



MULTI-SECTION HOMES



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CANADIAN BUILT
SINCE 1970

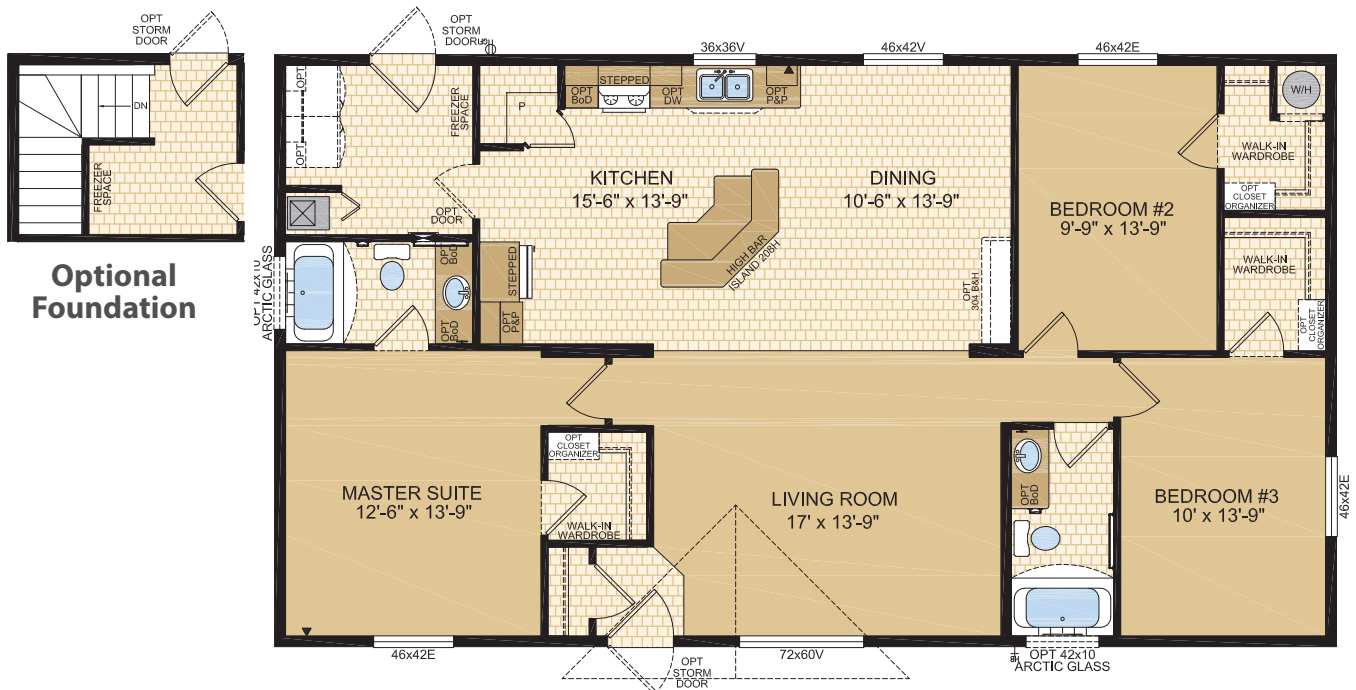
MODULINE.CA

BRIGHTON
Model 30302

3 Beds | 2 Baths
29' x 52' ~ 1,508 sq. ft.



Options shown in image: 9 Lite Front Door, Painted Smartboard Window Trim, Shakes, Stacked Stone Corners, Painted Cement Board Siding, Bathroom Arctic Glass Windows, Cyrene Columns.



