



# STANDARD SPECIFICATIONS PACKAGE

## Residential, Ranch, CityScape & Signature Series

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: 3.14.24**

| Appliances and Equipment   |   |  |
|--|---|--|
| Stainless Steel Appliances:<br>25 Cu ft Side by side w/ice & water   | 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                                      |
| Microwave  | 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               |
| 50 gal. Elec. Water Heater   | 200 Amp Main Electrical Panel                                   | Ceiling Fans (Bedrooms and Living)                         |
| Construction Features  |   |  |
| 30 Year Architectural 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<br>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 (Island *Some color options_square edge.) | 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)<br>(Typically, near exterior doors)       |
| Gutters (white only)   |   |  |
| Finishing and Trim   |   |  |
| Roll Vinyl Linoleum (Loose lay)  | Utility Room Cabinet  | Deluxe 4" 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                                      | Brushed Nickel 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.*