

INCLUDED FEATURES

FLOOR SYSTEM 24' WIDE:

- Perimeter / Marriage Frame 2" x 8" Double
- Floor Joist 2" x 8" 16" OC
- Solid Bridging 2" x 8"
- Sub Floor 3/4" OSB Glued & Stapled

FLOOR SYSTEM 26' & 28' WIDE:

- Perimeter / Marriage Frame 2" x 10" Double
- Floor Joist 2" x 10" 16" OC
- Solid Bridging 2" x 10"
- Sub Floor 3/4" OSB Glued & Stapled

FLOOR SYSTEM 30' & 32' WIDE:

- Perimeter / Marriage Frame 2" x 12" Double
- 2X12 Floor Joists – 16" OC
- Solid Bridging 2" x 10"
- Sub Floor 3/4" OSB Glued & Stapled

WALL CONSTRUCTION:

- Double Top Plates, Single Bottom Plate
- Exterior Wall 2" x 6" 16" OC
- Colonial Down 2" x 6" 16" OC
- OSB Sheeted Interior Marriage Wall
- Exterior Sheathing 7/16" OSB Glued, Stapled Joints Caulked
- Air Infiltration Barrier
- Marriage Wall 2" x 3" 16" OC or 2" x 4" 16" OC, Plan Dependent

ROOF CONSTRUCTION:

- Hinged Roof Truss 16" OC
 - Cape: 12/12 Pitch
 - Ranch & Colonial: 5/12 Pitch
- 12" Eaves Front & Rear
- 12" Gable End Overhangs
- 15/32" OSB Roof Decking
- 15 Lb. Felt Roof Paper
- 30 Year CertainTeed Landmark Architectural Roof Shingles
- Continuous Ridge Vent
- White Steel Drip Edge
- Ice & Water Shield
- Roof System Designed for Proper Ventilation

SIDING:

- Double 4" CertainTeed Encore Wood Grain Vinyl Siding
- 6" Aluminum Ribbed Fascia
- 12" White Vinyl Soffit

INTERIOR CONSTRUCTION:

- Double Top Plates, Single Bottom Plate
- 2" x 4" 16" OC
- Visqueen Vapor Barrier Primer
- 1/2" Sheetrock Walls
- Taped & Finished Primer Applied

CEILING:

- Smooth Ceilings
- 8' – 0" Ceilings
- 5/8" Sheetrock Ceilings

TRIM:

- Choice of:
 - Painted Colonial 2 1/4" Casing and 3 1/2" Baseboard Trim
 - Stained Ranch 2 1/4" Casing and 3 1/4" Baseboard Trim
- White Primed, 6-Panel Doors
- Ventilated Wire Shelving

ELECTRICAL:

- Wired / National Electric Code
- 40 Space, 200 AMP Service Panel
- Door Chimes at Front Door
- 12-2 Wire Throughout
- AC/DC Smoke Detector
- Standard Light Package
 - 5 Recessed Lights:
 - 4 in Living Room, 1 over Kitchen Sink
 - Overhead, Flush Mount Fixtures in All Bedrooms
- 4 Cable/Phone Jacks – Any Combination
- 1 USB Receptacle, any location
- Arc Fault & GFI Protection
 - 2 GFI on Exterior
 - Kitchen and Baths, per code



INCLUDED FEATURES

KITCHEN:

- Choice of Merillat Spring Valley Oak or Fabuwood Quest Cabinets
 - Both Lines Feature Soft-Close Technology and Dovetail Drawers
- Choice of Granite or Quartz Countertops, Level 1 with 4" Backsplash (3 Selections of Each Stone to Choose From)
- Optional Kitchen Island Available, Per Plan
- Stainless Steel Undermount Single Basin Sink
- Exterior Venting Installed Over Range Opening
- Delta Single Handle Faucet, Chrome

PLUMBING

- PEX Supply & Schedule 40 PVC Drain
- Lines Stubbed to Basement
- Delta Chrome Faucet/Fixtures
- Washer/Dryer Hook Up, Per Plan

HEATING

- Choice of Baseboard Hot Water Heat or Hot Air Diffusers with Boots

BATHROOMS:

- Merillat Spring Valley Oak Cabinets
- Soft-Close Doors and Drawers & Dovetail Drawers (4 Stain Finishes to Choose From)
- One-Piece Fiberglass Tub/Shower, Per Plan
- Mirror Over Vanity
- Vent Fan
- Cultured Marble Vanity Top w/ Built-In Sink
- Mansfield White, Elongated Commode

FLOOR COVERING:

- Congoleum Vinyl With 1/4" Ultra-ply base in Kitchen, Dining, Baths, Laundry
- 25 oz. Shaw Macramé Carpet in Living Room, Bedrooms, Halls & Closets
- 5 Lb. Carpet Pad Underlayment

INSULATION:

- R-38/R-49 Fiberglass Ceiling
- R-21 Fiberglass Wall

WINDOWS:

- Kasson & Keller Vinyl Double Hung Low E Thermopane (Argon Filled) w/ Full Screens
- Air & Waterproof Flashing Tape / Flex Wrap
- Interior Expansion Foam

EXTERIOR DOORS:

- Therma-Tru 6-Panel Fiberglass Front Door
- Therma-Tru 9-Lite Fiberglass Rear or Side-Entry Door, Per Plan
- Kasson & Keller Sliding Glass Door, Per Plan
- Air & Waterproof Flashing Tape / Flex Wrap

ENGINEERING

- Roof System Designed for Snow Load, Per Location
- 250 Point Quality Control Checklist
- Third Party PFS Inspection Certified
- Wood Products are Moisture Tested Not to Exceed 19% Moisture Content

Features subject to change without notice. Revised 2/15/2024.
Bill Lake Modular Homes | 188 Flanders Rd, Sprakers, NY 12166



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MODULAR HOMES
Where Quality and Efficiency Connect