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Moduline
Homes

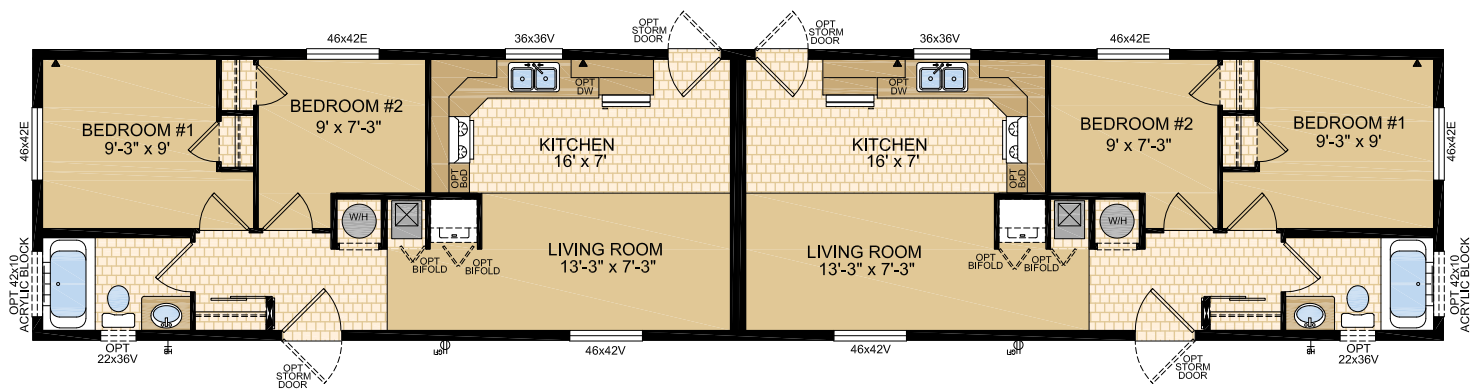
CANADIAN BUILT
SINCE 1970

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MODULINE MULTI FAMILY

Model 16453 - Duplex

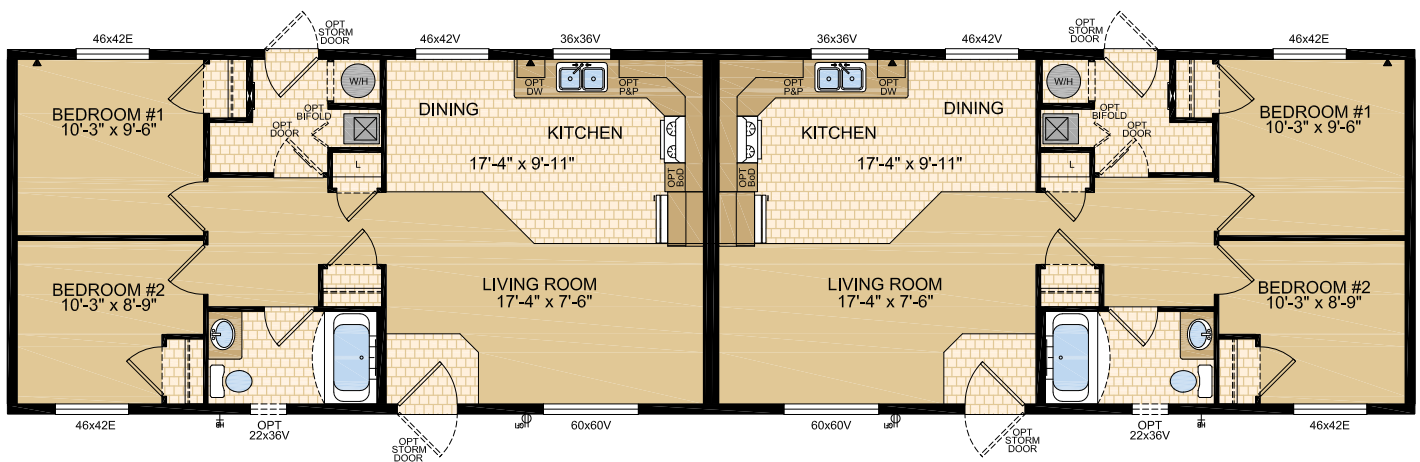
2 Bed | 1 Bath | 16' x 76' ~ 1216 sq. ft.



