



Custom Modular Direct

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Standard Florida Specifications

Floor Systems

- Floor joist- 2x10 at 16" O.C. with 2 x 10 double perimeter band (24' – 28' wide modules)
- Floor joist- 2x10 at 12" O.C. with 2 x 10 double perimeter band (32' wide modules)
- 3/4" tongue and groove O.S.B. sub-floor glued and nailed decking
- All floors constructed with solid wood bridging

Walls

- 2x6 – 16" O.C. exterior wall construction with R-19 fiberglass insulation
- 2x4 – 16" O.C. interior partition walls
- 2x4 marriage wall 16" O.C. with structural sheathing
- 7/16" O.S.B. exterior wall sheathing
- Smooth finish interior walls with 2 coats of primer applied
- Solid headers with O.S.B. reinforcement between studs

Note: Local codes in some areas may require shear wall compliance. Please query us for pricing.

Roof and Ceiling

- 7/12 hinged High Wind (up to 120 mph) rafter roof system at 16" O.C. (gable end walls and porches to match roof spacing)
Note: Certain Florida jurisdictions may require higher wind rafters. Please contact your Project Manager or local permits office to verify required rating.
- 7/16" O.S.B. roof sheathing
- 15# Underlayment with self-sealing 30 year warranty Owens Corning architectural shingles
- R-30 Fiberglass ceiling insulation
- ½" High-density drywall on ceilings with smooth finish
- 8' ceiling height; 9' ceilings are available. 10' ceilings for 1st floor available in most areas.
- Shingle over rolled ridge venting
- 12" Eave overhangs with 6" aluminum fascia and vinyl vented soffit
- 12" Gable overhangs with 6" soffit and fascia

Cape Cods

- 12/12 Roof system 16" O.C. with hinged High Wind (up to 120 mph) rafter roof system
- R-30 Fiberglass ceiling insulation between first and second floor, if second floor unfinished
- 5/8" O.S.B. floor decking between kneewalls on second floor
- 2 Gable end windows (shipped loose)
- Roughed-in plumbing and electrical to second floor for future use
- Close-off package, which includes one 30" door, trim, studs, and drywall (shipped loose)
- Stairs to second floor installed -carpet grade (railing optional) *Other stair tread/risers available

Two Stories- First floor ceiling

- 2x6 Ceiling joists 16" O.C. with double 2X10 perimeter band
- Fiberglass insulation around exterior perimeter between ceiling and second floor – 2' back from the perimeter
- 2856 windows throughout first floor (except kitchen and bath)
- 2852 windows throughout second floor (except bath)
- All second story siding shipped loose
- Stairs to second floor installed- carpet grade (railing optional) *Other stair tread/risers available
- Plumbing and electrical chase included

Interior

- Interior white colonial six panel hollow core doors with 3 mortised hinges
- Colonial trim (2 ¼" doors and windows) – (3" base) pre-finished white. Light or medium stain available
- Lever style polished brass lock sets
- White, open mesh wire closet shelving
- Wood jambs and colonial moldings at all openings including bi-fold and bypass door openings
- High quality paint for easy touch-up (2 prime coats only)
- Bright brass passage and privacy interior door knobs and hinges

Our Homes Are Offered With A 2-10 Residential Warranty Program

*Subject to change without notice

**Specifications may be changed to suit your requirements

Form #7888CBSFLA07

Exterior

- Therma-Tru Smooth Star fiberglass 6 panel front door with viewer, knocker, and deadbolt
- Therma-Tru Smooth Star fiberglass 9-lite rear door or 6' vinyl patio door in rear as plan dictates
Note: Exterior Doors can outswing for high wind areas.
- Certaineed Mainstreet Premium Grade vinyl siding over 7/16" O.S.B. exterior wall sheathing with white J-channel and undersill. (If terratone windows, all trim will match siding.) Double 4 and German Lap all standard
- Front and rear door chimes (2 locations)
- Raised panel shutters included on front (shutters optional on contemporary designs)
- Silver Line 3000/3900 (by Andersen) Double Hung trimmed vinyl tilt-sash windows with sills and screens (LoE² glass). Grilles are standard. **Meets or exceeds Energy Star compliance for all zones.**
- House wrap

Plumbing

- Single Lever Kohler faucets
- Copper water lines where required by code (no lead solder)
- Shut-off valves on each fixture
- PVC drain, waste, and vent system
- Connection for washer and dryer as plan dictates, where applicable
- All washer hookups to have overflow pan

Electrical

- 200 AMP main service panel box with 40 breaker capacity
- Two exterior weatherproof receptacles with ground fault interrupter
- GFI protection on receptacles at kitchen and bath sink(s)
- AC/DC smoke detectors – per code
- Ceiling lights in kitchen, bath, hall, foyer, and stairwells *Note- prep only for open foyer and dining room light fixtures
- Silent decorator rocker switches
- 220V Range outlet wired to panel box
- Two telephone jacks- CAT5
- Dryer Receptacle, per plan
- Energy gaskets on all outlets and switch boxes located on exterior walls
- Two RG6 TV jacks
- Switched bedroom receptacle
- Additional 2" electrical conduit for future expansion
- Seagull lighting package

Heating

- To be completed on site by Owner/Builder

Kitchen

- Quality Merillat Seneca Ridge Oak, raised panel, arched cabinets with roll out base shelves (except sink base) in 4 finish choices OR Merillat White Bay II
- Beveled edge high pressure laminate countertop with backsplash.
- Deep 8" stainless steel sink with single lever faucet and spray. Single bowl available.
- Dishwasher- G.E., Potscrubber GSD 2200 installed
- Crown moulding at open soffit
- 30" color coordinated range hood
- Wire and plug for your on-site electric range
- Plumb and box for on-site icemaker

Bath

- LASCO brand 60" one-piece fiberglass tub/shower combination
- One piece fiberglass showers (floor plan dictates) with tempered glass doors, chrome
- Anti-scald valves in tubs and showers
- Elongated 1.6 gallon low flow water closet
- Vanity cabinets to match kitchen cabinets
- Kerrico cultured marble top with oval bowl with single lever faucet
- Combination fan/light ventilation unit
- Plate glass mirrors with decorative lights and side recessed medicine cabinet as plan allows
- Single lever faucets throughout
- Towel bar and toilet paper holder installed

Insulation

- Ceiling- R-30 with vapor barrier- Exterior walls- R-19 fiberglass

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