

York Built Modular Standards

GENERAL CONSTRUCTION

- * 16" Overhang
- * Vinyl Siding with 7/16" OSB
- * Vinyl Shutters (front door side)
- * House Wrap
- * 40 lb. Roof Load with 5/12 Pitch
- * Asphalt Architectural Shingled Roof
- * Dual Pane Low E Vinyl Windows w/Perimeter Grids
- * Smart Board Fascia & Vinyl Soffit
- * 36"x 80" Round Top Steel Front Door w/Deadbolt
- * 36"x 80" Steel Rear Door w/Deadbolt
- * Patio Door (some models)
- * Light At All Exterior Doors
- * Dormer (Varies per plan)
- * 8' Flat Ceiling Throughout
- * R38 Ceiling Insulation
- * R21 Exterior Wall Insulation
- * R21 Perimeter Floor Insulation
- * Truss Floor Joists
- * 2x10 Double Perimeter Rim Joist
- * Double 2x6 Top Plate & Single 2x6 Bottom Plate
- * Triple 2x6 Window & Door Headers w/ Jack Studs
- * ¾" Decking
- * 2x4 - 16" o.c. Interior Walls
- * 2x4 - 16" o.c. Marriage Walls
- * 2 - Exterior GFI Receptacles
- * 2 - Exterior Frost-Free Faucets
- * Fiberglass Heat Duct w/Perimeter Registers
- * In-floor Heat Duct Crossovers

INTERIOR

- * 16"x16" Hand Laid Linoleum (Entry, Kitchen, Utility & Baths)
- * 25 Oz. Carpet w/ 6# Rebond Pad
- * Residential Trim Throughout
- * 80" Flat Interior Passage Doors
- * Mortised Interior Door Hinges (3 Hinges per Door)
- * Floor Mounted Door Stops
- * 1/2" Drywall On Walls Orange Peel Finish
- * Rounded Corners on Tape & Texture
- * 5/8" Ceiling Drywall With Orange Peel Finish
- * Wire & Prep for Ceiling Fan in Living Room
- * Chandelier In Dining Room
- * Bedroom Overhead Lights
- * Foyer Light (per print)
- * Smoke Detector(s) - (per print)
- * Wire Shelving In Guest Closets and Pantries
- * Single Wire Shelf and Rod in Bedroom Closets
- * Valances on All Bedroom Windows
- * Mini-Blinds - All Windows Except Bathrooms

KITCHEN

- * 18 Cubic Foot Frost-Free Refrigerator
- * 30" Gas Range
- * 30" Power Range Hood w/ Light
- * Standard Dishwasher - Installed
- * Stainless Steel Double-Bowl Sink
- * Recessed Can Light Above Kitchen Sink
- * #3 Oak Cabinet Doors & Oak Stiles w/Hidden Hinges
- * Center Shelf In Base Cabinets
- * Lined Overhead & Base Cabinets
- * Laminate Backsplash & Oak Edge
- * 30" Overhead Cabinets w/Rope Crown Molding
- * Adjustable Overhead Shelves
- * Drawer Over Door Cabinet Design
- * Brushed Nickel Cabinet Hardware
- * Metal Drawer Guides
- * Receptacles Above Counters are GFI Protected
- * Single Lever Faucet w/Sprayer

UTILITY

- * 200 (40/40) Amp Long Box Electric Panel
- * 12-2 Wiring
- * #3 Oak Cabinet Doors & Oak Stiles w/Hidden Hinges
- * Split Overhead Cabinet Above Washer/Dryer
- * Utility Sink Cabinets (some models)
- * Plumb For Washer and Wire for Dryer
- * 40-Gallon Electric Water Heater
- * ¾" Main Water Shut-Off Valve
- * Water Shut-Off Valves Throughout
- * High Efficiency Gas Furnace
- * Digital Thermostat

BATHROOM

- * 60" 1-PC Fiberglass Tub/Shower w/Door in Guest Bath
- * 1-Pc Fiberglass Shower w/Door in Master Bath (per print)
- * Ophelia Tub in Master Bath (per print)
- * Drawer Bank or Over Stool Cabinet in Master Bath (per print)
- * #3 Oak Cabinet Doors & Oak Stiles w/Hidden Hinges
- * Laminate Backsplash & Oak Edge
- * Tulip Light Over Vanity Mirror In Master & Guest Bath
- * Bath Vent Fan w/ Light
- * Towel & Tissue Holder
- * Tub Overflow
- * China Sink(s) w/Overflow and Pop Up Drains
- * Single Lever Anti-Scald Faucets On All Tubs and Showers
- * Elongated Commodes
- * Below Floor Drains by Others

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