MODULINE MULTI FAMILY

Model 20453 - Duplex

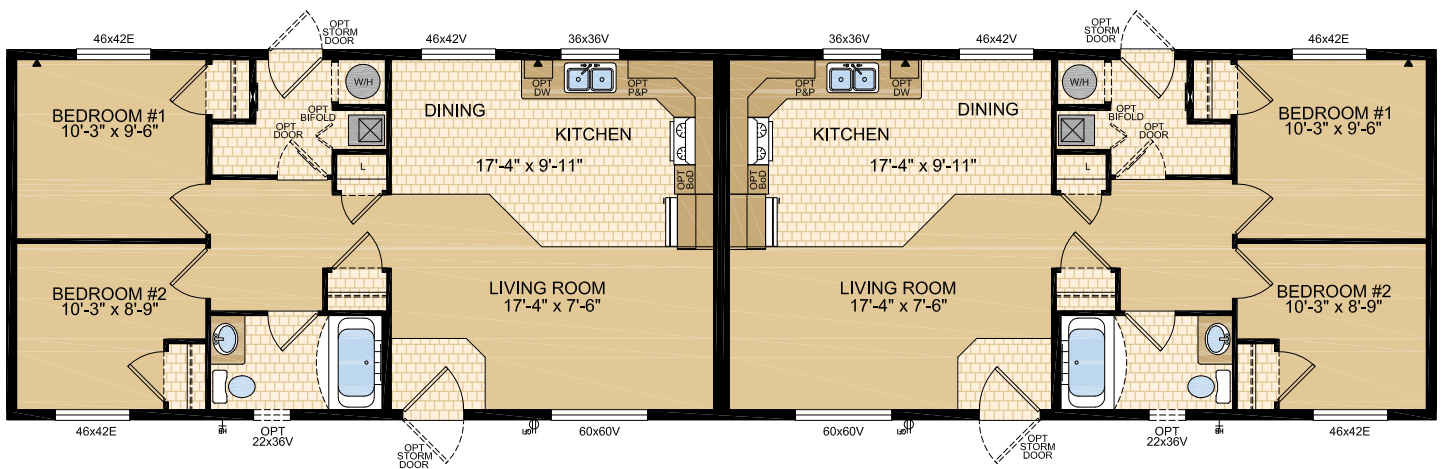
2 Bed | 1 Bath | 20' x 76' ~ 1520 sq. ft.



