

Floors

- Double floor construction glued and nailed
- 1/2" **Fir Plywood** over 7/16" OSB
- Plywood Joints Overlap
- 24' homes 2" x 8" **Kiln Dried** joists 16" on center
- 26' homes 2" x 10" **Kiln Dried** joists 16" on center
- Steel joist hangers
- Metal cross bridging
- Double outside band joist, front and rear
- 6" (R-19) floor insulation

Walls and Siding

- 2" x 6" Kiln Dried studs 16" on center
- 6" (R-19) insulation
- 3/8" Plywood sheathing
- Sheathing is glued 4' 0" up wall
- Sheathing is locked to floor and plates
- Tyvec or equal energy wrap
- Interior: 2" x 4" **Kiln Dried** studs, 16" o.c.
- Double top plate and single bottom plate
- 1/2" sheetrock throughout, taped & painted off-white
- 3 coats of joint compound
- Wood band over all windows & door openings to support window and door treatments
- **Maintenance-Free** 4" vinyl clapboard siding
- Louvered shutters on front elevation
- Siding Options:: All types of wood siding, specialty vinyl siding and decorative trim.

Roof and Ceiling

- 1/2" Plywood roof sheathing
- 2" x 6" **Kiln Dried** roof rafters & ceiling joist 16" o.c.
- (Patented roof system) meets or exceeds 40lb snow load.
- 1/2" gypsum wall board glued, nailed and prime coated.
- 6/12 roof pitch
- Option: Higher roof pitches available
- Capes: 12/12 pitch with 6" gable overhands.
- 30 yr. Architectural fiberglass roof shingles over 15# felt paper.
- Roof Options: 40 or 50 year shingles, metal, tile, wood etc.
- Continuous ice dam barrier
- Ridge vent and vented soffits
- Gable end vents on capes.
- 1/2" sheetrock on ceilings, taped, nailed and painted
- Ceiling finish is smooth throughout
- R-38+ insulation with vapor barrier
- 8'0" ceiling height except in cathedral areas
- Ceiling Options: 8'-4" or 9'-0" ceiling heights; cathedral, vaulted and coffered ceilings available.

Windows

- Anderson Double Hung Windows, vinyl clad "Low E" energy saving glass
- Interior windows stained or painted
- Screens for all windows
- Window Options: Tilt-in, circle top, arched and other specialty windows available; window sills, grilles, etc.

Doors and Trim Interior

- 6 panel colonial doors painted or wood birch doors
- Wood trim (Painted or stained)
- Trim Options: extra wide, composite, crown molding, wainscoting, panel molding etc.
- Door Options: Solid core, french doors, pocket doors etc., Specialty hardware
- Privacy lock door knobs for Bathrooms & Master Bedroom

Doors and Trim Exterior

- 6-panel fiberglass front door (won't dent, rust, warp or split)
- 4" exterior front door trim
- Fiberglass 9 light insulated kitchen door (wont dent, rust, dent or split)
- Sliding glass door is vinyl maintenance free with Low-E insulated double pane glass
- Pan flashing at all exterior doors with deadbolts for safety and security
- Door Options: Sliding doors, atrium doors & french doors etc., Specialty door lock sets.

Stairs

- MDF board treads and risers for carpet
- Oak Railing and white spindles per plan
- Stair Options: Oak stairs or other available

Finish Floors

- Living areas carpeted: Wall-to-wall with Stain Blocker over high density pad*
- Carpet installed on-site after interior work is complete to keep it fresh and clean
- Kitchen, Bathroom and Laundry Room floors: Ceramic Tile*
- Foyer: Ceramic Tile*
- Floor Options: Hardwood, engineered lumber, ceramic tile, marble and carpet upgrades.
*Carpet and tile from builders option list

Closets

- Vinyl coated & ventilated, one shelf per closet
- Five shelves in Linen and Pantry closets
- Closet Options: Custom designed closets

Kitchen

- Many choices of standard and optional cabinets
- Pull out trays in base cabinets
- Double bowl stainless steel sink
- Single lever Moen faucet
- Sink sprayer
- Range hood vented to exterior
- Formica or equal counter top
- Appliance Package
- Kitchen Options: Customized cabinet features, upgraded cabinet molding and designs, hand crafted cabinetry available.
- Counter top Options: Silestone, Corian and Granite
- Kitchen Options: specialty faucets, sinks, raised bars, lighting & door pulls available.

Bathrooms

- Lasco one piece fiberglass tub/shower
- Moen Chateau posi-temp valve to reduce risk of scalding
- 1.6 gallon water saving toilet
- Oak raised panel vanity
- Kerrico one piece cultured marble vanity top with built in sink
- Bathroom exhaust fan & light, vented to outside
- Beveled glass medicine cabinet
- Wall mirror over sinks with beauty bar lights
- Towel bar, paper holders & shower rod
- Bathroom Options: Whirlpools, heat lamps, shower doors, bidets, ceramic tiled showers, pedestal sinks and specialty faucets, etc.

Plumbing

- Water supply lines: 1/2" copper installed using lead free solder or PEX System
- Main soil line 3" PVC
- Fixture drains: 1-1/2" PVC
- Individual shut-offs under sinks and toilet
- 50 Gallon high efficiency water tank
- Optional Plumbing: Tankless hot water systems *for endless **energy savings** hot water*

Electrical System

- 200 amp circuit breaker panel
- All copper wiring, grounded electrical system
- All devices U.L. approved
- Wires protected by metal shields through framing
- Front and rear exterior GFI receptacles
- Smoke / Carbon Monoxide detectors hard wired in series for extra safety
- Front door bell
- Lighting to plan and national building code
- 2 cable and/or telephone jacks per floor
- Category 5 phone jack wiring
- RG6 75 OHM quad shielded coaxial TV cable wiring
- Electrical Options: Track lighting, recessed lights, sconce lights, dimmer switches, whole house fan wiring, additional phone and cable jacks, ethernet wiring, whole house audio and video, security, etc.

Heat

- Choice of any system: Hot-Water Baseboard, Electric Baseboard or HVAC (Forced-Air)
- Thermostat wiring – one per floor
- Emergency shut-off switch for safety
- Heating Options: Geothermal system, air purifying system, humidifiers etc. for **Healthy Home Living**

Owner Participation Option

- Available to our customers with building experience.
- Do some or all of the local finish work normally done by our crews and receive excellent savings on your new home.
- Help! MHI is only a phone call away if you have any questions while completing your new home.

LOOK what comes with MHI Homes:

- In House **Design Team**
- Blueprints and revisions
- Modular transportation to your home site
- Crane and set
- Interior and exterior finishing
- State tax paid by manufacturer
- Warranty on all fixtures
- One year floor to roof peak manufacturer warranty
- 10 year home buyers warranty
- 20 year Andersen Window warranty
- 30 year roof shingles and more
- Modular Homes, Inc. **Guarantees** that you won't regret doing business with us.

Energy Savers \$\$\$\$

- R-38 Ceiling insulation (code is R-30)
- R-19 Floor insulation
- R-19 Wall insulation
- Low-E glass windows
- Tyvec or equal house wrap
- Superior Walls basement system
- Energy Saving Options: Styrofoam instead of Tyvec, additional wall insulation, tankless water heaters etc.

Tax Rebates

- Available for energy efficiency
- www.energytaxincentives.org

Memberships

- NAHB
- US Green Building Council
- New Jersey Shore Builders Association
- Building Trades Association

CBI Modular Homes

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