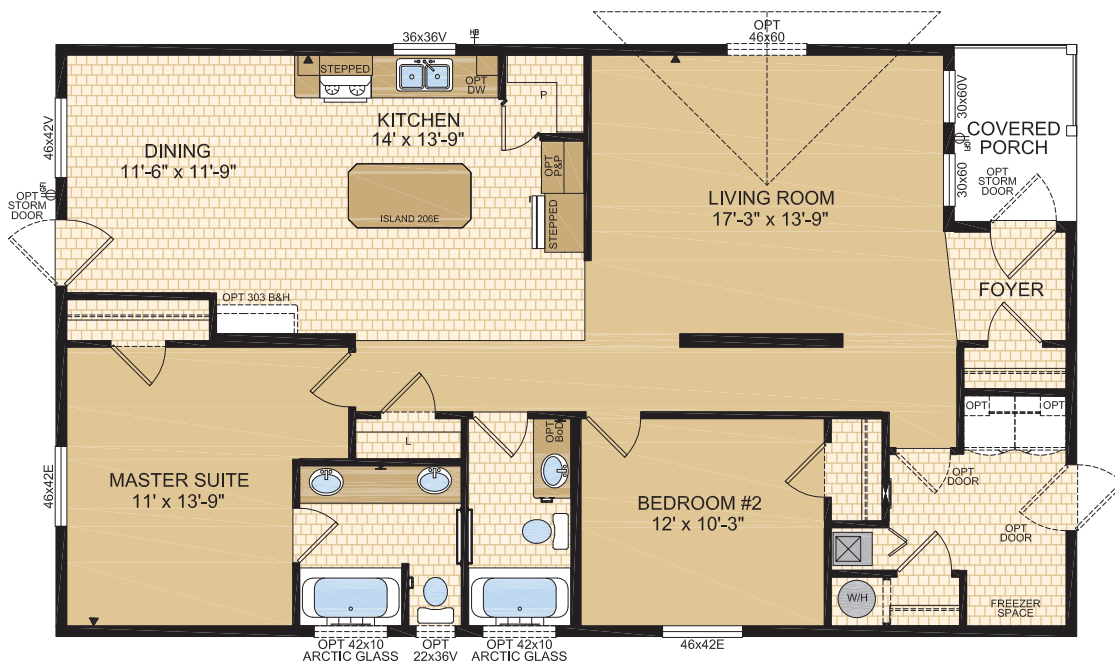
KITSALINO

Model 30610

2 Beds | 2 Baths | Porch
29' x 50' ~ 1,450 sq. ft.



Options shown in image: Painted Smartboard Window Trim, Board & Batton, Stacked Stone, 46x60 Window in Living Room, Eyebrow Dormer, Garage & Rear Deck by Others.



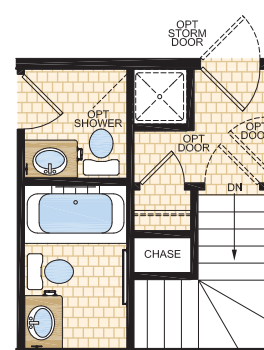
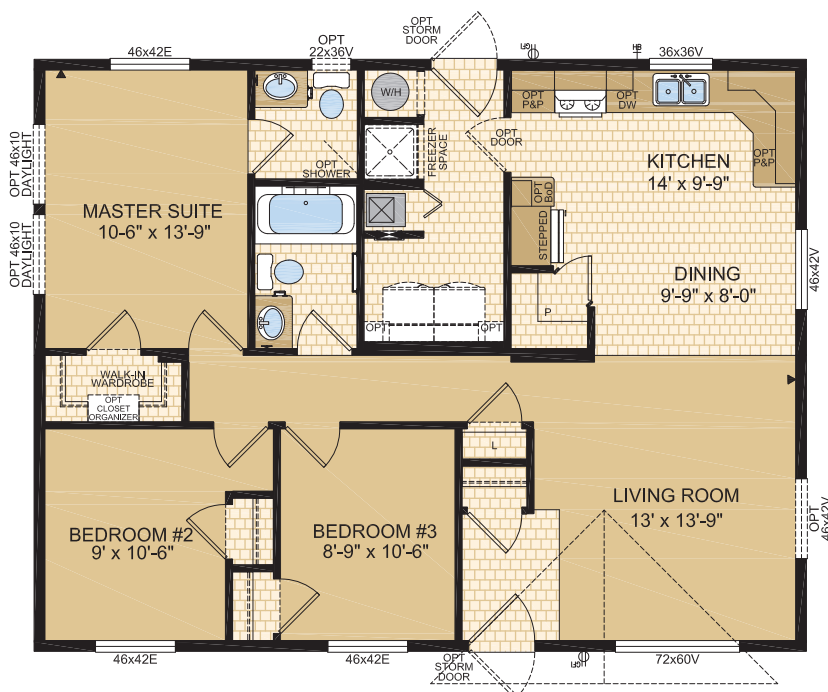
SARATOGA

Model 30692TS

3 Beds | 1.5 Baths
29' x 38' ~ 1,102 sq. ft.



Options shown in image: Alys Front Door, Painted Smartboard Window Trim, Board & Batton, Stacked Stone, 46x60 Window in Living Room, 46x60 Window ILO Dining 46x42 Window.



