



Build Better. Build Faster.

Modular Specifications Silverton, Oregon

Floors

Floor - engineered trusses and 2"x10" floor joists, 16" o.c.

Rim joist - 2"x10" double

Subfloor - 3/4" Cres-x, glued and fastened to floor joists

Walls

Exterior wall framing - 2"x6" #2 SPF wood

Interior wall framing - 2"x4" studs spaced on 16" centers

Wall sheathing - 7/16" OSB

Exterior wall insulation - R-21 fiberglass batts

Siding - cement lap

Soffit - cement perforated

Fascia - 8" white board

Windows - white vinyl Low-E

Air barrier house wrap

Doors

Front - 36"x80" door with peephole and deadbolt

Rear - 36"x80" door, deadbolt

Patio - 6' white vinyl (plan specific)

Roofs

6:12 pitch

9' flat ceiling first floor

8' flat ceiling second floor (except Cape Cod)

12/12 pitch Cape Cod model(s)

Eaves - 16" most models

Roof sheathing 19"/32" OSB

Snow/roof load - 25#

Roof underlayment - 15# rosin paper

Shingles - 30 year architectural

Ceiling insulation R-38 blown cellulose (except Cape Cod)

Engineered truss system

Interior walls

Ceiling - 5/8" drywall

Walls - 1/2" drywall

Corners - bullnose

Window returns - white case and trimmed

Paint - flat interior latex on walls with primer
Textured drywall throughout

Interior Details

Doors - white 6 panel

Door trim - 2 1/4" white

Door jams - 3/4" white

Baseboard - 3 1/4" white

Doorstops - installed

Handrail - hemlock

Stair treads - 1" particle board

Lockset - entry with deadbolt, passage & privacy

Hinges - 3 brushed nickel finish, mortised

Closets - white wire shelving

Pantry - white wood shelving

Lighting

Kitchen - recessed 6" can lights

Dining room - chandelier

Living/family rooms - switched outlet

Utility - 2-bulb fixture

Baths - cosmetic strip light above lavatory

Hall - 2 bulb fixture

Exterior - coach light at all doors

Bedrooms - 2 bulb fixture

Kitchen

Cabinets - Alder shaker

Sink - 2 bowl stainless steel

Faucet - stainless steel w/pullout sprayer

Countertops - high pressure laminate

Counter edge - ceramic tile

Backsplash - ceramic tile

Name brand appliances

Range

Range hood

Dishwasher

Refrigerator - 18 c.f.

Garbage disposal - optional 1/2 h.p.

Microwave - optional above range

Upgrade appliances also available

Baths

Tub/shower - 60" one-piece fiberglass
Shower - width varies by plan, one-piece fiberglass
Toilet - white, elongated bowl, 1.6 gallon
Sink - vitreous china oval basin with overflow
Sink faucets - single lever chrome finish
Master vanity - 36" high with drawer bank where possible
Other vanities - 30" high
Countertops - high pressure laminate
Counter edge - ceramic tile
Backsplash - ceramic tile
Vent fan
Tub and shower faucets - single lever chrome finish w/pressure balance valve
Tower bar and toilet paper holder - brushed nickel
Mirror - 1/4" plate, pencil edge

Heating

Furnace - optional per plan (gas or electric)
Heat registers - installed, w/flex duct

Plumbing

Water piping - pex

Waste water piping - ABS-stubbed through floor only
Water heater - 50 gallon electric (gas optional)
Hose bibs - optional
Shutoffs - main at water heater, one at each fixture
Ice maker - plumbing only

Electrical

Service panel - 200 amp
Switches - rocker style
Switches, outlets & wall plates - white - nail on boxes
Phone jacks - optional
GFIs - two exterior locations
Smoke detectors - included
Wiring - Romex with ground

Flooring

Hard covering - vinyl flooring in kitchen, baths and utility
Soft covering - 25 oz. Carpeting with 7/16".
Rebond 6 lb. pad in dining rooms, living room, family room and bedrooms
Entry - ceramic tile



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