✓ Water supply lines installed above insulation
- ✓ Rip-stop underlayment underneath floor system
- ✓ Decking nailed with ring shank nails to joists
- ✓ 23/32" thick, tongue and groove floor decking
- ✓ Twin I-beam steel chassis with outriggers
- ✓ Floor system joined to chassis with lag bolts
- ✓ Steel cross-members between I-beams
- ✓ Blanket roll floor insulation (R-11)
- ✓ Blown cellulose ceiling insulation
- ✓ Interior walls 2"x4" on 16" centers
- ✓ 2"x6" floor joists (2"x8" on 16" and 32" wide homes)
- ✓ Exterior wall studs are 2"x 4" studs spaced 16" o.c. (typ) with 2 x 4" top and bottom plates.
- ✓ Floor systems built to withstand a 50 psf (40 live + 10 dead) load.
- ✓ Detachable steel hitch assembly
- ✓ Exterior walls are strapped to roof system with steel straps at 32" o.c. (16" o.c. WZ II and III)
- ✓ Residential vinyl lap exterior siding (Hard-panel and Hard-lap available).
- ✓ HUD seal that verifies compliance with the Federal Manufactured Home Construction and Safety Standards
- ✓ Roof system built to withstand a 30 psf (20 live + 10 dead) load.
- ✓ 1/2" thick gypsum wallboard ceilings with stipple finish
- ✓ Fiberglass 3-tab shingle roofing for residential appeal
- ✓ 7/16" thick O.S.B (oriented strand board) roof decking with roofing felt
- ✓ 100% copper wiring system
- ✓ 200 amp Electrical panel box on all homes
- ✓ Fiberglass insulation of heat ducts
- ✓ Furnace and water heater cavities lined with gypsum wall board for fire protection
- ✓ Smoke alarms with battery backup installed in each bedroom and in living area.
- ✓ High quality interior doors with brass hardware and privacy passage locks
- ✓ Quality name brand carpet and padding
- ✓ Vented/wire shelving in all clothes closets
- ✓ Deluxe attic and home ventilation systems
- ✓ Hurricane wind-zone construction available

Myth: *Manufactured homes don't appreciate in value.*
Reality: Independent appraisal studies confirm that manufactured homes appreciate in value the same as other forms of housing with key factors including condition and location of the home.



Myth: *Manufactured homes are difficult to finance.*
Reality: Just as there are choices when you buy a site built home, there are a variety of financing options when you buy a manufactured home. Down payments and loan terms are similar - 5 to 10 percent of home's sales price with loan terms of 15 to 30 years. Most lenders offer fixed and variable rate loans. The home can be financed as personal property, or leased land in a manufactured home community or on a private site. Another growing trend for home buyers is to finance their home and land together as real property using conventional financing obtained through a traditional mortgage lender.

All options and standard features can be plan specific so check with your retailer for specific details of the model that you are purchasing.

Horton Homes, Inc. is always striving to provide quality products at affordable pricing, for this reason, plans and specifications are subject to change without notice.



A Horton Home is the choice you can count on for great design, solid construction, year-round comfort and value for your housing dollar.

Choosing a factory-built Horton Home means that you get more than high quality at a competitive price—you're in for a first-class buying experience.

Factory-built means better built. It begins with first-rate designs and layouts especially created for our factory-built housing. It continues with an in-house engineering department that optimizes material and product efficiency, and with the use of materials that are never exposed to the damaging effects of the weather. The homes are built to well-established standards and building codes. Construction is based on precision assembly, and done by skilled and well-trained people who work as a team in an optimum work environment.



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