

SYMPHONY

Modular Homes – Two Storey STANDARD FEATURES & SPECIFICATIONS

GENERAL CONSTRUCTION

- Maintenance free vinyl lap siding
- Architectural asphalt shingle roof (limited lifetime warranty)
- Metal fascia
- Full coverage shingle underlayment
- 7/16" roof sheathing
- Engineered 8/12 pitch roof with 18" perimeter vented eaves
- Textured gyproc ceiling (Spantex)
- Primed and painted drywall throughout
- 8' ceilings, flat ceiling throughout
- Exterior walls built 2"x6" and strengthened with 3/8" OSB sheathing on inside and outside of wall
- 2"x4" Interior walls
- 5/8" T & G OSB floor decking throughout, (glued & screwed)
- Engineered floor trusses @ 19.2" O.C. with integral large span beams (no need for additional beam in basement or crawl space)
- Main floor heat ducts and supply/drainage plumbing installed in floor system
- Stairs to second floor, (railing not included)
- 36" Decorative insulated entry doors with dead bolt and peephole
- Coach lights and door chimes at all exterior entrances
- Maintenance Residential Low E Argon Filled (R-5) PVC vinyl windows
- PVC windows c/w vinyl sills, screens and security locks
- Shutters on all curbside windows
- Electric smoke detector(s) main floor & secondary (if applicable) and basement prewired for detector
- Exterior GFI electrical outlet and frost free water tap
- Insulation meets zone requirements as per 9.36 Energy Code
- All others: Walls R-20 & Ceiling R-40 (min)
- 2"x 4" mating wall fully sheathed for strength in shipping

TASTEFUL INTERIORS

- Plush Saxony carpet in Living Room, Great Room, Gathering Room, Formal Dining Room, Hall, Den and all bedrooms, including closets

- Quality cushioned linoleum flooring in all other areas
- Painted white moulding throughout home
- Designer glass light fixtures
- Clermont interior passage doors

BRIGHT, BEAUTIFUL KITCHENS

- Large 46" x 36" window in kitchen
- Deluxe tile backsplash
- Laminate counter tops with hardwood edge
- Exterior vented range hood with light
- Double stainless steel sink
- Built in soap tray
- Doweled modular cabinetry with adjustable shelves w/crown moulding
- Three distinctive colours of cabinet doors to choose from with matching moulding & trim colour

SPACIOUS BATHS

- Obscure bath windows in most models
- One-piece quality fiberglass oval tub and shower units in ensuite (Most models)
- Curved Shower rods in all tubs
- Expansive vanity mirrors with theatrical light above
- 36" vanity height in ensuite
- Deluxe tile backsplash
- GFI receptacle
- Power bath fan(s)
- Single lever pressure balanced faucet on tub/shower units

UTILITY SERVICES

- 100 amp electrical panel located in basement
- Smoke detectors in bedrooms
- Arc Fault protection in public areas of home
- Wired, plumbed and vented for washer and dryer
- Wood shelf above washer and dryer
- Primary exhaust fan c/w dehumidistat & switch
- Rough in for Radon Gas
- Dedicated receptacle in "Freezer Area" where applicable
- Decora Switches
- Communication outlet (2)