

Modern Architectural Modular Specifications 2015

FLOORS

- Framing is 2 x 10, 16" on center with solid block bridging.
- Front and rear perimeters are double 2 x 10 framing.
- The floor framing of each module includes double 2 x 10's with 2 laminate layers at the mating area.
- Floor decking is 3/4" tongue and groove OSB.

WALLS

- Air Infiltration "Green Guard Rain Drop" building wrap on all exterior walls.
- Exterior wall studs are 2 x 6, 24" on center with R-21 insulation.
- All receptacles and switches in exterior walls are foam sealed to prevent air infiltration.
- Mating wall construction is double 2 x 3, 16" on center.
- Exterior wall sheathing is 7/16" OSB.
- Mating walls are fully sheathed with insulative sheathing.
- All interior walls are 1/2" drywall, smooth finished and prime painted.
- All interior ceilings are 5/8" drywall, smooth finished and prime painted.

ROOF & CEILINGS

- Ceiling heights are full 96". Ceilings are smooth finish throughout.
- Ceiling insulation is R-38 high density.
- Roof sheathing is 5/8" OSB.
- 16" on center tapered roof (1/4" pitch) with fully adhered 60 mil EPDM roofing.
- 2x4 parapet wall installed around roof perimeter (except sleek house).
- 2-way breather vent installed in roof for ventilation.

KITCHENS

- Standard kitchen features include...
 - Echelon Carlisle Maple Cabinets (choice of Toffee, Espresso or Bordeaux Colors) with matching toe kick and modern cabinet hardware.
 - 36" refrigerator overhead cabinet (plan permitting), pulled forward with end panel.
 - A drawer base cabinet.
 - Recessed light over kitchen sink.
 - DuPont white Corian countertop with integral white single bowl kitchen sink.
 - Moen® (Level) single lever faucet with spray.
 - White subway tile along backsplash of countertop.
 - Stainless steel radius hood over stove.
 - 220 volt electric receptacle at range area.

BATHS

- Standard bath features include...
 - White framed mirror and recessed light in all baths.
 - Fiberglass tub or shower with white subway ceramic tile surround.
 - Echelon Carlisle Maple Cabinets (choice of Toffee, Espresso or Bordeaux Colors) with matching toe kick.
 - White cultured marble vanity top.
 - Ceiling mount vent and light combination with individual switches.
 - White fixture colors.
 - Moen® (level) single lever lav faucet(s) and anti-scald shower mixing valve(s).
 - 1.28 Toto (Ecodrake) china toilet

INTERIOR

- All baths feature 12x12 black ceramic tile.
- Bamboo tongue and groove flooring throughout the balance of the home.
- Closet shelves are ventilated wire style.
- Schlegle lever style brushed chrome Elan locksets are installed at all swing doors. Privacy locksets are standard at bathroom and bedroom doors.
- Interior doors are white flush (solid core).
- Interior trim is white flush case and base with eased edge.
- Electric front door chime is included.

EXTERIOR

- Matching light fixtures at entry doors.
- Windows are Andersen 400 series vinyl clad (combination of awning, casements and fixed glass).
- The exterior doors are Andersen 200 series (full length glass).
- Both doors also have keyed alike locksets.
- Andersen 200 series sliding patio doors are 6'-0" minimum and feature insulated glass.
- Exterior siding is optional.

ELECTRICAL

- Heating systems are optional.
- Allowance of 16 recessed (5") can lights that can be placed throughout the home.
- GFI protection is provided in kitchens and baths as required by code.
- AC/DC smoke detectors are installed as required by code.
- A 40 breaker, 200 AMP panel box is standard with each home.
- Two exterior weatherproof receptacles on GFI circuit are included.
- An additional smoke detector is included for basement installation.
- Combination electrical outlet / TV Jack in living room and master bedroom.
- Combination electrical outlet / USB charger port in kitchen.

PLUMBING

- All fresh water supply lines are plumbed with PEX Fresh Water supply lines.
- Factory installed shut-off valves are included below each sink and toilet supply.
- Drain, waste and vent piping is P.V.C. schedule 40.
- Water heater is optional.
- Shower mixing valves are anti-scald.
- Consult brochure(s) for other standard features and/or options.