



SYMPHONY MODULAR HOMES

BASEMENT SERIES

Standard Features and Specifications

GENERAL CONSTRUCTION

- B.C. Building Code
- Residential 5/12 Roof
- Maintenance Free Vinyl Lap Siding
- Painted Two Step Fascia - Gables & Dormers Only
- Architectural Shingle Roof(30 yr. Warranty)
- Full Coverage Shingle Underlay
- 18"Fixed Perimeter Vented Eaves
- Textured Drywall Ceiling
- Primed and Painted Drywall Throughout
- 8' Flat Ceilings Throughout
- White Upgrade Trim
- 2"x 6" Exterior Walls @ 16" O.C.
- 2"x 4" Interior Walls
- 5/8 T&G Floor Decking Throughout
- Engineered Floor Trusses @ 19.2" o.c.
- Heat Ducts and Register Cut Outs by Others
- Water Lines Installed in Floor System
- Drain Lines Stubbed Off
- 36" Decorative Insulated Entry Doors-Front & Rear
- w/Dead Bolt & Peephole
- Exterior Lights at Exterior Entrances (except porches)
- Pot Lights at Covered Porches
- Door Chimes Front and Rear
- Maintenance Free Double Glazed Vinyl Windows
- c/w Low E/ Argon Gas Windows
- Exterior GFI Electrical Outlet
- Exterior Frost Free Tap
- Insulation Meets or Exceeds Regional Codes
- 94 psf Ground Snowload

TASTEFUL INTERIORS

- Carpet in LR, GR, Formal Dining Room, Hall and all Bedrooms, including Closets
- Linoleum in Remaining Areas
- Décora Switches and Receptacles
- Santa Fe Interior Passage Doors
- Utility Room Passage Door
- Single Lever Door Handles Throughout

BRIGHT, BEAUTIFUL KITCHENS

- Deluxe Tile Backsplash
- Laminate Counter Tops with Hardwood Edge
- Pre-Wired for Refrigerator and Electric Range
- Exterior Vented Range Hood with Light
- Double Stainless Steel Kitchen Sink
- Doweled, full modular cabinetry w/crown moulding
- Island Installed (most models)
- Built-in Soap Tray
- Pot and Pan Drawers (most models)
- Shut Off Valve Under Kitchen Sink
- Upgraded Single Lever Faucet w/spray

SPACIOUS BATHS

- Deluxe Tile Backsplash
- Obscure Bath Windows (most models)
- One Piece Fiberglass Tub and Shower Unit in Main Bath
- Garden Tub with Shower or Corner Tub with Separate Shower Stall in Ensuite (most models)
- Single Lever Faucet on Tub/Shower Units
- Vanity Mirror with Bar Light
- Power Bath Fan(s) on Separate Switch
- GFI Receptacle
- Shut Off Valve Under Bath Sink(s)

UTILITY SERVICES

- 100 Amp Electrical Panel Wired for Installation in Basement
- Wired, Plumbed and Vented for Washer and Dryer
- Primary Exhaust Fan on Dehumidistat
- Dedicated Receptacle in "Freezer Area" where Applicable
- Utility Overhead Cabinets (most models)
- Smoke / Carbon Monoxide Detector (s)
- (2) Communication Outlets - Kitchen & Master Bedroom

Ten Year Warranty

Square footage and room sizes are approximate.

Due to our policy of progressive product improvements,
all prices and specifications are subject to change without notice.