

Washington Modular Standard Features			
Exterior		Kitchen/Appliance/Utility	
Item	Description	Item	Description
Siding	Cempanel Vertical Grooved Cedar	Kitchen Sink	8" Stainless Steel Double Bowl
Siding Underlayment	7/16" OSB With Housewrap	Kitchen Faucet	Chateau Chrome Single Lever Moen Tip-Out
Trim	3-1/2" Cemtrim	Kitchen Sink Front	Tip-Out
Fascia	7.5" Cemtrim	Shut Off Valves	All Fixtures & Whole Home
Soffit	HardiSoffit Cedarmill	Range	Black GE Electric Range
Roofing	Owens Corning Supreme 25 Year Shingles	Range Ventilation	Black 30" Broan Range Hood
Roofing Underlayment	15LB Felt w/ Storm Shield Roofing Membrane	Refrigerator	Black 18cf Top & Bottom Cabinet
Windows	Vinyl Frame Low-E Dual Glazed .30 w/ Argon	Over Refrigerator	Cabinet
Front Door	36" Six Panel	Water Heater	Electric with Earthquake Bracing Sized Per Plan
Rear Door	36" Six Panel	Water Heater Access	Access Panel
Exterior Floor Decking	Cedar - per print	Utility Plumbing	Plumb for Washer Single Lever Gate Valves
Hose Bib	(2) Per Plan	Special Plumbing	Air Gaps, & Hammer Arrestors
Dormer	Dormer (s) per print	Gas Lines	Field Installed
Energy/Structural		Electrical	
Item	Description	Item	Description
Frame	Modular Disposable I-Beam Chassis	Mainpanel	200 Amp Electrical Service
Axles	Recycled	Switches	Rocker Type
Floor Joist	2x10 & 2x12 16" OC W/DBL Rim & Hangers	Light Bulbs	50% CFL Light Bulbs
Floor Decking	19/32 OSB Tongue & Groove	Entry Lights	Dedicated Exterior EE Lighting
Exterior Walls	2x6 16" OC / 90" Height W/Double Top Plates	Closet Lights	3 1/4" Fitter Cut Glass Walk-In Closets/Pantry
Interior Walls	16" OC W/Double Top Plates at Marriage Lines	Wall Light	N/A
Roof Trusses	16" OC	Dining Room Lights	5 Arm Chandelier Metro
Roof Pitch & Load	4/12 Roof Pitch 40#	Morning Room Lights	Single Bulb Chandelier per plan Metro
Eaves & Overhangs	12"	Kitchen Area Lights	(4) Recessed Can Lights
Ceiling	Vaulted	Kitchen Sink Light	Recessed Can Light
Insulation	R49-R21-R30 Batt Floor Insulation	Island or Bar Lighting	N/A
Heating	Electric Forced Air Furnace Size Per Plan	Utility & Hall Lights	Overhead Ceiling Light 2 Bulb Metro
Duct System	Shipped Loose Main Fiberglass Ducts	Bathroom Light	Bathroom Strip Lights Metro
Heat Registers	Perimeter Ducts w/ Toe-Kick Kitchen & Baths	Bedrooms Lights	Overhead Ceiling Light 2 Bulb Metro
