

# 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
- 2x12 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
- Metal 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