**Optional
Foundation**

WEDGEPORT

Model 32300TS

3 Beds | 2 Baths
32' x 38' ~ 1,216 sq. ft.



Options shown in image: Alys Front Door, Painted Smartboard Window Trim, Stacked Stone, Artic Glass, 2 Daylight Windows in Living Room, Arctic Bathroom Window, 2 46x68 Transom Windows ILO 72x60 Living Room Window.



**Optional
Foundation**

STANDARD FEATURES & SPECIFICATIONS

General Construction	
Building Code	A-277 Zone 7A*
Snow Load	Live load 31.4 psf (1.5 kPa) Ground snow load 55 psf (2.63 kPa)
Insulation R Values	Floors R-40, Walls R-22 & Ceiling R-46 (min) Meets zone 8 of the 9.36 Energy Code**
Floor	2"x10" floor joists @ 16" o.c. Heavy tubular steel frame w/detachable hitch
Decking	19/32" T & G OSB floor decking; glued and screwed
Roof	4/12 roof pitch; hinged roof trusses (Fixed roof available with truss floor option on 30' wides or less, may require overheight permit) 7/16" roof sheathing Architectural asphalt shingles - limited lifetime warranty
Eaves	18" vented eaves all 4 sides
Siding	Maintenance free vinyl lap siding & corners
Fascia	Metal - white or black
Soffit	White vinyl
Building Envelope	Meets 0.20 L/M2S
Exterior Walls	2"x6", 24" o.c. 3/8" OSB sheathing inside & outside of wall Shipping wall included on T/S models
Interior Walls	2"x4" Interior walls 8' ceilings Cathedral ceiling in living, dining, and kitchen
Ceiling	Textured (primed) gyproc ceiling
Windows	1.36 U-value, dual low E argon filled PVC (meets zone 8 of the 9.36 Energy Code)* c/w vinyl sills, screens and security locks
Living Room	72x60v - Sliding
Dining Room	46x42v - Sliding
Bedrooms	46x42v - Sliding
Kitchen (most models)	36x36v - Sliding
Family Room (if app.)	60x60v - Sliding
Exterior Doors	36" Decorative insulated entry doors - front & rear Includes deadbolt & peephole Single lever door handle - satin nickel Pot light at all exterior entrances
Exterior Decorative Features	Dormer over living room window Caspian columns at living room dormer

Spacious Baths	
Tile	Single row w/metal tile edging
Fixtures	One-piece quality fiberglass tub & shower units White oval drop in sink Single flush toilet
Faucets	Dual handle vanity faucets Single lever faucet on tub/shower unit
Hardware	Curved Shower rods in all tubs Towel bar, ring & paper holder - chrome
Vanity	Expansive vanity mirrors
Countertop Heights:	32" in main & secondary bathrooms 36" in ensuite
Electrical	GFI receptacle Power bath fan(s)
Lighting	Hampton light fixture

Tasteful Interiors	
Flooring	Carpet in living room, family room, den hallways & all bedrooms Quality linoleum flooring all other areas
Blinds	Cellular cordless blinds (excl bathrooms)
Interior Doors	Conmore passage doors - white Louvered bifold at furnace location - white
Interior Door Handles	Single lever in satin nickel Privacy locks on bathroom doors excluding ensuites. If bathroom is an ensuite, bdrm door will have privacy set.
Closets	Solid white shelving
Wall Finish	Decorative 1/2" vinyl on gyproc (VOG) Battens on joints
Moulding ¹	Vinyl wrapped Colour - décor specific
Windows & Doors	#3007 (2-1/4")
Ceiling	Flat #3007 (2-1/4"); Vault #451 (2-5/8")
Baseboards	#3007 (2-1/4")
Electrical	Decora switches & recepts - white
Lighting	Ceiling mount in all bdrms, halls & utility room Decorative chandelier in dining room - chrome Wired for ceiling fan in living room (2 switches)