MODULINE MULTI FAMILY

Model 22453 - Duplex

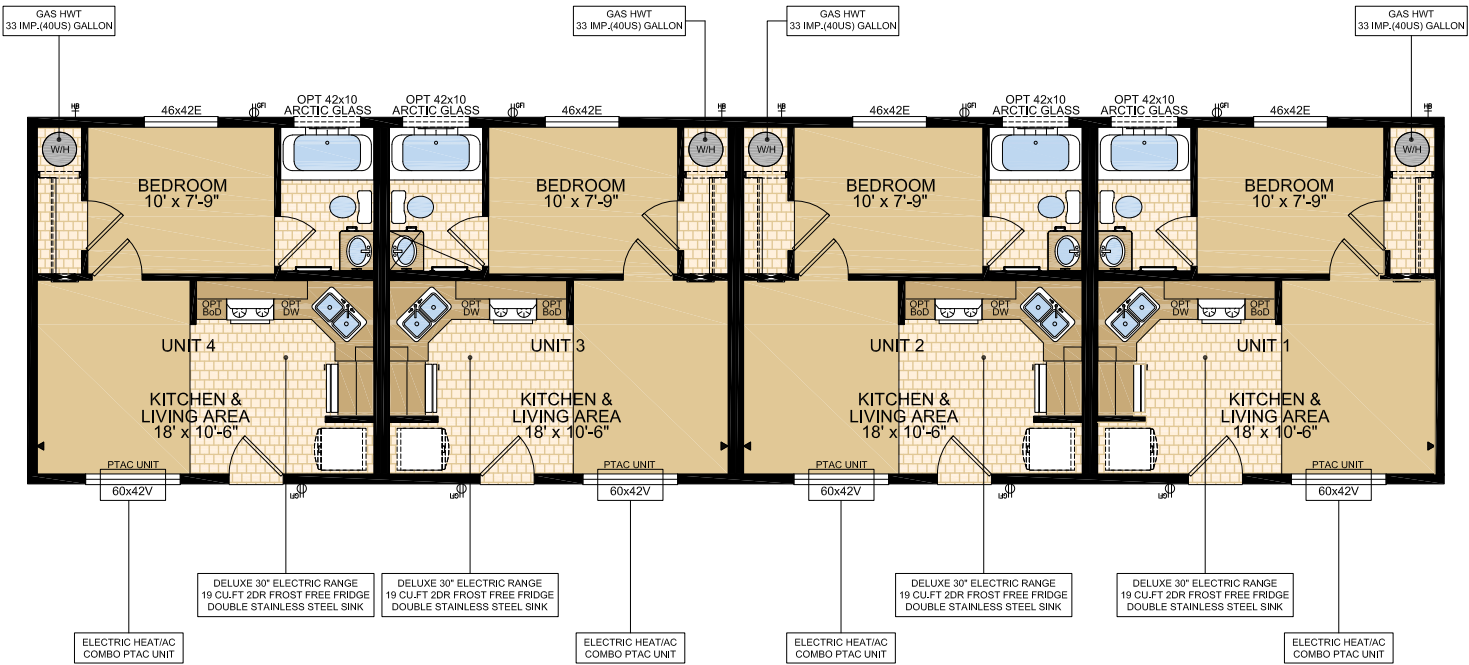
2 Bed | 1 Bath | 22' x 76' ~ 1672 sq. ft.



MODULINE MULTI FAMILY

Model 20460 - Fourplex

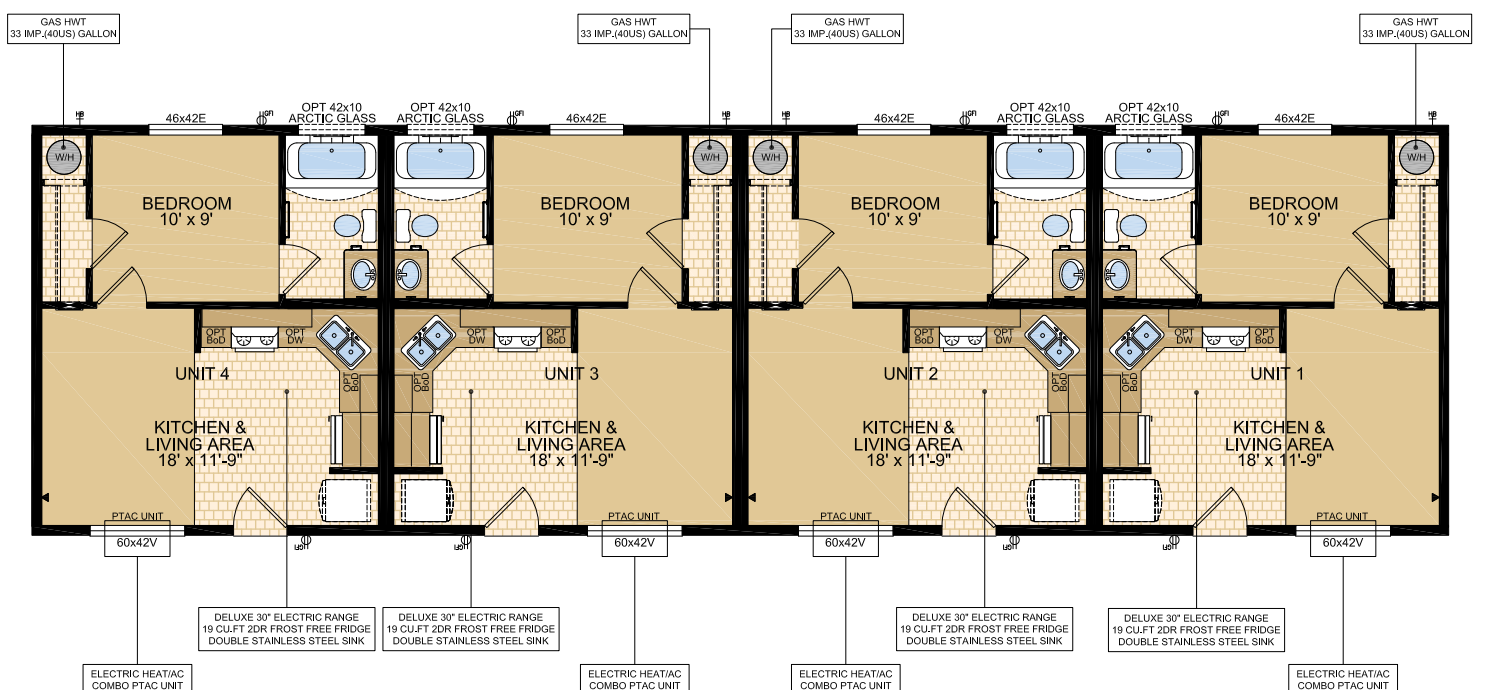
1 Bed | 1 Bath | 20' x 76' ~ 1520 sq. ft.



