Moduline Mini

SMALL ON PRICE BUT LARGE ON VALUE



Moduline Homes

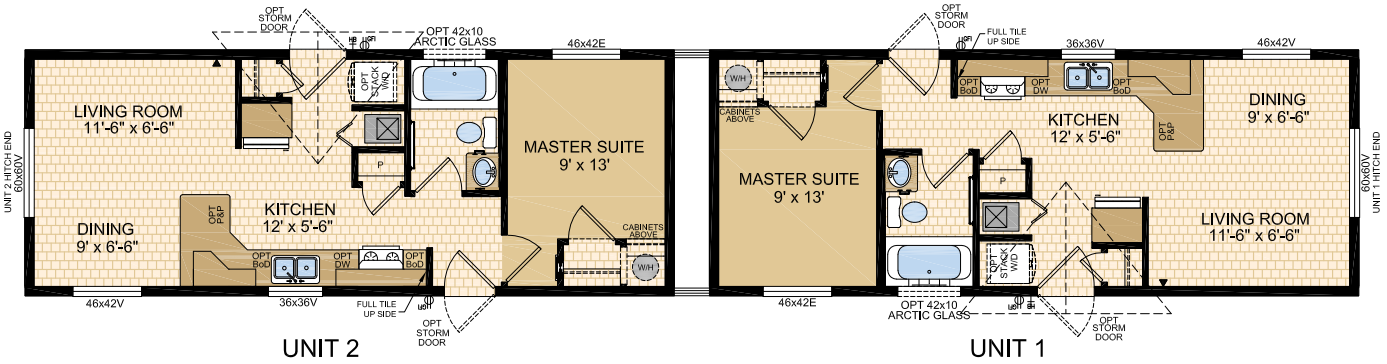
CANADIAN BUILT
SINCE 1970

MODULINE.CA

Moduline Mini

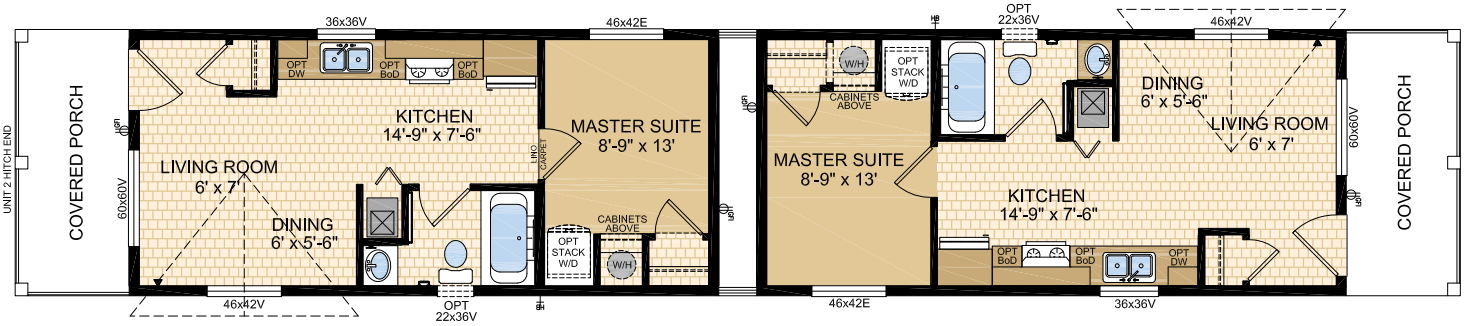
Model 14900 *(min. order quantity of 2)*

1 Bed | 1 Bath | 14’ x 37’ ~ 518 sq. ft. *(per unit)*



Model 14901 *(min. order quantity of 2)*

1 Bed | 1 Bath | Porch | 14’ x 37’ ~ 518 sq. ft. *(per unit)*



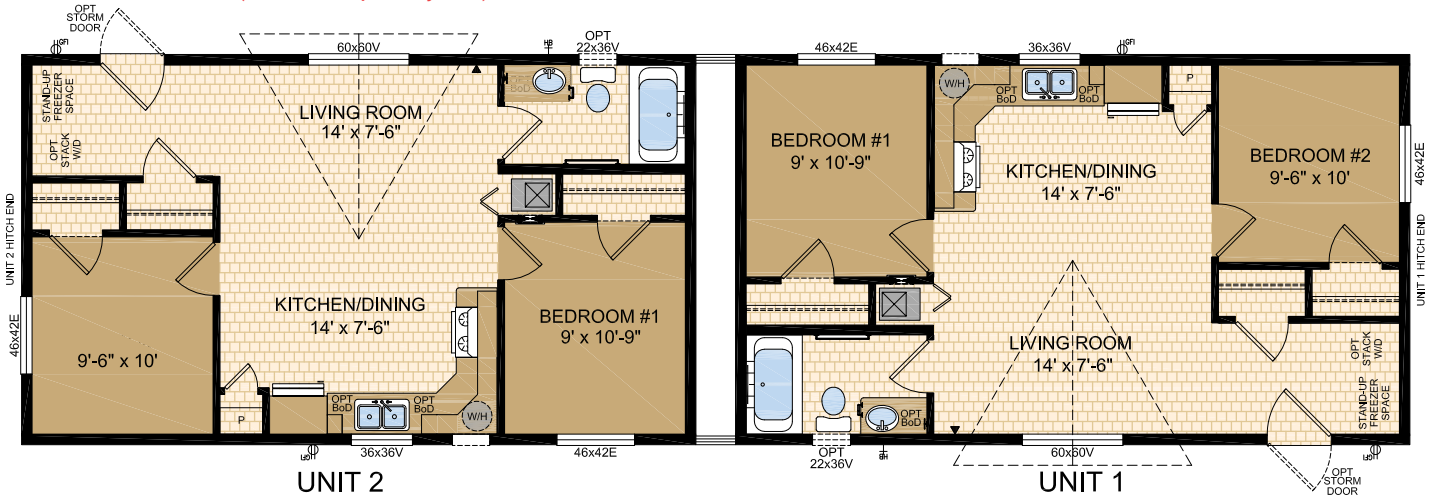
Model 16900 *(min. order quantity of 2)*