Air Return	Ceiling Ducted Air Returns	Fan (Wire)	Optional
Cross Overs	Flex Duct Cross Overs	TV Jack (Plate with Conduit)	Optional
Ventilation	Timered Whole Home Exhaust Fan	Phone Jack (Plate with Conduit)	Optional
Air & Vapor Barrier	Sill Seal with Spray Vapor Barrier	Freezer (Wire)	Per Plan
Crawl Space Access	Per Print	Dryer Hookup	Wire 220V For Dryer
Attic Access	Per Print	GFCI Recept	(2) Exterior per plan Dedicated Circuits
		Safety	ARC Fault Breakers on BR's, Smoke & CO Detectors
Décor		Master Bath	
Item	Description	Item	Description
Window Coverings	N/A	Tub / Shower	60" 1pc Fiberglass Tub/Shower
Blinds	2" Fauxwood Blinds	Tub / Shower Faucet	Single Control Moen Diverter Anti-Scald
Carpet	New Day	Tub	Optional
Pad	5.5#, 7/16" Thick Rebond Carpet Pad	Lavy	China Sink With Overflow
Vinyl Flooring	Baths	Lavy Faucet	Moen Dual Handle Lavy Faucet
Tile Flooring	Kitchen, Utility, Entry	Toilet	Elongated Bowl
Laminate Flooring	Optional	Mirror	Trimmed Above Sink
Accent Paint	Kitchen, Dining, Master Bedroom, & Master Bath	Hardware	Satin Silver Towel Bar & Tissue Holder
		Drawers	Optional
Interior		Bath 2	
Item	Description	Item	Description
Drywall Finish	Textured & Painted Prism White	Tub / Shower	60" 1pc Fiberglass Tub/Shower
Drywall Corners	Rounded Throughout, Incl. Windows/Wood Sill	Tub / Shower Faucet	Single Control Moen Diverter Anti-Scald
Marriage Line Close-Up	Hidden Ridgebeam Tape & Textured	Lavy	China Sink With Overflow
Cabinets	Durabuilt with Adjustable Shelves	Lavy Faucet	Moen Dual Handle Lavy Faucet
Cabinet Doors	Seamless Alkootherm	Toilet	Elongated Bowl
Cabinet Pulls	Satin Silver Knobs	Mirror	Trimmed Above Sink
Countertops	Wilsonart Laminate	Hardware	Satin Silver Towel Bar & Tissue Holder
Counter Edge	Ceramic Tile		
Backsplash	8" Ceramic Tile	Other	
Interior Doors	White Raised Panel & Utility Door	Fresh Air Intake	Button Venting Per Plan
Interior Door Hardware	Satin Silver Lever Handles	Ventilation	Exhaust Fan Utility Room
Door Trim	#356 2 1/4" White Door Casing	Headers	Insulated To Meet WA Energy Code
Baseboards	#623 3 1/4" Baseboards Throughout	Drain Lines	2" or 3" Per Plan
Closet Shelving	Wood With Dowel Rod	VTR	3" Combine in Roof Per Plans
		Build To	
		2009 IRC	
		2008 NEC	
		2009 UPC	
		2009 WSEC	
		2009 IFGC	

