

# 2023 MODULAR HOME SPECIFICATIONS

REVISED 10-05-22



## ROOF

- 19/32" square edge OSB sheathing
- 12" wide vented eaves
- Cardboard vents and snow fabric between all trusses. Continuous ridge vent.
- Fiberglass shingles with extra tar adhesive (Limited Lifetime Warranty)
- Synthetic roofing underlayment
- Adhesive roofing membrane at eaves & valleys
- 6 mil polyethylene vapour barrier
- Insulated Attic hatch

## EXTERIOR & INTERIOR WALLS

- 8'-0" wall height
- 2x6 kiln dried exterior wall studs at 16" on centre
- 7/16" OSB exterior wall sheathing
- 6 mil polyethylene vapour barrier
- 2x4 kiln dried & interior wall studs at 16" on centre

## FLOORS

- 9 1/2" engineered wood joists (I-joists)
- 1 1/8" x 9 1/2" engineered rim joist.
- Rim plates are 2-ply 1 3/4" x 9 1/2" Timberstrand (Centre beam of house consists of 2 beams, one from each module, bolted together on site. Resulting beam is 4-ply 1 3/4" x 9 1/2" Timberstrand)
- 23/32" T&G Stabledge® OSB sheathing glued and screwed to floor joists
- 3/16" Meranti under FiberFloor®, with FiberFloor® glued down
- Metal joist hangers where necessary
- Steel Jack posts and plates (as per plan, shipped loose)

## SIDING & EXTERIOR TRIM

- "Double 4" Marquis (Bevel) vinyl siding c/w house wrap
- 6" wide outside corner moldings
- White aluminium 6" fascia with drip edge
- White vinyl vented soffit
- 12" wide shutters on front and on one side(as per plan)

## EXTERIOR DOORS

- **Front Door:** White, Insulated 36" Steel slab door, c/w 22"x48" Louisbourg window. **Side & Rear 36" doors:** 23"x37" 4-Lite window
- Chrome, satin finish handle sets. Includes thumb latch exterior and dead bolt locks for main entrance doors. Side doors to have knobs and dead-bolts. Interior of exterior doors have knobs.
- Exterior doors and patio doors have Low-E argon windows

## INTERIOR DOORS

- Raised panel "2 Panel Smooth" doors, white
- Lever door handles, Chrome Satin finish, and matching hinges
- Full width slab doors throughout (no bi-folds)

## WINDOWS

- Single hung, tilt action, white vinyl windows
- Thermo sealed with Low-E coating and Argon gas
- 4-Lite grills (in top sashes only)

## PLUMBING

- Double bowl, contemporary stainless steel kitchen sink, 8" deep
- Chrome single lever kitchen faucet c/w retractable sprayer spout
- White china vanity sink with chrome double lever faucet in bathrooms
- 6L Toilet, comfort height, elongated bowl, insulated tank, soft-close seat
- One piece acrylic domed tub & shower c/w pressure balanced shower faucet
- Frost free hose bib (shipped loose)
- PEX waterlines with shutoff valves for all fixtures

## HEATING AND VENTILATION

- Electric Radial® convection heaters, white, c/w built-in electronic thermostats
- Heat recovery ventilation (HRV) system, (shipped loose, installed by others)
- Bathroom fan, vented to outside, 130 cfm
- Range-hood, vented to outside, white
- Disconnect & Breaker for future Heat-Pump

## ELECTRICAL

- 42/84 Circuit 200 amp panel, pre-wired and complete with breakers
- "Decora" light switches and receptacles throughout
- Quality light fixtures throughout, with pendant light over kitchen sink and Island (or peninsula)
- Exterior pot-lights over doors in lieu of coach lights (wherever practical)
- LED bulbs throughout

## INSULATION

- R-28 wall insulation (R-24 glass fiber batts and R-4 EPS exterior foam, type 2)
- R-52 roof insulation (blown-in cellulose with crust)

## DRYWALL

- 1x3 strapping at 16" on center for ceiling drywall
- All drywall screwed & glued
- Crack-filled, sanded and prepared for painting
- Walls covered by 2 coats of primer (paint by client or others)
- Ceiling paint consists of 1 coat primer & 2 coats flat finish Supreme White

## MILLWORK & TRIM

- Flat baseboards, 5 3/4" MDF, white (Supreme Traditional style)
- Flat casings, 3-3/4" MDF, white (Supreme Traditional style)
- Flat headers, 5-1/2" MDF, white, (Supreme Traditional style) above all interior doorways & windows
- All trim work painted with 2 coats **Semi-Gloss** paint
- 1 Row of white 16" wire rack shelving in closets (4 rows in Linen closets)
- 3 Rows of white 16" Melamine shelving in Pantry's
- Birch handrails, spindles & newels around stair opening c/w bottom rail (as per plan)

## CABINETS & COUNTERTOPS

- Frameless kitchen & vanity cabinets, Maple flat panel doors, "Shaker" Style, c/w concealed hinges
- "Merrit"/beige colored melamine interior finish for all stained cabinets (except for painted cabinets, interior would be white)
- Soft-close doors and drawers
- Adjustable shelves in upper & lower cabinets
- Post-formed laminate kitchen & vanity countertops
- 3" crown moldings above kitchen cabinets
- Cabinet end panel at one end of refrigerator, when applicable
- Extended cabinet over refrigerator (24" deep)

## FLOORING

- Fiberfloor® 10 year & 15 year cushioned flooring in kitchen, dining room, bathrooms, and hallways (applied over Meranti plywood and glued)
- 12 mm floating floors in living room & bedrooms

## WARRANTY

- 1 year Latent Defect Warranty by Supreme Homes (Materials & Labour)
- 2 year Home Envelope Warranty by Lux Residential Warranty Program
- 8 year Major Structural Warranty by Lux Residential Warranty Program

NOTE: specifications may change without prior notice or obligation