MODULINE MULTI FAMILY

Model 22460 - Fourplex

1 Bed | 1 Bath | 22' x 76' ~ 1672 sq. ft.



MODULINE MULTI FAMILY

Standard Features & Specifications

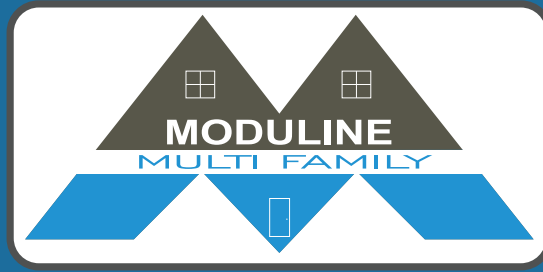
General Construction	
Building Code	A-277 Zone 7A, Tier 1*
Snow Load	Live load 42 psf (2.01 kPa) Ground snow load 72.6 psf (3.48 kPa)
Insulation R Values	16' & 20' wides - Floors R-40, Walls R-22 & Ceiling R-40 (min) 22' & 24' wides - Floors R-48, Walls R-22 & Ceiling R-40 (min) Meets zone 8 of the 9.36 Energy Code**
Floor	2"x10" floor joists @ 16" o.c. on 16' wides 2"x12" floor joists @ 16" o.c. on 20' wides Engineered open web truss floor on 22' wides & 24' wides at 19.2" o.c. Heavy tubular steel frame w/detachable hitch (excluding 24' wides) Reinforced Headboard - 20' & 22' Wides
Decking	19/32" T & G OSB floor decking; glued and screwed
Roof	4/12 roof pitch; engineered roof trusses 7/16" roof sheathing Architectural asphalt shingles - limited lifetime warranty
Eaves	12" sides, 18" front & rear vented eaves 4' of blocked exposed eave on either side of party wall(s)
Siding	Maintenance free vinyl lap siding & corners
Weather Protection	White house wrap
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
Interior Walls	2"x4" Interior walls Insulated fire separation between units meets or exceeds code & provides sound control (STC Rating: 57; Fire Rating: 1 Hour) 8' ceilings Cathedral ceiling in living areas (model specific, refer to floorplan)
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 60x60v - Sliding (model specific) or 46x42v - Sliding (model specific) Dining Room 46x42v - Sliding (if applicable) Bedrooms 46x42v - Sliding Kitchen 36x36v - Sliding (if applicable)
Exterior Doors	36" Decorative insulated entry door - Front 32" Decorative insulated entry door - Rear (if applicable) Includes deadbolt & peephole Round door knob - satin nickel Pot light at all exterior entrances