Bright, Beautiful Kitchens	
Tile	Single row w/metal tile edging
Range	30" self clean cerantop electric- stainless steel Exterior vented rangehood w/light - stainless steel
Fridge	19 cu.ft., 2-door, frost free - stainless steel Opening: 34"x73"
Sink	Double stainless steel sink Single lever faucet w/veggie sprayer - chrome
Pantry	Most models
Cabinets	Doweled, full modular cabinetry Cabinet crown moulding Five distinctive colors of cabinet doors Stepped cabinet over fridge & range Island (select models)
Countertop	Arborite
Lighting	Pot lights (x5)

Utility Services	
Electrical Service	100 amp
Heating	High efficiency (95+AFUE) single stage furnace Natural gas / propane Programmable thermostat
Water Heater	33 Imp. (40 US) gallon natural gas 3m Insulated water lines on hot & cold
Washer / Dryer	Plumbed, wired & vented for side by side Recessed dryer outlet Solid shelf above washer/dryer location
Electrical - Other	Primary exhaust fan w/dehumidistat & switch Smoke detectors w/battery backup in bdrms CO/Smoke Detector(s) w/battery backup locations as per code Arc fault protection as required by code GFI protected receptacle for heat tape Dedicated receptacle in "Freezer Area" Exterior GFI electrical outlet (2) Blank communication outlet: living room (1), master bdrm (1)
Plumbing - Other	Exterior frost free water tap Shut off valves all fixtures (excl tubs)



CANADIAN BUILT
SINCE 1970

Exterior Wall Construction

Best Standard in the Housing Industry!

2"X6" EXTERIOR WALLS CONSTRUCTED
@ 24" O/C TO MAXIMIZE ENERGY
EFFICIENCY

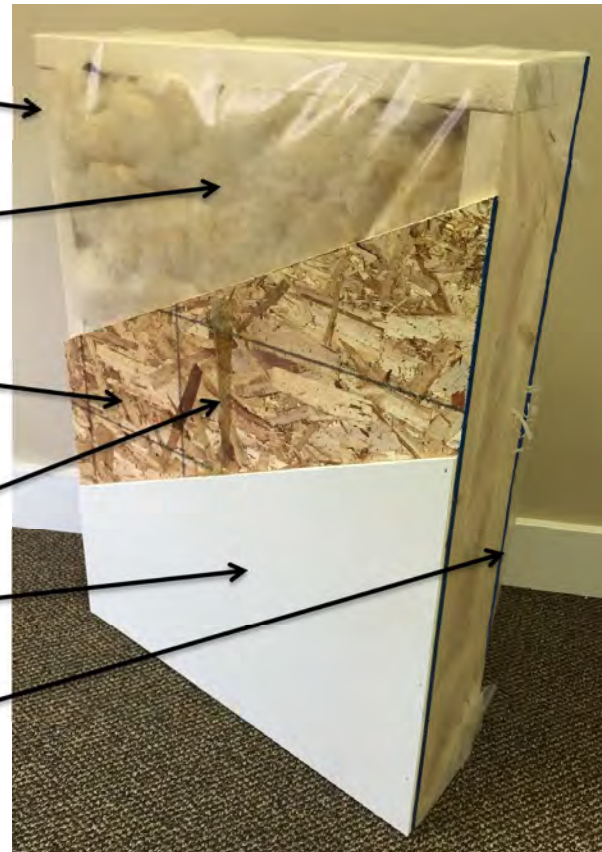
R22 INSULATION WITH 6 MIL POLY
(ZONES 6 TO 8 UNDER
9.36 ENERGY CODE)

3/8" STRUCTURAL INTERIOR OSB
FOR THE STRONGEST WALL IN THE
INDUSTRY

ALPHA GLUE TO MAXIMIZE STRENGTH AND
MAINTAIN HOMES INTEGRITY

1/2" VINYL COVERED GYPROC FASTENED
OSB USING ALPHA GLUE SYSTEM

3/8" STRUCTURAL EXTERIOR OSB FASTENED
TO STUDS WITH SHEATHING STAPLES



"We surpass the competition!"



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