

Pioneer Series Standard Specifications

Floors	★ 2x10 Floor Joists @ 19.2" O.C. w/ Double Perimeter Band – Front & Rear (12" O.C. on 31'-6" Wide Models) ★ 5/8" T&G OSB Floor Decking Glued and Nailed ★ Vinyl Floor Coverings w/ 1/4" Luan (Per Plan) ★ 25 oz. FHA Approved Carpet w/ 8 lb. Rebound Pad (Per Plan)
Walls	★ 2x6 Exterior Walls @ 24" O.C. w/ 7/16" OSB Sheathing ★ 6" Mating Walls @ 16" O.C. w/ 7/16" OSB Sheathing ★ 2x4 Interior Walls @ 24" O.C. ★ Solid Headers w/ OSB Reinforcement ★ 1/2" Drywall Throughout, Glued and Screwed ★ 8'-0" Wall Height
Roof	★ 5/12 Pitch, Non-Storage Rafter Roof System @ 24" O.C. ★ 2" Gable End Overhangs ★ 12" Eave Overhangs, Fixed w/ Soffit and Fascia Installed when Possible ★ 7/16" OSB Roof Sheathing w/ "H" Clips (for 24" O.C. Roof System) ★ Ice Shield Installed on Eave Overhangs ★ Minimum 15# Tamko 36" Felt Paper Shingle Underlayment ★ Vented Vinyl Soffit, Ribbed Aluminum Fascia, and Aluminum Drip Edge ★ 30 Year Tamko Architectural Shingles ★ Shingle Over Ridge Vent (Shipped Loose)
Insulation	★ R-21 Fiberglass Exterior Wall Insulation w/ Vapor Barrier ★ R-38 Fiberglass Ceiling Insulation w/ Vapor Barrier ★ Exterior House Wrap
Exterior	★ CertainTeed "Main Street" Vinyl Siding (Dbl 4 Clapboard, Dbl 5 Clapboard, or Dutch Lap) ★ Smooth Fiberglass 6 Panel Front Door w/ Composite Jambs & Vinyl Brickmould (Per Plan) ★ Smooth Fiberglass Half Lite Rear Door w/ Composite Jambs & Vinyl Brickmould (Per Plan) ★ 6'-0" Vinyl Sliding Glass Door (Per Plan) ★ Satin Nickel Schlage Lever Locks – Exterior Door Hardware ★ MW Low "E" Vinyl Single Hung Brickmould Windows w/ Screens ★ One Exterior Light Supplied for Each Door
Interior	★ White Primer Paint on Walls ★ Smooth Ceilings w/ White Primer Paint ★ Hollow Core 6 Panel Interior Doors w/ Woodgrain Finish ★ Satin Nickel Lever Style Locksets & Hardware ★ Privacy Hardware on Bathrooms and Master Bedroom ★ 3-1/2" Colonial Base Moulding and 2-1/4" Colonial Casing (Semi-Gloss White) ★ 16" Deep Linen and Pantry Shelving (4 Rows)
Cabinetry	★ Oak Recessed Flat Panel Kitchen Cabinets ★ Oak Recessed Flat Panel Bath Cabinets ★ High Pressure, Square Edge Laminate Top and Backsplash (Kitchen) ★ High Pressure, Square Edge Laminate Top w/ Porcelain Bowl (Baths) ★ Medicine Cabinet w/ Mirror & Decorative Lighting (Per Vanity Bowl)

**Plumbing
and Heating**

- ★ Electric Baseboard Heat w/ Individual Wall Mounted Thermostats
- ★ 40 Gallon Electric Water Heater
- ★ Tuff-Pex Fresh Water Lines Stubbed (Code Dictates)
- ★ PVC Drain, Waste, and Vents (Stubbed)
- ★ Shut-Off Valves on All Fixtures
- ★ Chrome Single Lever Faucets
- ★ 60" One Piece Fiberglass Tub/Shower w/ Anti-Scald Valves
- ★ Elongated Water Closets, Water Saver
- ★ 8" Deep, Double Bowl S/S Sink in Kitchen

Electrical

- ★ 200 AMP Main Service Panel w/ 40 Breaker Spaces
- ★ Smoke Detectors and Carbon Monoxide Detectors (Per Code)
- ★ Fan/Light Combination in All Baths
- ★ 30" Kitchen Range Hood (Ductless)
- ★ Bedrooms Have One Switched Receptacle
- ★ Brushed Nickel Ceiling Lights in Hall, Laundry, Kitchen, Dining Room, Foyer, and Walk In Closets
- ★ Recessed Can Light Over Kitchen Sink
- ★ Wired for Gas Range (Per Plan)

Warranty

- ★ All Custom Modular Homes come with a 10 Year Structural Warranty

Additional Specs For:

Raised Ranch

- ★ Recessed Entry (Per Standard Floor Plan)
- ★ 4-Way Switch and 3'-0" Heating Unit for Foyer Area
- ★ Landing w/ Floor Vinyl and Stairs Up to Living Area w/ Carpet to Match Living Room (All Shipped Loose)

Cape

- ★ Rafter Roof w/ 12/12 Pitch @ 16" O.C. and 5/8" OSB Floor Decking
- ★ 6" Mating Walls @ 16" O.C. w/ 7/16" OSB Sheathing
- ★ (2) Gable End Windows w/ Style and Type to Match First Floor
- ★ 30" Prehung Interior Door with 24' of Interior Walls
- ★ Plumbing and Electric Stubbed up for Future on-site Bath and Living Area

Two Story

- ★ 8" Mating Walls @ 16" O.C. w/ 7/16" OSB Sheathing
- ★ Insulation Installed Around Perimeter Between Floor and Ceiling
- ★ Plumbing Supply Lines Run on Second Floor to Drop Area
- ★ All Siding for Second Story Shipped Loose