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

Tasteful Interiors	
Flooring	Carpet in living room, halls, and all bedrooms (lino in hallways of 16' wides) Quality linoleum flooring all other areas
Blinds	Cellular cordless blinds (excl bathrooms)
Interior Doors	Pre-finished interior doors in Crystal white colour
Interior Door Handles	Round door knob - 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 #3007 (2-1/4") Flat #215 (1-1/2"); Vault #3002 (2-1/8") #215 (1-1/2")
Windows & Doors	
Ceiling	
Baseboards	
Electrical	Decora switches & recepts - white
Lighting	Ceiling mount

Bright, Beautiful Kitchens	
Tile	Single row w/metal tile edging
Range	Model specific, refer to floorplan
Ranghood	Model specific, refer to floorplan
Fridge	Model specific, refer to floorplan Opening: 34" x 69-3/4" (if applicable)
Sink	Stainless steel sink (double or single, refer to floorplan)
Pantry	Spacious pantry (most models)
Cabinets	Doweled, full modular cabinetry Cabinet crown moulding Multiple distinctive colors of cabinet doors
Countertop	High pressure laminate
Lighting	Ceiling mount

Utility Services	
Electrical Service	100 amp (1 panel per unit)
Heating	Model specific, refer to floorplan
Type 1	High efficiency (95+AFUE) single stage furnace Natural gas / propane Programmable thermostat
Type 2	PTAC Unit in main area w/ electric baseboard heaters in additional rooms Thermostat on PTAC & baseboard units
Water Heater	Model specific, refer to floorplan 3m Insulated water lines on hot & cold
Washer / Dryer	Plumbed, wired & vented for stacking (most models, refer to floorplan) Recessed dryer outlet (most models, refer to floorplan)
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 Exterior GFI electrical outlet (2 per unit) Blank communication outlet: living room
Plumbing - Other	Exterior frost free water tap (1 per unit)
Fees	***Some models may require more than one MHA Fee, label fee and warranty fee***



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**

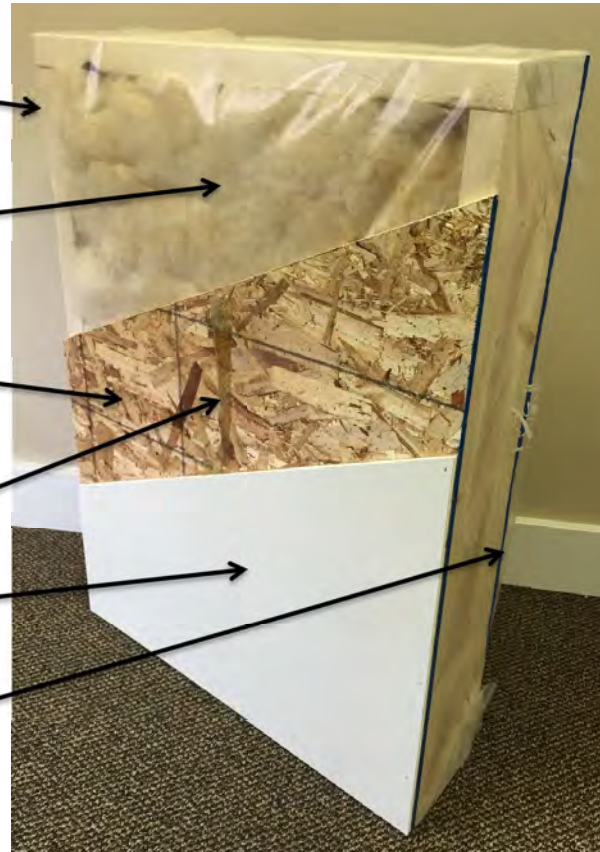
**R22 INSULATION WITH 6 MIL POLY
(ZONES 6 TO 8 UNDER
9.36 ENERGY CODE)**

**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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In a continued effort to meet the challenges of product improvement, we reserve the right to modify plans, specifications and features without prior notice. Some homes may show optional items which are not standard. Please consult your dealer representative for details. Square footage and room sizes are approximate. 2/26