Revised Date: 11-5-13

Due to our continuous improvement process standards may change without notice.

California Modular 5000 Series Standard Features

Exterior		Kitchen/Appliance/Utility	
Item	Description	Item	Description
Siding	Cempanel Vertical Grooved Cedar	Kitchen Sink	8" Stainless Steel Double Bowl
Siding Underlayment	7/16" OSB With Housewrap	Kitchen Faucet	Chateau Chrome Single Lever Moen
Trim	3-1/2" Cemtrim	Kitchen Sink Front	Tip-Out
Fascia	7.5" Cemtrim	Shut Off Valves	All Fixtures & Whole Home
Soffit	HardiSoffit Cedarmill	Range	Black GE Electric Range
Roofing	Owens Corning Supreme 25 Year Shingles	Range Ventilation	Black 30" Broan Range Hood
Roofing Underlayment	15LB Felt w/ Storm Shield Roofing Membrane	Refrigerator	Black 18cf Top & Bottom
Windows	Vinyl Frame Low-E Dual Glazed .30 w/ Argon	Over Refrigerator	Cabinet
Front Door	36" Six Panel	Water Heater	40 Gallon Electric with Earthquake Bracing
Rear Door	36" Six Panel	Water Heater Access	Access Panels-Per Print Interior/Exterior
Exterior Floor Decking	Cedar - per print	Utility Plumbing	Plumb for Washer Single Lever Gate Valves
Hose Bib	(2) Per Plan	Special Plumbing	Air Gaps, & Hammer Arrestors
Dormer	Dormer (s) per print	Gas Lines	Field Installed
Energy/Structural		Electrical	
Item	Description	Item	Description
Frame	Modular Disposable I-Beam Chassis	Mainpanel	200 Amp Electrical Service
Axles	All Brake Axles	Switches	Rocker Type & Dimmer Switches Per Plan
Floor Joist	2x10 & 2x12 16" OC W/DBL Rim & M/L Ledger	Light Bulbs	CFL Light Bulbs T/O
Floor Decking	19/32 OSB Tongue & Groove	Entry Lights	White Wall Mount Jelly Jar
Exterior Walls	2x6 16" OC / 90" Height W/Double Top Plates	Closet Lights	3 1/4" Fitter Cut Glass Walk-In Closets/Pantry
Interior Walls	16" OC W/Double Top Plates at Marriage Lines	Wall Light	(2) Sconce Lights Per Plan
Roof Trusses	16" OC	Dining Room Lights	5 Arm Chandelier Metro
Roof Pitch & Load	4/12 Roof Pitch 40#	Morning Room Lights	Single Bulb Chandelier per plan Metro
Eaves & Overhangs	12"	Kitchen Area Lights	(4) Recessed Can Lights
Ceiling	Vaulted	Kitchen Sink Light	Recessed Can Light
Insulation	R49-R21-R30 Batt Floor Insulation	Island or Bar Lighting	(2) Pendant Lights Over Island
Heating	Electric Forced Air Furnace Size Per Plan	Utility & Hall Lights	Overhead Ceiling Light 2 Bulb Metro
Duct System	Shipped Loose Main Fiberglass Ducts	Bathroom Light	Bathroom Strip Lights Metro
Heat Registers	Perimeter Ducts w/ Toe-Kick Kitchen & Baths	Bedrooms Lights	Overhead Ceiling Light 2 Bulb Metro
