



Homes with Heart
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GENERAL **STANDARD** SPECIFICATIONS

MODULAR HOME MODEL CSA A277

General Construction Details

2" x 10" - 2 x 12" Floor joists @16" o.c. (Floor Plan Specific)
LVL Structural Rim Joists
5/8" T&G Select plywood subfloor
2 x 6 Exterior walls 7/16" OSB sheathing
2 x 4 Interior walls
Engineered roof trusses
Insulation: to local BC Code
7/16" OSB roof sheathing
Snow Load: to local BC Code
Site Setup and Delivery Package
Drywalled Ceilings

Exterior Finishes

Vinyl siding, trims, fascia – colour TBD
Fiberglass laminate Roof Shingles (25 yr warranty)
Frost-free exterior faucet
Thermal DBL glazed vinyl windows with vinyl returns
GFI Exterior Outlet (1)
Decorative exterior light @ entrance(s)
36" Entrance door with 1/2 light
Additional 36" Entrance Door with 1/2 light (FPS)
6' Sliding Patio doors – Floor Plan Specific
Ventilated soffits
Continuous ridge venting/roof vents

Interior Finishing Details

½" Drywall and painted interior
Baseboards, doors, window mouldings (3")
Quality LED lighting throughout
Luxury vinyl plank flooring throughout
Subway tile backsplash 4" - Bathroom / Kitchen
Wardrobe closet with shelving
One or two panel interior doors (FPS)
Decora Receptacles & switches (white)
100-amp service
Rough-in 30" Electric Range
Rough-in for 30" Refrigerator
Rough-in for OTR Microwave
Rough-in for Washing Machine
Pendant lights over Island/Peninsula (FPS)

Kitchen & Bathroom(s)

Hood Fan or Over the Range Ducted and Wired
Vinyl wrap cabinet doors and drawers pkg (FPS)
Laminate countertops w/ solid surface edging
Soft-close cabinet hardware package
GFI outlets bathroom / kitchen
DBL stainless kitchen drop-in sink
Exhaust Fan – Bathroom(s)
Bathtub c/w standard hardware
Fire, CO, Propane Detector
40-Gal Hot Water Tank
Forced Air Furnace (Gas)
Gooseneck faucet and spray
Drop-in Bathroom sink w/ single handle faucet
One piece shower c/w chrome bar (FPS)
Toilet (s) Tall Boy

OPTIONAL UPGRADES MODULAR HOME

Interior Upgrades

9' ceilings / vaulted throughout (ln. ft.)

Ceiling Fans
Additional Lighting
Solar Tubes
Skylights 2 x 4
Solid wood cabinetry
Additional custom cabinetry
Full Height Backsplash - Kitchen
Quartz/Corian Countertops
Kitchen Peninsula or Island
Under Counter Valence w/ LED lighting
Appliance Packages
Hot Water On Demand
Smart Thermostat
Water Filtration System
Garburator
Powder Room ½ Bathroom
5' or 6' Tub & Shower Combo
Sliding Glass Shower Doors
Fully Tiled Shower or Tub Surround
Entertainment Centre w/Electric Fireplace
Under Bed Storage Drawers
King or Queen Kanga Bed
Bump Outs
Crown Mouldings (ln. ft.)

Exterior Upgrades

Steel Roof w/ Snow Dams
Cement Board Siding & Smart Board Trims
6' Sliding Glass Door
Garden Entry Doors
Entry Door w/Mini Blinds
Keyless Entry
Transom Windows
Additional Windows
Black Exterior Windows and Doors
Vinyl or Cement Board Skirting Package
Additional Access Hatches
Exterior Wall Mounted Light
GFI for Outdoor Lights
Air Conditioning or Heat Pump
Shed Style Roof for Future Deck

MORE CUSTOM ADDITIONS?

If you have something on your wish list that we don't have listed, just ask. We are known for our ability to customize and deliver amazing homes for our clients.