



MODULAR STANDARD SPECIFICATIONS

CONSTRUCTION

- Constructed in Compliance with the International Residential Code
- Pre-engineered Trusses 24" O.C.
- 8'-6" Ceilings
- 6/12 Roof Pitch
- 2 x 6 Exterior Walls 16" O.C. with Double 2 x 6 Top and Single Bottom Plate
- 2 x 4 Interior Walls 24" O.C. with 2 x 4 Top and Single Bottom Plate
- 2 x 4 Marriage Walls 16" O.C. with Double 2 x 4 Top and Single Plate
- Marriage Wall Gasket Seal Installed at Marriage Wall Connection Between Modules
- 2 x 8 Floor Joists 24" O.C. (Off Frame - 2 X 10 Floor Joists 16" O.C. with Double Perimeter Rails)
- Floor Decking 23/32" Tongue and Groove OSB
- Condensation Control Ventilation System
Includes: Roof Vents, Continuous Eave Venting, Ventalair Air Transfer System and Ventilation Baffles at Ceiling Insulation
- R-19-19-30 Thermal Zone III Insulation
- 10-Year Limited Structural Warranty
- All Homes are Test-Connected and Pre-Aligned at the Factory to Test for Proper Electrical, Plumbing and HVAC Connections and for Fit and Alignment

EXTERIOR

- Architectural Fiberglass Shingle Roof (30 Year Warranty)
- "Tallwall" 7/16" OSB Sheathing with AirGuard Moisture Barrier Between Vinyl Siding and OSB Sheathing
- Vinyl Siding
- 12" Overhang on Roofs – Model Specific

EXTERIOR (cont.)

- Vinyl Thermopane Windows with Low-E Glass
- Fully Vented LP SmartSide Soffit Under Eaves
- 38" x 82" 6 Panel Fiberglass Front Door
- One Lite Steel Rear Door w/Storm Door

INTERIOR

- ½" Smooth Finished Sheetrock Walls Throughout with Eggshell Finish Paint
- 2" White Blinds Throughout
- Knockdown Textured Ceilings
- Solid Shelves in all Closets (No Wire)
- 3 ¼" Crown Molding Throughout
- 3" Baseboard Throughout
- 2 ¼" Interior Door and Window Trim
- 3 Heavy-Duty Mortised Hinges on all Doors
- Nickel Finish on Door Levers and Hardware
- Nickel Finish on all Lighting Fixtures

CABINETS

- KCMA Certified Shaker Style Cabinetry with Adjustable Shelves and Self Closing Doors and Drawers
- 30"/36" Staggered Wall Cabinetry in Kitchen
- 3" Crown Molding on Overhead Cabinetry
- Shelving over Washer/Dryer
- Designer Edge Laminate Countertops with Backsplash

FLOOR COVERING

- Luxury Composite Tile in Kitchen, Bath and Utility
- 17 oz. Carpet Installed over Re-bond pad with Perimeter Tack Strip



MODULAR STANDARD SPECIFICATIONS

APPLIANCES

- Optional Stainless Steel Appliances with Nationwide Warranty

PLUMBING

- PEX Fresh Water Plumbing with PVC Drain Lines
- 50 gal. Electric Water Heater with Pressure Relief Valve, Drain Pan and Dual Elements
- Chrome Finish Metal Bathroom Faucets Throughout
- Elongated “Water Saver” Porcelain Toilets
- Anti-Scald Faucets on all Tubs and Showers
- Stainless Steel Farm Sink (Double or Single Bowl) with Chrome Single Lever Faucet
- 1 pc. White Fiberglass Tubs, Showers and Tub/Shower Combos
- Exterior Frost-Proof Faucet
- Washing Machine Connection with Leak-Proof Faucet Compartment
- White China Lavatories
- Shutoff Valves at Lavatory, Sinks, Toilets, Icemaker, Dishwasher and Water Inlet to Home

ELECTRICAL (cont.)

- GFCI Protected Receptacles in Bathrooms and Kitchen
- GFCI Protected Exterior Receptacles
- Receptacle with USB in Kitchen
- Vented for Dryer
- Smoke Detectors in all Bedrooms and Living Areas - Interconnected to Alarm Simultaneously if any One Alarm Activates
- Exhaust Fan with Light in Baths
- Chandelier in Dining Room
- Recessed Can Ceiling Lights in Kitchen
- Surface-Mount Ceiling Fixtures in all Other Rooms
- Wire and Brace for Ceiling Fans in Living Room, Den, and Bedrooms
- Lights over Bath Lavatories
- Exterior Light at Entrance Doors

HVAC

- Perimeter Heating/Cooling System with Adjustable Floor Registers
- Room to Room Air Flow Supply Registers
- Programmable Thermostat for Heating and Cooling Control

ELECTRICAL

- 200 Amp Service with all Copper Wire
- Electric Appliances Throughout