



Custom Modular Direct
3346 Kump Station Rd. • Taneytown, MD 21787
(800) 310-5161 • fax: (410) 346-7796
www.modulardirect.com

Timber Ridge Upgraded Specifications

*Note: all options included in this model are available on any home we design

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

Roof and Ceiling

- 12/12 Roof system 16" O.C. with hinged rafter roof system
- 7/16" O.S.B. roof sheathing
- 15# Underlayment with self-sealing Owens Corning 50 yr. architectural shingles (option/upgrade)
- 1/2" High-density drywall on ceilings with smooth finish
- 8' ceiling height; 9' ceilings are available, 10' also available in most areas per D.O.T. approval
- Shingle over rolled ridge venting
- 12" Eave overhangs with 6" aluminum fascia and vinyl vented soffit
- 12" Gable overhangs with 6" soffit and fascia
- 5/8" O.S.B. floor decking between kneewalls on second floor
- Roughed-in plumbing and electrical to second floor for future use

Interior

- 9' Ceilings (option/upgrade)
- 2 panel plank Craftmaster Corvado doors (option/upgrade)
- Master closet mirror door (option/upgrade)
- Trim: (option/upgrade)
 - 5 1/4" base
 - 3 1/4" casing around doors and windows
 - 4 5/8" prefinished crown moulding
 - Prefinished dentil moulding (study)
 - 5 1/4" prefinished crown (study)
- Rosettes as trim detail (front door and french door at study) (option/upgrade)
- Lever style polished brass or brushed nickel 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 or brushed nickel passage and privacy interior door knobs and hinges
- 42" stairs w/ oak treads & pine risers (option/upgrade)
- Trey ceiling- single tier (master bedroom and dining room) (option/upgrade)
- Nashborough style arched doorways w/ 8" interior columns (option/upgrade)
- Martin 400 DVB gas fireplace (option/upgrade)



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Exterior

- Therma-Tru Classic Craft American Style Collection front door and matching sidelights (model # CCA31) (option/upgrade)
- Craftmaster Corvado fire door (option/upgrade)
- Certainteed Cedarboards DBL6" rough cedar clapboard (option/upgrade)
- Certainteed Northwoods 10" random hand-split siding (option/upgrade)
- Soffit and roof trim to match siding (option/upgrade)
- 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
- Velux 21" X 46" operable skylight (option/upgrade)
- Suntunnel- located in Bath #5 (option/upgrade)

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
- 2" future vent for all basement models
- Connection for washer and dryer as plan dictates, where applicable
- All washer hookups to have overflow pan

Electrical

- 400 AMP main service panel box (option/upgrade)
- Recessed Lighting (option/upgrade)
- Pull Wires for "Smart Home" controls (option/upgrade)
- Dimmer switches- selected areas (option/upgrade)
- Wall sconces- selected areas (option/upgrade)
- Box & Blocking for fan/light (option/upgrade)
- Under counter lighting in kitchen (option/upgrade)
- 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
- 2 CAT5 phone jack wiring throughout
- 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
- Floodlight wiring & switch (for onsite fixture) (option/upgrade)

HVAC

- Hi/Lo returns in each room (option/upgrade)



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Kitchen

- Merillat Seneca Ridge Maple Cabinetry in Sable Stain w/ specialty cabinets and accessories per design (option/upgrade)
- 42" wall cabinets (option/upgrade)
- 3 ½" crown at bulkhead area (option/upgrade)
- Granite countertop and custom sink/faucet (option/upgrade)
- Deep 8" stainless steel sink with single lever faucet and spray. Single bowl available.
- Crown moulding at open soffit
- 30" range hood & 30" range hood frieze (option/upgrade)
- Wire and plug for your on-site electric range
- Plumb and box for on-site icemaker

Bathroom #1

- LaBelle Cherry Glaze vanity base in Spiced Cognac (option/upgrade)
- Granite style cultured marble vanity top in English Brown (option/upgrade)
- Kohler Devonshire faucet (option/upgrade)

Bathroom #2

- Seneca Ridge Maple in Sable (option/upgrade)
- Granite style vanity tops in Sand (option/upgrade)
- Alana 1 whirlpool (option/upgrade)
- High moisture can light (option/upgrade)
- Custom, on-site shower (option/upgrade)
- Heat lamp with timer (option/upgrade)
- Additional shower head and recessed shower alcove (option/upgrade)
- 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

- Exterior walls- R-19 fiberglass
- R-30 Fiberglass ceiling insulation between 1st and 2nd floor. (R-38 required on site in 2nd floor ceiling to meet Energy Star requirements.)

Square Footage

Finished square footage: 2032*

Square footage with garage: 2675*

Pricing

Modular package with standard specs: \$168,300.00

Modular package with upgrades shown: \$202,508.00

*Second floor adds 1784 square feet – to be finished on site by builder.

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

**Specifications may be changed to suit your requirements