

FLOOR SYSTEM

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

EXTERIOR

- 2 x 6 studding 16" on center.
- R-19 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. All Series 400 windows are DP rated to meet all wind load requirements in exposure B.
- Vinyl clad wood framed sliding glass patio door with tempered double glass.
- Door chime at front door.
- Insulated "smooth star" fiberglass exterior doors with premium self adjusting sill.

- Low maintenance solid vinyl siding with lifetime non-prorated transferable warranty.
- Air infiltration barrier installed on all exterior insulated walls.
- 5/8" Nominal (19/32) rated plywood roof sheathing, exposure #1.
- 5/12 Roof Pitch with dimensional fiberglass/asphalt self sealing shingles with 30 year warranty and aluminum drip edge.
- Ice and water shield installed under shingles on all eave overhangs.
- R-38 ceiling insulation.
- Low maintenance ventilating soffit and fascia system.
- Full length attic ridge-ventilating system.

INTERIOR

- 2 x 4 Studding 16" on center.
- Full 8' ceiling height.
- 1/2" drywall on walls and 5/8" on ceilings with smooth finish.
- All interior drywall surfaces primed with white latex paint.
- Six panel hardboard hollow core interior doors painted white with triple hinges.
- All interior openings are wood cased.

- Painted wood interior trim with extended window sills.
- Pre-finished ventilated closet shelving.

KITCHEN

- Light oak wood framed cabinetry with raised panel doors.
- Recessed light over kitchen sink.
- 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 single lever faucet and pull-out spray.
- Lighted ventless range hood.

BATHROOMS

- Light oak wood frame vanity with raised panel doors.
- Self edge high pressure laminate vanity top with 4" backsplash and china basin.
- Single lever vanity faucet.
- Recessed mirrored medicine cabinet with lights.
- Bath fan/light combination
- Elongated vitreous china water closet.
- One piece smooth finish fiberglass tub/shower unit with curtain rod.

- All shower valves incorporate pressure balancing valve to prevent "shower shock".

ELECTRICAL/PLUMBING

- Hot water baseboard heat.
- 200 Amp service panel with circuit breakers.
- 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.
- Lighting fixtures provided at kitchen, dining, bath, walk in closet, hall, entry foyer and exterior door locations.

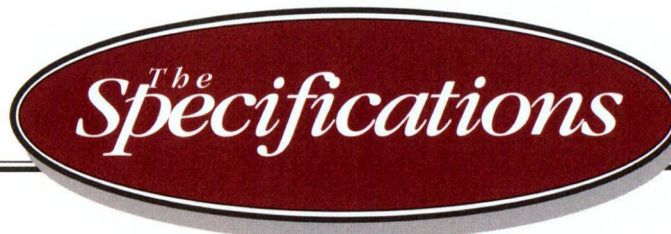
CODE COMPLIANCE POLICY

Westchester Modular Homes are built to comply with nationally accepted building codes including BOCA Basic Building Plumbing and Mechanical code as well as the National Electric code. It is the responsibility of the builder to notify Westchester Modular Homes of any changes to the stated specifications required by local code or authority having jurisdiction prior to order placement to assure compliance.

Specifications and suppliers are subject to change without notice.

Featuring High-Quality
Andersen® Products

Andersen® WINDOWS-DOORS 



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AN EMPLOYEE OWNED COMPANY

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