Air Return	Ceiling Ducted Air Returns	Fan (Wire)	Optional
Cross Overs	Flex Duct Cross Overs	TV Jack (Plate with Conduit)	Optional
Ventilation	Timered Whole Home Exhaust Fan	Phone Jack (Plate with Conduit)	(1) Phone Box w/Faceplate Conduit & Pull Wire
Air & Vapor Barrier	Sill Seal with Spray Vapor Barrier	Freezer (Wire)	Per Plan
Crawl Space Access	Per Print	Dryer Hookup	Wire 220V For Dryer
Attic Access	Per Print	GFCI Recept	(2) Exterior per plan Dedicated Circuits
		Safety	ARC Fault Breakers on BR's, Smoke & CO Detectors
Décor		Master Bath	
Item	Description	Item	Description
Window Coverings	N/A	Tub / Shower	60" 1pc Fiberglass Tub/Shower & Low Flow Head
Blinds	2" Plantation T/O	Tub / Shower Faucet	Single Control Moen Diverter Anti-Scald
Carpet	New Day 25 oz	Tub	Oval Liesure Tub (Per Plan)
Pad	5.5#, 7/16" Thick Rebond Carpet Pad	Lavy	Dual China Sink With Overflow
Vinyl Flooring	Baths	Lavy Faucet	Moen Dual Handle Lavy Faucet
Tile Flooring	Kitchen, Utility, Entry, Breakfast Room Per Plan	Toilet	Elongated Bowl Dual Flush Water Saver
Laminate Flooring	Optional	Mirror	Trimmed Above Sink
Accent Paint	Kitchen, Dining, Master Bedroom & Master Bath	Hardware	Satin Silver Towel Bar & Tissue Holder
		Drawers	Optional
Interior		Bath 2	
Item	Description	Item	Description
Drywall Finish	Textured & Painted Prism White	Tub / Shower	60" 1pc Fiberglass Tub/Shower & Low Flow Head
Drywall Corners	Rounded Throughout Incl. Windows w/Wood Sill	Tub / Shower Faucet	Single Control Moen Diverter Anti-Scald
Marriage Line Close-Up	Hidden Ridgebeam Tape & Textured	Lavy	China Sink With Overflow
Cabinets	Durabuilt with Adjustable Shelves	Lavy Faucet	Moen Dual Handle Lavy Faucet
Cabinet Doors	Seamless Alkotherm	Toilet	Elongated Bowl Dual Flush Water Saver
Cabinet Pulls	Satin Silver Knobs	Mirror	Trimmed Above Sink
Countertops	Wilsonart Laminate	Hardware	Satin Silver Towel Bar & Tissue Holder
Counter Edge	Ceramic Tile		
Backsplash	8" Ceramic Tile	Other	
Interior Doors	6-Panel	Ventilation	Humidistat on Bath Vent Fans
Interior Door Hardware	Satin Silver Tulip Knobs	Drain Lines	2" or 3" Per Plan
Door Trim	#356 2 1/4" White Door Casing	VTR	3" Combine in Roof Per Plans
Baseboards	#623 3 1/4" Baseboards Throughout		
Closet Shelving	Wood With Dowel Rod	Build To	
		2010 CRC Part 2.5	Note: Ductwork Shipped Loose - Builder can request installed ducting provided set crews prevent crushing during installation.
		2010 CPC Part 5	
		2010 CEIL Part 3	
		2010 CENC Part 6	
		Title 24	
		CAL GREEN	