1 Bed | 1 Bath | 16’ x 37’ ~ 592 sq. ft. *(per unit)*



Model 20905 *(min. order quantity of 2)*

2 Beds | 1 Bath | 20’ x 34’ ~ 680 sq. ft. *(per unit)*



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Model 20906 *(min. order quantity of 2)*

2 Beds | 1 Bath | 20’ x 35’ ~ 700 sq. ft. *(per unit)*



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-40 (min) Meets zone 8 of the 9.36 Energy Code**
Floor	2”x10” floor joists @ 16” o.c. (14' & 16' Wides) 2'x12' floor joists @ 16” o.c. (20') Heavy tubular steel frame w/detachable hitch Second headboard at hitch end of rear unit w/ hitch plates***
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, 12” front & 10" rear vented eaves
Siding	Maintenance free vinyl lap siding & corners
Fascia	Coloured metal - Black or White
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 8’ ceilings Cathedral ceiling in living, dining, and kitchen
Ceiling	Textured (primed) gyproc ceiling
Windows Living Room Dining Room Bedrooms Kitchen (most models)	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 60x60v - Sliding 46x42v - Sliding 46x42v - Sliding 36x36v - Sliding
Exterior Doors	36” Decorative insulated entry door - Front 32” Decorative insulated entry door - Rear (floorplan specific) Includes deadbolt & peephole Round door knob - satin nickel Pot light at all exterior entrances
Exterior Decorative Features	Dormer - location & size is floorplan specific

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 in all tubs Towel bar, ring & paper holder - chrome
Vanity Countertop Heights:	Expansive vanity mirrors 32" in all bathrooms
Electrical	GFI receptacle Power bath fan(s)
Lighting	Hampton light fixture

Tasteful Interiors	
Flooring	Carpet in bedrooms Quality linoleum flooring all other areas
Blinds	Cellular cordless blinds (excl bathrooms)
Interior Doors	Pre-finished interior doors in Crystal white colour Louvered bifold at furnace location - white
Interior Door Handles	Round door knob - satin nickel Privacy locks on bathroom door
Closets	Solid white shelving
Wall Finish	Decorative 1/2" vinyl on gyproc (VOG) Battens on joints
Moulding[1] Windows & Doors Ceiling Baseboards	Vinyl wrapped Colour - décor specific #3007 (2-1/4") Flat #161 (1-3/16"); Vault #3002 (2-1/4") #215 (1-1/2")
Electrical	Decora switches & recepts - white
Lighting	Ceiling mount in all bdrms, halls & utility room Ceiling mount in dining room 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 Dual handle faucet - chrome
Pantry	Most models
Cabinets	Doweled, full modular cabinetry Cabinet crown moulding Five distinctive colors of cabinet doors
Countertop	Arborite
Lighting	Ceiling mount

Utility Services	
Electrical Service	100 amp
Heating	High efficiency (95+AFUE) single stage furnace Natural gas / propane Programmable thermostat
Water Heater	30 gallon electric (240v) Lowboy 3m Insulated water lines on hot & cold
Washer / Dryer	Plumbed, wired & vented for stacking Recessed dryer outlet
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
Plumbing - Other	Exterior frost free water tap Shut off valves all fixtures (excl tubs)

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Exterior Wall Construction

Best Standard in the Housing Industry!

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

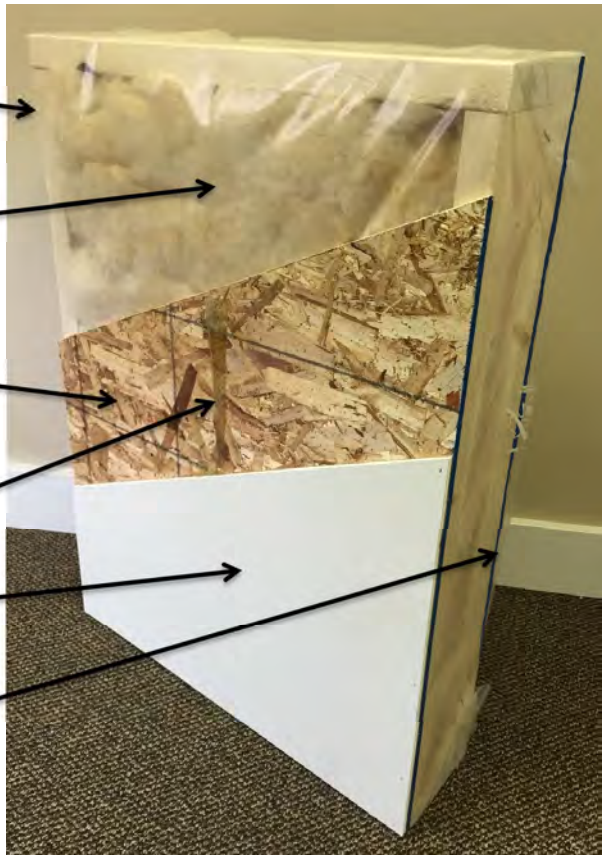
R22 INSULATION WITH 6 MIL POLY (ZONES 6 TO 8 UNDER 9.36 ENERGY CODE)

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



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10 YEAR Progressive HOME WARRANTY

Canadian Home Builders' Association

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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. 11/26