



# STANDARD SPECIFICATIONS PACKAGE

## Duplex Units

Key: T/O Through-out, O.H. Overhead, O.C. On Center  
www.modularoftexas.com

The turn-key Base price of your home includes the following amenities:

9.12.24

Appliances and Equipment		
Stainless Steel Appliances: 18 Cu Ft Refrigerator	Smoke Detectors per code	Water Shut off Each Fixture
Dishwasher	Exterior Frost-Free Faucet (2) (typically near exterior doors)	Exterior GFI Receptacle (2)
Smooth-top Range	Water Heater "Safety Guard" Drip Pan	Bathroom Exhaust Fans
	Wire & Vent for Dryer	A/C Disconnect
Programmable Thermostat	Plumb for Clothes Washer	Articulated Fiberglass Heat/Cool Ducts
Electric Up flow Furnace	Total Electric	Dedicated Freezer Receptacle where available
30 gal. Elec. Water Heater	200 Amp Main Electrical Panel	
Construction Features		
25 Year Asphalt Shingles	10" Eave Overhangs	Thermal Energy Code
3/12 (Nom.) Roof Pitch	Tape, Textured & Painted Walls T/O	Low E, Thermal Windows
2x4 Interior Walls	12/2 Wiring T/O	OSB Oriented Strand Board Floor Decking
2x6 Exterior Walls	30'4 (wide) 8'-6" Flat Ceilings 26'8"(wide) 8' Flat Ceilings	Insulation: R-19 Exterior Walls
2x8 #2 Floor Joists, 16" O.C.	Textured & Painted Ceilings	R-29 Floor, R-30 Ceiling
Kitchens and Baths		
Metal Faucets (All Baths & Kitchens)	Wood Cabinet Doors T/O	Elongated Commodes
Single-Lever Shower Faucet	Wood Stiles	China Commode Tanks
Wilsonart Laminate Countertops	O.H. Cabinets w/adjustable shelves	Glass Shower Door
Pre-form Counter-tops, w/one row backsplash & behind the kitchen range	Crown Molding (Kit. O. H. Cabinets)	60" Molded shower in primary and shower/tub combo in guest
Drawer over Door Cabinets (Kit.)	Metal Single-High Arch Faucet (Kit.)	1-Pc. Embossed Fiberglass Tub/Shower
Dual Steel Drawer Guides	"Anti-Scald" Faucet Protection	China Lavatory Sinks
Exterior Detailing		
50 yr. Fiber Cement Lap Siding	36" Residential Front Door	All Windows are Trimmed
Fiber Cement Fascia and Soffits	Exterior Lights (All Doors)	Exterior GFI (2) (Typically, near exterior doors)
Finishing and Trim		
Roll Vinyl Linoleum (Loose lay)	Utility Room Cabinet	Deluxe 2" Cove Molding T/O
25oz. FHA Plush Carpet (Bedrooms Only)	White Craftsman Style Passage Doors	3" Baseboards T/O
2" Blinds	Cased Window Openings	Tack Strip and 1/2" Re-Bond
Closets with Wood Shelves	Deluxe 2" Door Casings T/O	Midnight Pkg. Black Accents

**Engineered Foundation, Delivery, Set Up, All Finish-Out, Permanent Underpinning, Steps to Code and Air Conditioning Unit.**  
*Due to continuous improvements & supply chain demands, product specifications are subject to change without notice.*