

Kintner Modular Homes, Inc.

Ranch 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
- 2x4 Interior walls, 24" o.c.
- Double 2x3 marriage walls
- 7/16" OSB structural sheathing on marriage walls
- R-44 Cellulose ceiling insulation
- 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
- 20 Amp Breakers with 12/2 wire at all outlets
- 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 included)

Kintner Modular Homes, Inc.
Ranch Style Homes - Standard House Specifications

EXCLUSIVE RAISED RANCH FEATURES

- (2) White exterior lights at front door
- Stairwell package:
 - Vinyl floor at entryway
 - Wall/floor heater
 - Entry lighting
 - Stained oak railing or half wall
 - White colonial 6 panel hollowcore at basement

CHATEAU VILLA SERIES FEATURES (Ranches)

- Prow extended over sliding glass doors
- Glass panels over sliding glass doors
- Cathedral ceilings in designated areas (requires open soffit in kitchen)

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

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

EXCLUSIVE STORAGE TRUSS FEATURES

- 1" Spray foam with R26 cellulose insulation under decking
- Lapolla 4G closed cell spray foam insulation on ceiling & gable end walls
- 19/32" T&G floor decking
- 8' Floor area for 5/12 pitch 26'1" & 27'7" wides & 7/12 pitch 23'9" wide
- 14' Floor area for 7/12 pitch 26'1" & 27'7" wides
- 17' Floor area for 7/12 pitch 31'1" wide