

**Custom Modular Designs**  
**Economical Modular Home Specifications**

Floors & Exterior Walls	<ul style="list-style-type: none"> <li>• 2"x6" Construction-24" o.c</li> <li>• 8' sidewalls</li> <li>• Smooth finished ceilings</li> <li>• 2"x10" solid wood floor joists 16" O.C.</li> </ul>
Interior Walls & Ceilings	<ul style="list-style-type: none"> <li>• ½" Smooth finish drywall throughout</li> <li>• 5/8" smooth finish ceilings</li> <li>• Finished with 2 coats of acrylic primer</li> </ul>
Exterior Siding	<ul style="list-style-type: none"> <li>• Lifetime warranty solid vinyl siding – Crane American Dream Double 4"</li> </ul>
Roof System	<ul style="list-style-type: none"> <li>• 30 year architectural asphalt shingles</li> </ul>
Windows & Doors	<ul style="list-style-type: none"> <li>• MW, Solid vinyl tilt window, Double Hung with full screen and low-e glass</li> <li>• Solid wood window-sills and jambs (no finger joints)</li> <li>• Fiberglass entry doors with lockets</li> </ul>
Interior Doors & Trim	<ul style="list-style-type: none"> <li>• 6 panel doors with mortised door hinges</li> <li>• Solid wood casing and baseboard (no finger joints) – pre-primed white</li> </ul>
Floor Covering	<ul style="list-style-type: none"> <li>• Armstrong Vinyl floors in kitchen, baths, laundry, and foyer</li> <li>• 25 oz plush, stain-resistant carpet and ½" rebound pad</li> </ul>
Safety	<ul style="list-style-type: none"> <li>• Hardwired smoke detectors per code</li> <li>• 2 GFI exterior outlets, kitchen, and baths</li> <li>• Home buyer's warranty</li> </ul>
Kitchens	<ul style="list-style-type: none"> <li>• Solid Oak or Maple or White Finished raised panel cabinets (Merillat Essentials)</li> <li>• Laminate countertops with square edge</li> <li>• Dbl bowl stainless steel sink with single lever faucet/sprayer</li> </ul>
Bathrooms	<ul style="list-style-type: none"> <li>• Vanities with cultured marble countertops</li> <li>• Acrylic tubs and showers</li> <li>• Elongated, porcelain toilets</li> <li>• Beveled mirrors or medicine cabinets</li> <li>• Automatic bath fan/light with timer</li> </ul>
Plumbing	<ul style="list-style-type: none"> <li>• Aqua Pex fresh water lines</li> <li>• PVC drains; chrome valves at all fixtures</li> </ul>
Electrical	<ul style="list-style-type: none"> <li>• 200 amp full-size panel box</li> <li>• Wire and vent for dryer (per floor plan)</li> </ul>
Lighting	<ul style="list-style-type: none"> <li>• Chandelier in DR; BR ceiling lights</li> <li>• Ceiling lights in all walk-in closets</li> <li>• Decorative lights over vanity mirrors</li> <li>• Light fixtures at all exterior doors</li> <li>• Light fixture over kitchen sink</li> <li>• TV and Phone Jack</li> </ul>
Other	<ul style="list-style-type: none"> <li>• Custom designed plans</li> <li>• Engineered permit prints</li> <li>• Taxes and transportation</li> </ul>