

BASELINE SPECIFICATIONS

IRC - International Residential Code

National Electrical Code

“State Adopted and Published Codes” as Required

Category III Approved for VA/FHA/FMHA

State Approved, Third Party Inspections and Approvals (PFS Corporation)

Continuous On-Line Quality Control Inspections

FLOOR SYSTEMS

- 24', 25' wide units - 16" OC 2 x 8 floor joists with solid wood bridging, double 2 x 8 S.P.F. perimeter joists glued and nailed under load bearing walls and double 2 x 8 S.Y.P. perimeter joists in each box under marriage wall.
- 26', 27'6" and 31'6" wide units - 16" OC 2 x 10 S.P.F. floor joists with solid wood bridging and double 2 x 10 S.P.F. perimeter joists glued and nailed under load bearing walls.
- ¾" Tongue and groove OSB subfloor glued and nailed.

EXTERIOR WALLS

- 2 x 6 S.P.F. studs, 16" OC exterior wall construction with a single bottom plate, double top plate for all load bearing walls including R-19 fiberglass insulation.
- Double 2 x 4 S.P.F. marriage wall, 16" OC.
- 7/16" OSB exterior wall sheathing.
- House Wrap

INTERIOR WALLS

- 2 x 4 S.P.F. studs, 24" OC interior wall partitions with a single bottom plate and a single top plate.
- ½" Drywall interior finished with two (2) coats of PRIMER PAINT.
- 8' Ceiling height.

ROOF AND CEILING

- 7/12 STD truss roof 24" OC.
- ½" OSB roof sheathing.
- 30 Year architectural shingles installed over roof paper underlayment and aluminum drip edge.
- Ice and Water Barrier - 3'.
- R-30 fiberglass ceiling insulation.
- Double 2 x 12 S.P.F. perimeter joists and 2 x 6 S.P.F. ceiling joists, 16" OC (1st story on two-story models).
- 5/8" Drywall ceiling.
- Shingle over rolled ridge vent.
- 10" Eave overhangs with aluminum fascia and vinyl vented soffit (24' and 25' wide have fixed eaves only, 27'6", and 31'6" wide have folding eaves).
- 1½" Gable overhangs with aluminum fascia.

CAUTION NOTE TO BUILDERS:

- Vinyl vented soffit needs room to expand, same as siding,
- Ridge flips are not shingled.
- Express Modular will install continuous overhangs in areas of on-site porch, garage or additions unless Builder requests they be omitted.

BASELINE SPECIFICATIONS (continued)

INTERIOR

- 25 Ounce Textured FHA approved carpet with 7/16" x 6 pound FHA approved re-bond pad.
- Vinyl floor covering installed in kitchen, baths and utility rooms.
- Six panel white hollow-core colonial doors, pre-hung on wood jambs with matching colonial moldings pre-finished white.
- 2¼" Colonial pine casing and 3¼" colonial pine base pre-finished white.
- Privacy lock sets on doors to baths and master bedroom in satin nickel, remainder are passage.
- Door stops.
- Vented pantry and closet shelves with clothes bar.

EXTERIOR

- Fiberglass insulated six-panel front door and fiberglass insulated rear door with half glass (with keyed alike satin nickel lock sets), or vinyl patio door (floor plan dictates).
- White vinyl tilt, single hung windows with stools and screens (Low E specs).
- Vinyl siding, available in double 4" or Dutch Lap (double 5") over 7/16" OSB exterior wall sheathing.
- Aluminum fascia and vented vinyl soffit.
- Exterior porch lights in brushed nickel.
- Front and rear door bells (2 locations).

PLUMBING

- Washerless faucets.
- Pex fresh water supply lines stubbed through floor.
- Shut-off valves on each fixture.
- Tub/shower valves with integral stops.
- PVC schedule 40 drain, waste and vent system.

ELECTRICAL

- Wired per National Electric Code.
- 200 AMP, 40 space main service panel box with main breaker, individual circuit breakers and cover.
- Two exterior weatherproof receptacles with G.F.I. protection (front and rear).
- G.F.I. protection on receptacles at kitchen countertop and at lavatories.
- White toggle switches and receptacles throughout.
- AC/DC smoke detectors - one per floor and one each bedroom.
- Ceiling lights in kitchen, dining room, hall, foyer, stairwells and above kitchen sink in brushed nickel.
- Fan/light combination and medicine cabinet light in all baths.
- 3 Way switch, wire and J-box for on-site basement light.
- Switch, wire and J-box for attic light (Attic Truss Only).
- STD location for thermostat wires will be on the living room marriage wall for 1st floor, and on hall wall for second floor unless called out otherwise by builder.
- 1 CO₂ Detector per floor.
- NEC Arc fault protection in bedroom locations.

BASELINE SPECIFICATIONS (continued)

HEATING

- Electric baseboard heat with individual wall mounted thermostats in each room - 90 degrees max (except 75 degrees in NY per code) or hot water baseboard heating elements (optional charge for hot water baseboard for second floor of two story units).
- Heat plant for hot water baseboard supplied by builder.

