



# SYMPHONY

## Modular Homes – Two Storey

### STANDARD FEATURES & SPECIFICATIONS



#### GENERAL CONSTRUCTION

- Maintenance free vinyl lap siding
- Shingle roof (fiberglass-25 yr. warranty)
- Metal fascia
- Full coverage shingle underlayment
- 7/16" roof sheathing
- Engineered 8/12 pitch roof with 18" perimeter vented eaves
- Textured gyproc ceiling (Spantex)
- Primed and painted drywall throughout
- 8' ceilings, flat ceiling throughout
- 2"x6" Exterior walls @ 16" O.C.
- 3/8" OSB laminated behind gyproc on all exterior walls
- 2"x4" Interior walls
- 5/8" T & G Plywood floor decking throughout, (glued & screwed)
- Engineered floor trusses @ 19.2" O.C. with integral large span beams (no need for additional beam in basement or crawl space)
- Main floor heat ducts and supply/drainage plumbing installed in floor system
- Stairs to second floor, (railing not included)
- 36" Decorative insulated entry doors with dead bolt and peephole
- Coach lights and illuminated door chimes at all exterior entrances
- Maintenance free Low E PVC windows c/w vinyl sills, screens and security locks
- Shutters on all curbside windows
- Electric smoke detector(s) main floor & secondary (if applicable) and basement prewired for detector
- Exterior GFI electrical outlet and frost free water tap
- Insulation meets or exceeds regional codes – Walls R20; Ceiling R40
- \* Insulation plus package is a forced option on all BC homes
- 2"x 4" mating wall fully sheathed for strength in shipping

#### TASTEFUL INTERIORS

- Plush Saxony carpet in Living Room, Great Room, Gathering Room, Formal Dining Room, Hall, Den and all bedrooms, including closets
- Quality cushioned linoleum flooring in all other areas
- Painted white moulding throughout home
- Designer glass light fixtures
- Santa Fe interior passage doors

#### BRIGHT, BEAUTIFUL KITCHENS

- Large 46" x 36" window in kitchen
- Deluxe tile backsplash
- Laminate counter tops with hardwood edge
- Vented range hood with light
- Double stainless steel sink
- Built in soap tray
- Doweled modular cabinetry with adjustable shelves w/crown moulding
- Three distinctive colours of cabinet doors to choose from

#### SPACIOUS BATHS

- Obscure bath windows in most models
- One-piece quality fiberglass oval tub and shower units in ensuite (Most models)
- Expansive vanity mirrors with theatrical light above
- 36" vanity height in ensuite
- Deluxe tile backsplash
- GFI receptacle
- Power bath fan(s)
- Single lever pressure balanced faucet on tub/shower units

#### UTILITY SERVICES

- 100 amp electrical panel located in basement
- Wired, plumbed and vented for washer and dryer
- Wood shelf above washer and dryer
- Primary exhaust fan c/w dehumidistat in utility area
- Dedicated receptacle in "Freezer Area" where applicable
- Decora Switches
- Communication outlet (2)