



## **SEACOAST MODULAR HOMES STANDARD SPECIFICATIONS**

### **STRUCTURE:**

Exterior Walls: 2"x6"  
Interior Walls: 2"x4" 16" on center  
Plumbing Walls: 2" x 6" 16" on center  
Roof: Trusses @ 16" on center  
Wall sheathing: 7/16" Zip sheathing (taped)  
Building Paper: None (not required with Zip sheathings)  
Roof sheathing: 5/8" Zip sheathing (Taped)  
Overhangs and Eaves: 10" eaves and gable extensions  
Subfloor: 2" x 10" floor joists 16" on center, 3/4" tongue and groove plywood, glued and nailed  
Drywall: 1/2" walls 5/8" ceilings (Fire rated where applicable)  
Ceiling height: 8'0" (Upgradable)  
Snow load: Per IRC requirement based on location (50# PSF minimum)  
Wind load: Per IRC requirement based on location (<99 MPH Minimum)

### **INSULATION:**

Walls: R21 HD Fiberglass  
Ceiling: R38 Fiberglass  
Floor: R30 Fiberglass (First Floor only)

### **HEATING SYSTEM (IF APPLICABLE):**

Furnace: 96% A.F.U.E. or better propane fired furnace (a/c ready)  
Water Heater: 60 gallon high efficiency electric

### **EXTERIOR:**

Siding: Certaineed Mainstreet dbl 4 series Standard Colors, with matching corners  
Shingles: Tamko Architectural Lifetime shingles Standard Colors  
Underlayment: Ice and Water protection entire roof  
Soffits: Ventilated white maintenance free vinyl  
Fascia: 1 piece "New England Style" heavy gauge white aluminum, with built in shadow board  
Decks and porches: Pressure treated framing composite decking and vinyl rails, per plans

### **WINDOWS:**

Harvey Classic Double Hung Windows – White interior and exterior

**ENTRANCE DOORS:**

Main Entrance: 36" Thermatru S210 Smooth star series (Composite jambs)  
Garage / Side Entrance: 32" Thermatru Smooth star series (Composite jambs)  
Hardware: Satin Nickel hinges and locksets

**CABINETS:**

Merillat Spring Valley Maple or Millwood Sanibel Maple – Standard Colors  
Soft closer drawers  
Dovetail drawer construction  
Plywood construction  
Mirror with vanity matched trim at all vanities  
Kitchen Counters: Standard Formica and Standard Wilsonart colors  
Bathroom counters: 1 piece cultured marble tops

**FINISHED FLOORS:**

None from factory- allowance for SMH supplied & installed, no allowance for builder installed

**PLUMBING:**

Kitchen faucet: single handle faucet with pullout sprayer – chrome  
Kitchen sink: 8" double bowl stainless steel  
Lav Faucets: Two handle 4" center faucet – chrome  
Tub/Shower Faucets: Single handle – chrome  
Switched and ducted exhaust fans in all bathrooms  
1 piece fiberglass shower and tub units  
Toilets: comfort height elongated bowl water saver

**ELECTRICAL:**

200 AMP service panel (located in basement)  
(2) RG6 (living room & Master Bedroom) & (1) Cat5e jack (living room)  
Prep for electric dryer and range (Gas appliance prep at additional cost of piping)  
Hard wired door chime  
Toggle Switches  
Standard lighting package (Brushed Nickel)

**INTERIOR:**

Baseboards: Colonial 3-1/4" wood pre-finished white  
Case trim: Colonial 2-1/4" wood prefinished white  
Window trim: Apron and sill standard (Picture framed available at no additional cost)  
Interior Doors: 6 panel textured, hollow core (Upgrade to solid core available)  
Paint: Antique White walls and ceiling, Bright White trim

Note: The above data is for general information only. Each new homeowner will be given a formal detailed specification document outlining the complete specifications for their specific home design and project plan.