KITCHEN

- Merillat Essentials Cabinetry with matching toekick - Oak door in Milbridge recessed panel or Pemberton raised panel design.
- Laminate self-edge countertop with backsplash.
- 30" Vented range hood with light in white or biscuit.
- Double bowl 8" deep stainless steel sink with single-lever faucet assembly and sprayer.
- Crown molding over wall cabinets.
- Dishwasher hookup.

BATH

- 60" one piece fiberglass tub/shower combination.
- Fiberglass shower stall (floor plan dictates).
- Anti-scald valves in tubs and showers.
- Elongated 1.6 gallon low flow water closet.
- Vanity cabinets to match kitchen cabinets.
- Cultured marble swirl top with integral oval bowl and single lever faucet.
- Medicine cabinet with light.
- Combination fan/light ventilation unit.
- Towel bar and toilet paper holder.

ADDITIONAL BASELINE SPECIFICATIONS

Garage Specifications

EXTERIOR

- Header height is against the bottom of the top plate.
- Panelized garage walls are 10 1/2" taller than standard exterior walls.
- Trusses for panelized and on-site garages will require a parts carrier.

ELECTRICAL

- 1 overhead light.
- 1 receptacle on each interior wall (dedicated circuit).
- 1 receptacle above each garage door located 10' from front wall.
- Breaker Box, if located in garage, is mounted 16" below STD interior height.
- Receptacles are mounted 10" above STD interior height.
- Switches are mounted 16" below STD interior height.

MODEL SPECIFIC BASELINE SPECIFICATIONS

RAISED RANCH SPECIFICATIONS

(Additional specifications for raised ranches only.)

INTERIOR

- Four-way switch for foyer area.
- 2' electrical heat element or 3' hot water baseboard for landing (shipped loose).
- Carpet, pad and vinyl flooring shipped loose for on-site foyer installation. (Stair and landing package is optional. Stairs are designed with a basement height of 8' 1¼" from bottom of floor joists to finished concrete basement floor. Builder must notify Express Modular of any variation of dimension prior to on-line date. Stair scroll brackets are an additional charge if required.)

EXTERIOR

- No material for cantilever supplied by Express Modular, but may be optioned by builder at an additional cost.

SPLIT LEVEL SPECIFICATIONS

(Additional specifications for split levels only.)

INTERIOR

- Carpet and pad to match hall shipped loose for on-site installation (stair package is optional. Stair scroll brackets are an additional charge if required.)

EXTERIOR

- No material for cantilever supplied by Express Modular, but may be optioned by builder at an additional cost.

CAPE SPECIFICATIONS

(Additional specifications for capes only.)

INTERIOR

- Stairs to second floor with ship loose carpet and pad. Stair scroll brackets are an additional charge if required.
- Railing supplied and installed by builder or available as an option (not available with double wall openings).
- Close-off package is optional.
- Stub plumbing and electrical circuits to second floor are optional.
- Capes with proposed second floor layouts do not include any finish materials unless ordered by builder.

EXTERIOR

- Ship loose windows for attic gable ends are optional.

MODEL SPECIFIC BASELINE SPECIFICATIONS (continued)

CAPE SPECIFICATIONS (continued)

(Additional specifications for capes only.)

ROOF SYSTEM

- 12/12 Roof system 24" OC with 2 x 10 floor joists and 5/8" drywall ceiling on first floor.
- R-30 fiberglass ceiling insulation between first and second floor.
- 3/4" T and G OSB decking between kneewalls on second floor - full length of the home.

Note: Ridge flips are not shingled.

CONTEMPORARY SERIES SPECIFICATIONS

(Additional specifications for contemporaries only.)

INTERIOR

- Sloped (cathedral) ceilings per floor plan (Some states will require 91½" ceiling height).
- Models with true vaulted roof systems have insulation and paint only shipped loose for true vaulted area (No drywall supplied by Express Modular - drywall by others).

EXTERIOR

- Vinyl trapezoid windows per floor plan.
- Prow/Winged Gable Overhang per floor plan.

TWO STORY SPECIFICATIONS

(Additional specifications for two stories only.)

FIRST FLOOR CEILING

- Fiberglass insulation around exterior perimeter between ceiling and second floor.

EXTERIOR

- All second floor siding is shipped loose.

SECOND FLOOR - FLOOR SYSTEM

- 2 x 8 Floor joists, 16" OC (24' and 25' wide).
- 2 x 10 Floor joists, 16" OC (26', 27'6 and 31'6 wide).

MODEL SPECIFIC BASELINE SPECIFICATIONS (continued)

TWO STORY SPECIFICATIONS (continued)

(Additional specifications for two stories only.)

INTERIOR

- Double 2 x 4 marriage wall 16" OC.
- Stairs to second floor with ship loose carpet and pad. Stair scroll brackets are an additional charge if required.
- Railing supplied and installed by builder (or available as an option).

PLUMBING

- Plumbing stubbed to the second floor. All horizontal plumbing between floors to be completed by Express Modular. Connections between stories by builder (Material by Express Modular).
- Drywall left off to make plumbing connections (floor plan dictates). Necessary drywall will be shipped loose.