

Performance Specifications for TLC Modular Homes

Structure for Ranch

- Engineered 2 x 4 trusses at 16 inch on center
- (Standard price includes up to 50 lb. load)
- 2 x 10 floor joists
- 4 foot rise or 4:12 pitch (see salesperson)
- 16 inch eave
- 30 year architectural shingles
- Prefinished aluminum fascia
- 3/4 inch tongue and groove plywood floor
- 2 x 6 exterior wall framing
- 2 x 6 and 2 x 4 interior walls
- #2 or better lumber
- R-50 insulation in ceiling (R-38 in vaulted ceilings) (*R30 under floor, by owner*)
- R-21 or higher total wall insulation
- Primed Hardie™ fiber cement siding, or maintenance-free Great Barrier™ vinyl siding and soffit
- 2 x 10 or LVL perimeter joists
- Double top plate interior and exterior
- Steel insulated exterior doors
- Ply-Gem™ vinyl double glazed windows with screens, low E, argon filled

Structure for 1½ Story

- All of the above features with revisions as noted below:
- No insulation on second floor
- 2 x 10 roof rafters
- 2 x 10 floor joists on first and second floor
- 10:12 roof pitch with reduced eave
- Two six foot dormers on Cape Cod style

Interior

- Full eight foot ceiling height
- Tape and textured drywall
- Ceiling lights in all rooms
- Two TV and two phone jacks
- Hollow core flush interior doors
- Painted except touchup and marriage lines
- Windows fully cased to match doors and molding
- Doorbell
- Vinyl floor covering and/or
- Mohawk™ carpet
- Seven pound carpet pad

Bathrooms

- Two full bathrooms (in ranch models)
- Gerber™ toilets
- Lasco™ tub/showers
- Single lever faucet
- Swanstone™ single bowl vanity top
- Three door mirrored medicine cabinet

Kitchen

- Laminate countertop with hundreds of choices
- Oak countertop edge
- Single lever faucet
- Double bowl stainless steel sink
- Merillat™ Spring Valley Oak™ recessed-panel cabinets

Utility

- PEX plumbing (copper optional)
- Washer/dryer connections
- 200 amp service panel
- Meter base (if attached to home)
- Two hose bibs
- Exterior carriage lights by doors

