



# Modular Home Standard Specifications

CANBURY  HOMES

# We're built differently...

Choosing the right builder for your new home is one of the most important decisions you'll make. The search can often be challenging and confusing, with many people making their choice based solely on the initial price estimate.

While pricing is undeniably crucial – nobody wants to overpay – it's important to understand what is included in the "base price" provided by different builders. Not all builders are transparent about this, leading to potential misunderstandings and unexpected costs down the line.

At Canbury Homes, we aim to eliminate this confusion by clearly outlining what our standard specifications include. This transparency helps you make an informed decision by comparing our offerings with those of our competitors. We believe that when it comes to pricing your new home, you deserve to know exactly what you're paying for.



## Construction

### FLOOR FRAMING

- 2" x 10" Floor Joists at 16" O.C. with staggered solid bridging (26' & 27' 6" widths)
- 19/32" OSB Tongue and Groove Floor Decking, Glued & Fastened

### WALL FRAMING

- 2" x 6", 16" O.C. Exterior Walls
- 7/16" OSB Exterior Wall Sheathing
- 2" x 4", 16" O.C. Interior Walls
- 8'0" Ceiling Height
- Tyvek (or comparable) House Wrap, Taped at All Joints

### ROOF FRAMING

- 5/12 Pitch 24" O.C. Roof Trusses – Ranches & Colonials
- 12/12 Pitch 16" O.C. Roof Trusses – Capes
- 7/16" OSB Roof Sheathing
- 15# Felt-paper Ice & Water Shield at Eaves and Valleys
- GAF Timberline® HDZ™ Architectural Shingles
- Shingle-over Ridge Vent
- Low Maintenance Ventilating Vinyl Soffit System
- 16" Vented Front & Rear Overhangs
- 16" Gable End Overhangs Solid Soffit
- Optional Upgrade to Plywood on Roof & Wall Sheathing



## Insulation

- R-38 Kraft-Faced Fiberglass Batts Roof Insulation with Vapor Barrier
- R-21 Kraft-Faced Fiberglass Exterior Wall Insulation
- R-19 Fiberglass Basement Ceiling, R-21 Sills and / or Daylight Walls
- R-13 Kraft-Faced Fiberglass Basement Stairwell Insulation
- R-10 Sub-Slab Foundation Insulation



## Plumbing, Heating & Ventilation

- Navien (or comparable) High-Efficiency Tankless Gas Forced Hot Water (FHW) Heating System - heating & domestic
- Hot Water Baseboard Heaters (HWBB) with PEX Lines Stubbed Thru Floor
- Mini Split / Forced Hot Air / Electric Heat Options Available
- PEX Water Supply Lines
- PVC Drains and Vents
- Shut-off Valves on All Fixtures
- Two Outside Water Faucets
- Passive Radon System



## Electrical

- 200-Amp Electrical Panel
- Rocker Style Switches and Tamper Resistant Plugs
- Kiddie Hardwired Combo CO & Smoke Detector System / Heat Alarm (in garage)
- Brushed Nickel Lighting Package with Recessed Light Over Sink Area
- One Exterior Light at Each Door
- One Exterior GFI plug with Weatherproof Cover at Each Door
- Wireless Doorbell
- Recessed Wall Mount TV / Media Box
- Recessed LED lights on dimmers, ceiling fan, dome lights (in bedrooms & hallways)



## Exterior

- CertainTeed Mainstreet 4 x 4 vinyl siding - available in various color options
- White pre-bent aluminum fascia with shadow board and vented vinyl soffit
- White exterior doors with vinyl clad no-rot jamb, PVC kickplates, brush nickel doorknobs (Front 2-lite, Side 9-lite)
- Harvey double hung white vinyl Low-E Argon Thermopane EnergyStar windows with grills in glass
- Pressure treated front steps with 4 x 5 platform and two steps
- Pressure treated side steps with railing on patio blocks



## Interior

- Smooth finish drywall primed (flat white walls and ceilings)
- 5/8" drywall ceilings, 1/2" drywall on walls, 1/2" moisture resistance drywall in bathrooms
- White raised 6-Panel hollow core doors
- Brushed nickel interior door levers
- White colonial 2-1/4" window & door casings
- White colonial 3-1/4" baseboard trim
- Coated wire rack shelving in closets and storage areas



## Flooring

- Congoleum vinyl sheet flooring and / or Downtown 25oz carpet throughout
- Optional custom flooring available



## Kitchens

- Aristokraft Sinclair door style, birch-stained furniture grade cabinets, 30" uppers with concealed hinges and soft close doors
- Ready for microwave over range
- Prep for dishwasher
- Water line for refrigerator
- Range prepped for gas & electric
- Delta Essa single pull-down chrome spray faucet
- Single or double bowl stainless steel overmount sink
- Formica laminate countertops



## Bathrooms

- Aristokraft Sinclair door style, birch-stained furniture grade cabinets with soft close doors
- Cultured marble countertop with oval sink incorporated
- 2-arm light bar fixture above each sink
- Panasonic vent fan / light combo
- Delta Woodhurst double lever vanity faucet with mechanical stop
- Chair height (ADA compliant) smart flush white toilet with elongated bowl
- 5' one-piece acrylic shower or tub / shower combo with Delta Woodhurst fixtures



## Warranty

- 1-year Muncy Homes manufacturer new home warranty
- 10-year Residential Warranty Company, LLC structural warranty
- Manufacturer specific product warranties (windows, shingles, fixtures, cabinets, etc.)

# The Canbury Difference...

Building your dream home is a significant investment, both emotionally and financially. At Canbury Homes, we take pride in being more than just custom home builders - we are your dedicated partners throughout the entire process.

Our team of building experts is responsible for handling all aspects of your home construction project. We manage everything from sourcing materials to coordinating labor, equipment, and professional services. Our all-inclusive approach means you can trust us to oversee your project from start to finish, and our commitment to clear communication and precise execution means you can expect on-time delivery, free from frustrating delays, unwelcome surprises, or unforeseen expenses.



## Our All-inclusive Approach:

### Pre-Purchase Assistance

- Free home building consultations
- Sourcing and securing land parcels
- Home design and drafting services
- Interior & exterior design consultation (i.e., countertops, bath & kitchen fixtures, cabinet styles, flooring options, exterior colors, etc.)
- Construction loan & financing support (FHA, RD, VA, MSHA, ReFi)

### Land Assessment

- A land evaluation is included in your home pricing, giving you insight into how site preparation impacts your budget. Our experts consider various factors including:
  - Soil conditions & ledge removal
  - Driveway design & utility integration
  - Excavation requirements
  - Slope & grade considerations
  - Tree & vegetation removal
  - Septic & leach field design
  - Site plan & local code review

### General Contracting Duties

- Facilitating site surveying
- Applying for building permits
- Managing transportation of materials
- Coordinating permanent utility connections (i.e., electric, sewer & septic, water, etc.)
- Scheduling respective subcontractors
- Disposing and recycling of construction waste
- Scheduling necessary inspections (i.e., bank, codes enforcement, etc.)

# CANBURY HOMES

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