Revised Date: 10-1-13

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Idaho Modular Standard Features 5000

Exterior		Kitchen/Appliance/Utility	
Item	Description	Item	Description
Siding	Cempanel Vertical Grooved Cedar	Kitchen Sink	7" Stainless Steel Double Bowl
Siding Underlayment	7/16" OSB With Housewrap	Kitchen Faucet	Chateau Chrome Single Lever Moen
Trim	3-1/2" Cemtrim	Kitchen Sink Front	Fixed Drawer Front
Fascia	7.5" Cemtrim	Shut Off Valves	All Fixtures & Whole Home
Soffit	HardiSoffit Cedarmill	Range	Black JBSO3 Electric Range
Roofing	Owens Corning 30 Year Dimensional Shingles	Range Ventilation	Black GE Electric Range
Roofing Underlayment	15LB Felt w/ Storm Shield Roofing Membrane	Refrigerator	Black GTS18DBS 18cf
Windows	Vinyl Frame Low-E Dual Glazed .30 w/ Argon	Over Refrigerator	Black 18cf Top & Bottom
Front Door	36" Six Panel	Water Heater	40 Gallon Electric with Earthquake Bracing
Rear Door	36" Six Panel	Water Heater Access	Access Panel
Exterior Floor Decking	Cedar - per print	Utility Plumbing	Plumb for Washer Single Lever Gate Valves
Hose Bib	(2) Per Plan	Special Plumbing	Air Gaps, & Hammer Arrestors
Dormer	Dormer (s) per print	Gas Lines	Field Installed
Energy/Structural		Electrical	
Item	Description	Item	Description
Frame	Modular Disposable I-Beam Chassis	Mainpanel	200 Amp Electrical Service
Axles	All Brake Axles	Switches	Rocker Type
Floor Joist	2x10 & 2x12 16" OC W/DBL Rim & Hangers	Light Bulbs	Incandescent 60w
Floor Decking	19/32 OSB Tongue & Groove	Entry Lights	White Wall Mount Jelly Jar
Exterior Walls	2x6 16" OC / 90" Height W/Double Top Plates	Closet Lights	3 1/4" Fitter Cut Glass Walk-In Closets/Pantry
Interior Walls	16" OC W/Double Top Plates at Marriage Lines	Wall Light	Sconce Lights Per Print
Roof Trusses	24" OC	Dining Room Lights	5 Arm Chandelier Metro
Roof Pitch & Load	4/12 Roof Pitch 30#	Morning Room Lights	Single Bulb Chandelier per plan Metro
Eaves & Overhangs	12"	Kitchen Area Lights	(4) Recessed Can Lights
Ceiling	Vaulted	Kitchen Sink Light	Recessed Can Light
Insulation	R49-R21- R30 Batt Floor Insulation	Island or Bar Lighting	Pendant Lights Per Print
Heating	Electric Forced Air Furnace Size Per Plan	Utility & Hall Lights	Overhead Ceiling Light 2 Bulb Metro
Duct System	Shipped Loose Main Fiberglass Ducts	Bathroom Light	Bathroom Strip Lights Metro
Heat Registers	Perimeter Ducts w/ Toe-Kick Kitchen & Baths	Bedrooms Lights	Overhead Ceiling Light 2 Bulb Metro
Air Return	Ceiling Ducted Air Returns	Fan (Wire)	Optional
Cross Overs	Flex Duct Cross Overs	TV Jack (Plate with Conduit)	Optional
Ventilation	Timered Whole Home Exhaust Fan	Phone Jack (Plate with Conduit)	Optional
Air & Vapor Barrier	Sill Seal with Spray Vapor Barrier	Freezer (Wire)	Per Plan
Crawl Space Access	Per Print	Dryer Hookup	Wire 220V For Dryer
Attic Access	Per Print	GFCI Recept	(2) Exterior per plan Dedicated Circuits
		Safety	ARC Fault Breakers on BR's, Smoke & CO Detectors
Décor		Master Bath	
Item	Description	Item	Description
Window Coverings	N/A	Tub / Shower	60" 1pc Fiberglass Tub/Shower & Low Flow Head
Blinds	2" Plantation Blinds T/O	Tub / Shower Faucet	Single Control Moen Diverter Anti-Scald
Carpet	New Day	Tub	Optional
Pad	5.5#, 7/16" Thick Rebond Carpet Pad	Lavy	China Sink With Overflow
Vinyl Flooring	Baths	Lavy Faucet	Moen Dual Handle Lavy Faucet
Tile Flooring	Kitchen, Utility, Entry	Toilet	Elongated Bowl Dual Flush Water Saver
Laminate Flooring	Optional	Mirror	Trimmed Above Sink
Accent Paint	Optional	Hardware	Satin Silver Towel Bar & Tissue Holder
		Drawers	Optional
Interior		Bath 2	
Item	Description	Item	Description
Drywall Finish	Textured & Painted Prism White	Tub / Shower	60" 1pc Fiberglass Tub/Shower & Low Flow Head
Drywall Corners	Rounded Living Areas	Tub / Shower Faucet	Single Control Moen Diverter Anti-Scald
Marriage Line Close-Up	Hidden Ridgebeam Tape & Textured	Lavy	China Sink With Overflow
Cabinets	Durabuilt with Adjustable Shelves	Lavy Faucet	Moen Dual Handle Lavy Faucet
Cabinet Doors	Seamless Alkootherm	Toilet	Elongated Bowl Dual Flush Water Saver
Cabinet Pulls	Satin Silver Knobs	Mirror	Trimmed Above Sink
Countertops	Wilsonart Laminate	Hardware	Satin Silver Towel Bar & Tissue Holder
Counter Edge	Ceramic Tile		
Backsplash	8" Ceramic Tile	Other	
Interior Doors	White Raised Panel	Drain Lines	2" or 3" Per Plan
Interior Door Hardware	Satin Silver Tulip Knobs	VTR	3" Combine in Roof Per Plans
Door Trim	#356 2 1/4" White Door Casing		
Baseboards	#623 3 1/4" Baseboards Throughtout		
Closet Shelving	Wood With Dowel Rod		
		Build To	
		2006 IRC	
		2008 NEC	
		2006 UPC	
		2003 IECC	

Revised Date: 7-30-14

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