



# Standard Specifications Modular Homes

**PRESTIGE**  
HOMES

# We're built differently.

One of the biggest decisions you need to make after you've decided to build your new home is who you want to build it. The process of searching for a builder can be difficult and often down right confusing. And so what ends up happening is many people will make a decision based solely on an initial pricing estimate.

There's no doubt about it, pricing is extremely important. Nobody wants to pay more than they have to. The problem is, not all builders tell you what's included in the "base price" that they're using to form your estimate.

We want to remove the confusion by letting you know exactly what we include as standard specifications. This will help you identify what we're doing that's the same as our competition, as well as what we do differently. Because when it comes to pricing your new home build, you want to make sure you're comparing apples to apples.

## Construction

- 2x10 floor joists @ 16" o/c for 26'-30' wide homes
- Open web floor joists @ 16" o/c for 32' wide homes
- ¾" tongue and groove OSB floor sheathing
- Rim joists laminated double 2x10
- 5/12 roof pitch, hinged trusses @ 24" o/c
- 15/32" OSB roof sheathing



- \*Eave projections: 19"
- \*Gable projections: 12"
- 2x6 exterior walls, 8' studs @ 16" o/c
- 7/16" OSB wall sheathing
- 2x4 interior 8' walls, studs @ 16" o/c

\* Eave & gable projection may be smaller on wider homes or with steeper pitch



## Insulation

- R-52 roof insulation with vapor barrier, rafter vents & OSB wind baffle at eaves
- R-25 total wall insulation (R-20 batt plus 1" R-5 rigid) with vapor barrier
- Air barrier house wrap, taped at all joints
- Requirements in some regions will vary



## Plumbing, Heating & Ventilation

- PEX potable water lines and ABS drain system
- Shut-off valves on all fixtures
- Outside tap
- Standard white electric baseboard heaters
- Heat recovery ducted ventilation (HRV) system



## Electrical

- 200amp electrical panel
- Decora style switches and plugs including one (1) USB plug
- Smoke detectors in all bedrooms & hall
- Brushed pewter lighting package with LED recessed lights in select areas
- One exterior light at each door
- One exterior GFI plug with weatherproof cover at each door
- Wireless door bell
- One cable, phone & USB outlet





## Exterior

- Vinyl siding available in three profile choices and several colours
- Architectural limited lifetime shingles
- Synthetic underlay with ice and water shield at eaves and valleys
- White aluminum fascia, gravel strip and vented vinyl soffit
- White exterior doors with vinyl clad jambs, stainless steel passage sets and deadbolts
- White vinyl lowE Argon thermopane glass windows with or without grills
- Self-adhered membrane / flashing tape around windows & doors

## Interior

- Drywall & smooth crack fill finish on all walls and ceilings, primed/sealed (White walls, white ceilings)
- Smooth white raised panel doors
- Satin stainless steel interior door knob passage sets (privacy sets on bathrooms)
- White flat-stock MDF casings (5/8" x 2-3/4"), white flat-stock MDF base trims (1/2" x 3-7/8"), & white MDF window buildouts.
- Closets and storage areas come with white wire rack shelving.

## Flooring

- Vinyl sheet flooring



## Kitchens

- Cabinets are frameless style with concealed hinges
- Square edge profile on all doors and drawers
- Drawers above doors
- Cabinet above standard rangehood is 15" and above microwave rangehood is 12"
- Soft-close hardware on doors & drawers
- 1 bank of drawers
- Brushed nickel knobs on all doors & drawers
- Open dishwasher prep (no false front)
- Post-form countertops
- Double bowl stainless steel sink
- Single lever pull down chrome faucet



## Bathrooms

- See kitchen cabinets for standard cabinet & countertops
- White oval china vanity sink
- Single lever vanity faucet with mechanical stop
- White toilet, low consumption 1.3gal tank
- 5' one-piece acrylic tub shower with dome top



## Warranty

- 1-year Prestige warranty
- See manufacturers for specific product warranties
- 10-year structural Atlantic New Home Warranty or LUX New Home Warranty (Canada only. U.S. customers can discuss New Home Warranty programs with local retailer.)



**14 Industrial Drive  
Sussex, NB E4E 2R8  
1.888.433.9130**

**[www.prestigehomes.ca](http://www.prestigehomes.ca) | [info@prestigehomes.ca](mailto:info@prestigehomes.ca)**

*Prestige Homes is a division of the Shaw Group of Companies.*