

WESTCHESTER SPECIFICATIONS

FLOOR SYSTEM

- 2 x 10 floor joist 16" on center as required by span with double rim joist. Steel joist hangers where required.
- Solid wood bridging installed at center spans. Double Metal Bridging on all 15' and 16' wide units.
- 3/4 Nominal (23/32) Tongue and groove plywood sturdy-floor glued and fastened.
- Wall to wall carpet with 3/8" pad and tack strip. Shipped loose for field installation.

EXTERIOR

- 2 x 6 studding 16" on center.
- R-21 Batt type wall insulation.
- 1/2" Nominal (15/32) rated plywood sheathing, exposure #1, glued and fastened.
- Andersen® Tilt Wash® 400 Series double-hung vinyl clad windows with High Performance™ insulating glass, removable grilles and full screens. Extended window sill included.
- Andersen® vinyl clad wood framed sliding glass patio door with tempered double glass and screen.
- Insulated Thermatru® "smooth star" fiberglass exterior doors.
- Wireless chime for two doors.
- Low maintenance Certainteed® "Mainstreet" solid vinyl siding with lifetime non-prorated transferable warranty.
- Air infiltration barrier installed on all exterior insulated walls.
- 5/12 Roof Pitch with dimensional fiberglass/asphalt self sealing shingles with limited lifetime warranty and aluminum drip edge.
- 5/8" Nominal (19/32) rated plywood roof sheathing, exposure #1.
- Full length attic shingle-over ridge ventilating system.
- Ice and water shield installed under shingles 6' up on all eave overhangs.
- R-38 ceiling insulation, foam baffles and eaves.
- Low maintenance ventilating soffit and fascia system.

INTERIOR

- Full 8' ceiling height.
- 2 x 4 studding 16" on center.
- 1/2" drywall on walls and 5/8" on ceilings with smooth finish.
- All interior drywall surfaces primed with white latex no voc paint with smooth finish.
- All interior openings are cased in pine.
- Six panel hardboard hollow core interior doors painted white with triple brushed nickel hinges and lever hardware.
- Painted colonial wood interior trim with extended window sills.
- Pre-finished ventilated closet shelving.
- First floor stairwell walls insulated.

KITCHEN

- Oak or hardwood frame cabinetry with recessed panel doors. Choice of colors.
- All kitchen designs incorporate lazy susan and angled wall cabinets.
- Self edge high pressure laminate counter top with 4" backsplash.
- Double bowl stainless steel sink with Delta single lever faucet and pull-out spray.
- Recessed light over kitchen sink.
- Lighted ventless range hood with choice of colors.

BATHROOMS

- Oak or hardwood frame cabinetry with recessed panel doors. Choice of colors.
- Self edge high pressure laminate vanity top with 4" backsplash and china basin.
- Dual handle Delta® vanity faucet.
- Mirror with lights above and recess mirrored medicine cabinet.
- Bath fan/light combination
- Elongated vitreous china water closet.
- One piece smooth finish fiberglass tub/shower unit with choice of color.
- All shower valves incorporate pressure balancing valve to prevent "shower shock".
- Towel bar, towel ring and paper-holder to match faucet finish.

ELECTRICAL/PLUMBING

- PEX water lines.
- Hot water baseboard heat.
- Washer and dryer hook up available.
- 200 Amp service panel with circuit breakers shipped loose for field installation.
- Ground fault protected receptacles provided in kitchen, bath and exterior locations as required by code. Arc Fault receptacles are used in all bedrooms.
- Smoke detector/alarm system with built-in battery back up provided as required by code.
- Carbon monoxide detectors.
- Lighting fixtures provided at kitchen, dining, bath, walk in closet, hall, entry foyer, exterior door locations and basement stairwells.

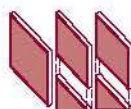
CODE COMPLIANCE POLICY

Westchester Modular Homes are built in accordance with state specific adopted codes including residential, building, mechanical, plumbing, and electrical codes. In order to assure code compliance it is the builder's responsibility to notify Westchester Modular Homes prior to order placement of any additional provisions that may be required by any authorities having jurisdiction.

Specifications and suppliers are subject to change without notice.



Westchester Modular Homes, Inc. is a wholesale manufacturer of modular components that sells its products to residential builders from whom you buy your new home. Westchester Modular Homes, Inc. is independent of the builders that use its products and services, and is only responsible for manufacturing and servicing according to the terms and conditions of the contract and warranty it has with the builder of your new home.



WESTCHESTER MODULAR HOMES, INC.
AN EMPLOYEE OWNED COMPANY

30 Reagans Mill Road • Wingdale, NY 12594
800-832-3888 • 845-832-9400
WestchesterModular.com

Featuring High-Quality Andersen Products

