

# **Kintner Modular Homes, Inc.**

## **Cape & Chalet Style Homes - Standard House Specifications**

### **FLOOR SYSTEM**

- 2x10 SPF Lower Floor Joists @ 16" o.c. with Solid Bridging and Double 2x10 front & rear perimeter
- 19/32" T&G floor decking, glued & stapled
- 3" average closed cell spray foam at basement perimeter

### **WALLS & CEILING**

- 2x6 Exterior walls @ 16" o.c. with single bottom & double top plate
- 7/16" OSB exterior wall sheathing
- R-21 Exterior faced fiberglass insulation
- **Tyvek** Air wrap on exterior walls
- Double 2x3 marriage walls
- 7/16" OSB structural sheathing on marriage walls
- 2x4 Interior walls, 24" o.c.
- Lapolla 4G closed cell spray foam insulation on ceiling & gable end walls
- 1/2" Finished drywall on interior walls
- 8' Ceiling height
- 5/8" Finished drywall on ceiling
- Primed white ceilings and walls (one coat)
- Insulated attic access panel

### **ROOF**

- 5/12 Roof pitch
- 5/8" OSB roof sheathing
- 30 yr. Fiberglass Dimensional Roof Shingles with Synthetic Roof Underlayment
- Shingle over ridge vent
- 16" Gable and flipped sidewall overhang (27'7" wide)
- 11" Gable and fixed eave overhang (if not listed above)

### **INTERIOR**

- FHA plush carpet with pad
- Laminate Vinyl Plank (LVP) Flooring in Kitchen, Dining Room, Utility & Foyer
- Vented closet shelves with clothes bar
- White colonial 6 panel hollowcore doors with matching trim
- Lever locksets (privacy in master BR and all baths, passage on all other interior doors)

### **EXTERIOR**

- 2-Lite fiberglass front & rear door (Energy Star Rated)
- Andersen 400 series sliding patio door with white hardware, per floor plan
- Silverline, double hung, tilt-in windows, Low-E, full screens
- CertainTeed/Mainstreet vinyl siding (4/4 or shiplap)
- White aluminum fascia & vinyl vented soffit
- Seamless aluminum gutters with downspouts to grade (ground level)
- Louvered shutters on front of home only

### **BATHROOM**

- 60" One-piece fiberglass tub/shower combination
- Anti-scald valves on tubs & shower
- Elongated Comfort-Height Water-Saver Toilet - 16-3/4" High
- **Aristokraft** Oakland Oak vanity cabinet with knobs/pulls
- Laminate top with set-in porcelain bowl w/ chrome dual control faucet w/ high arch spout
- White beveled mirror medicine cabinet with light bar
  - 18x26 medicine cabinet over vanities through 48"
  - 36" Tri-door medicine cabinet over single vanities over 48"
  - (2) 18x26 medicine cabinet over double bowl vanities
- **Panasonic WhisperGreen** continuous run bath exhaust fan in main hall bath
- Combination fan/light ventilation unit in all other baths
- Towel bar & toilet paper holder

### **KITCHEN**

- **Aristokraft** Oakland Oak cabinets with knobs/pulls
- Refrigerator cabinet
- Open soffit over kitchen cabinets
- Formica countertop with square edge and 3" backsplash
- Range hood (white or almond) or wire & prep for RECIRCULATING space saver microwave
- 8" Stainless-steel double-bowl kitchen sink w/ chrome single-handle pull down faucet

### **PLUMBING**

- PEX water inlet mains
- PVC drain, waste and vent lines
- Water shut-off valves throughout
- Energy Saver 50 gallon electric water heater (optional with hot water baseboard heat)
- Plumb and wire for dishwasher
- Plumb for clothes washer on 1st floor
- Dryer box
- Radon vent with wire & junction for future radon fan
- 2" Conduit to attic for future use
- Ice maker hookup
- Soffit vents for all bathroom fans
- Water filter
- (2) Exterior faucets
- Vent range hood to exterior (when not on exterior wall)

### **ELECTRICAL**

- Wiring per National Electric Code
- Square D QO 200 amp main service panel w/ 54 circuit panel box
- Arc Fault/GCFI combo breakers in kitchen, baths, washer & refrigerator
- Exterior weatherproof GFI protected circuit (front and rear)
- Exterior weatherproof GFI protected circuit (front and rear)
- Smoke & carbon monoxide detectors to meet code
- Wire for electric range (220 amp) or gas range (110 amp)
- Wire for electric or gas clothes dryer
- 8" Ceiling lights - wire & double switch for Buyers future ceiling fans in living room, family room and all bedrooms
- Dining room chandelier
- Wire and switch for light at attic access
- Doorbell at front door
- (3) Phone jacks (living room, kitchen and master bedroom)
- (2) TV jacks (living room and master bedroom)
- White Coach light at front and rear exterior doors
- Wire and switch for lights in basement

### **HEATING**

- Electric baseboard heating elements and toe kick heater in kitchen with wall-mounted programmable thermostats *OR*
- Hot water baseboard heating elements stubbed thru floor (boiler not incl.)

# **Kintner Modular Homes, Inc.**

## **Cape & Chalet Style Homes - Standard House Specifications**

### **CHALET FEATURES (Unfinished Bonus Room)**

- 12/12 Roof pitch
- Double 2x4 marriage walls
- Future 2nd floor plumbing lines, heat & electric circuits
- 7'6" Ceiling height on 2nd floor (23'9" wide)
- 8' Ceiling height on 2nd floor (26'1", 27'7", 31'1" wide)
- Agency rated T&G decking for 2nd floor
- Lapolla 4G closed cell spray foam insulation on ceiling & gable end walls
- R-51 Fiberglass behind kneewall
- Stained oak wood stair railing
- Stairs to 2nd floor with carpet & pad
- 30" Insulated passage door
- Prow extended over sliding glass doors
- Glass panels over sliding glass doors
- (1) Cape Gable End Windows: **Silverline** Series Window; double hung, tilt-in, Low-E, full screen
- Stained oak loft railing
- Finished vaulted ceiling
- Partition wall to bonus area with insulated door
- Does NOT include shutters

### **EXCLUSIVE VAULT CEILING FEATURES**

- 7/12 Roof pitch @ 24" o.c. \*
- Finished vaulted ceiling
- Lapolla 4G closed cell spray foam insulation on ceiling & gable end walls

### **EXCLUSIVE CAPE FEATURES**

- (2) Cape Gable End Windows: **Silverline** Series Window; double hung, tilt-in, Low-E, full screen
- (2) 5' dog house dormers

### **CHATEAU VILLA CAPE CHALET FEATURES (Unfinished bonus room area on 2nd floor)**

*The following features in addition to the above listed items for capes:*

- Lapolla 4G closed cell spray foam insulation on ceiling & gable end walls
- Prow extended over sliding glass doors
- Glass panels over sliding glass doors
- (1) Cape Gable End Windows: **Silverline** Series Window; double hung, tilt-in, Low-E, full screen
- Stained oak loft railing
- Finished vaulted ceiling
- Partition wall to bonus area with insulated door
- Does NOT include shutters

### **SPECS FOR 31'1" WIDE HOMES ONLY**

- 2x12 SPF Lower Floor Joists with Solid Bridging and Double 2x12 Front & Rear Perimeter
- 23/32" T&G floor decking, glued & stapled
- 7/12 Roof pitch @ 24" o.c.
- 16" Gable and flipped sidewall overhang