

Excelsior Modular Home Specifications

Structural:

2"x10" floor joist 16" on center
Double 2"x10" rim joists (outside walls)
Double 2"x12" rim joists (marriage walls)
Ribbon bridging at mid-span of floor joists
R-19 rim joist insulation provided
23/32" OSB floor decking, 4'x8' tongue & groove
Additional 1/4" underlayment in tile areas
2"x6" wall studs, 16" on center, R-19 Insulation
A 32" door with enclosed stairwells
7/16" OSB sheathing (walls and roof)
Poly wind barrier full house wrap
8' flat ceilings throughout
5/8" spatter finish drywall ceiling
1/2" spatter finish drywall walls
Drywall bonded to the exterior walls & ceilings w/foam seal
R-44 blown roof insulation
Continuous vapor barrier, walls & ceiling
2"x4" roof trusses 24" on center, 40 lb. roof load
3/12 roof pitch
225#, 25 year warranty, 3-tab black shingles
22" roof overhang (eaves and gables)
"Roll Vent" continuous roof ridge cap.

Plumbing and Heating:

Basement plumbing vent
Return air grills, diffusers or registers w/boots installed
Furnace and ductwork by others
Copper water lines & ABS-DWV lines stubbed through floor
Water heater and plumbing by others
Plumbed, wired & vented for washer and 220V dryer
Shut off valves at toilet and all sinks
Stainless steel "plumbers" deep kitchen sink
Single lever faucet with spray hose in kitchen
White vitreous china bath lavatories w/pop-up
One-piece fiberglass shower (where shown)
60" one-piece fiberglass or glamour tubs (where shown)
Single lever anti-scald faucets in 60" tubs and showers
Single lever lavatory faucets

NOTE: All Homes Built to Meet or Exceed Uniform Dwelling and CABO Building Codes, F.H.A. Approved (Category III States) and Inspected by Third Party Inspection Agency, Unless Other Codes Specified by Builder/Dealer. It is Important to check on Local Plumbing and Electrical Codes

Exterior:

Horizontal vinyl lap siding with 50 year limited warranty
Vinyl soffit and fascia (white)
Philips vinyl windows with 3/4" insulated "LoE" glass, tilt out sash and double security locks on large windows
Six panel insulated/fire-rated steel front and rear doors with dead bolts (38" R.O.)

Interior:

"DiamondFlor" premium grade vinyl flooring in kitchens, baths and entry foyer
Wyndover carpet with 7# rebound pad per plan, professional tack-strip installation
Hardwood plank panel kitchen cabinet doors, drawer over door configuration, with finished base cabinet shelves
Quiet, side-mounted glides on cabinet drawers
Concealed, self-closing cabinet door hinges
Butler pantry in most kitchens, per plan
3" matching countertop backsplash in kitchens and baths
30" overhead kitchen cabinets
14" deep soffit in kitchen
Guest closet for front entrance
Hardwood interior door jambs and 2 1/4" casing
Hardwood base molding except in closets
Hardwood cove molding on kitchen overhead cabinets
Prairie oak vinyl interior doors
Prairie oak vinyl sliding wardrobe doors
Vinyl covered wire shelving in closets and linens
Framed bath mirrors w/strip lights over vanity

Electrical:

Recessed Ceiling Light at Front Door
Thermostat pull wire standard
200 AMP service panel provided for basement
GFCI Exterior outlet at front door and on opposite side
Two-bulb glass fixture in bedrooms, halls, utility, etc.
Chandelier dining room fixture
Recessed lights in kitchen ceiling above islands (w/flat ceilings).
Deluxe metal exterior lighting
Bedroom and dining room have supports for ceiling fans
Lighted power vent in each bathroom
One battery backup smoke detector in each bedroom, additional near bedrooms and one ship loose for stairwell
Two 3-way switches provided for stairwell
Filtered power range hood in kitchen

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