

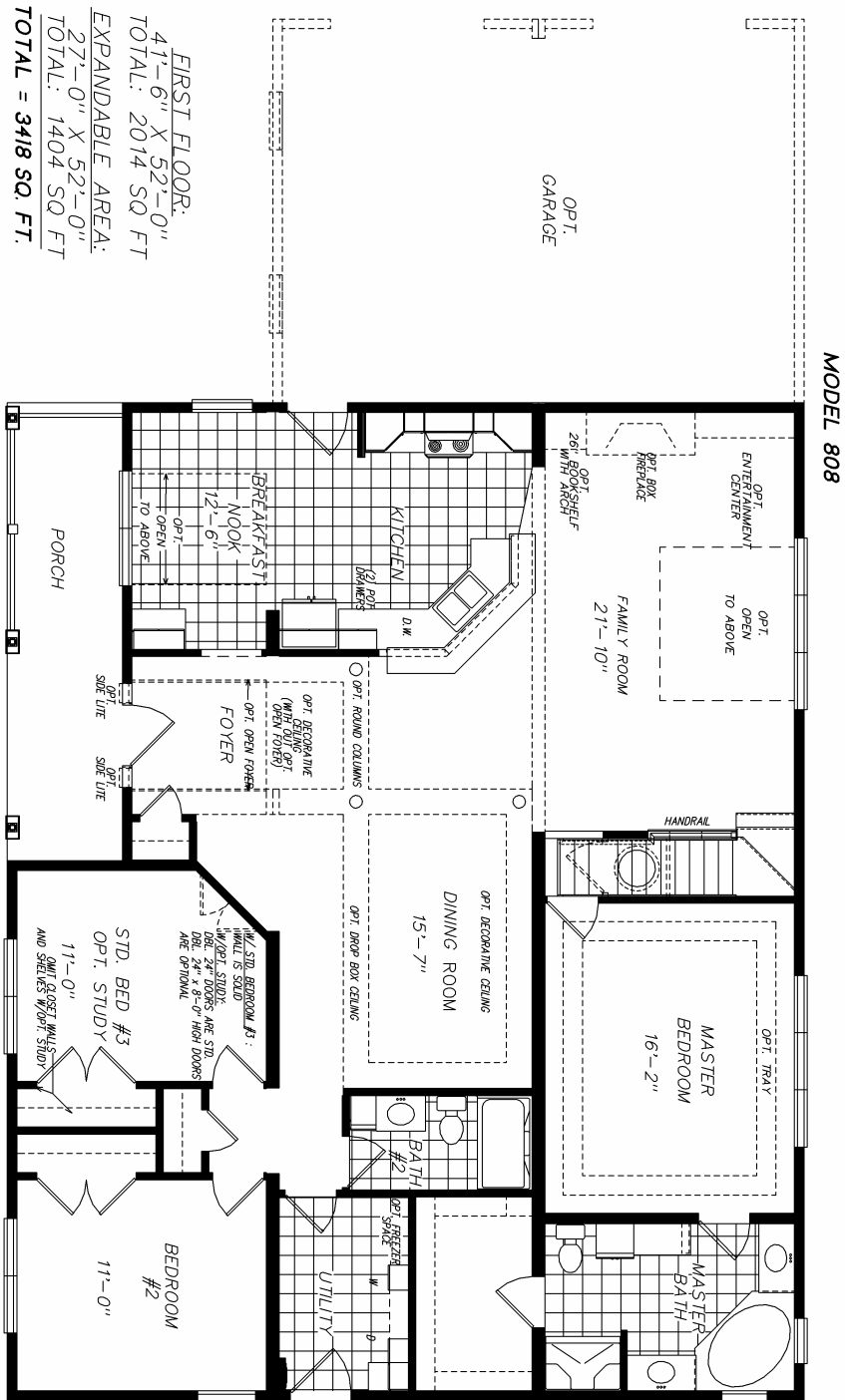
THE WINSTON

PRICED FROM THE \$170s PLUS LOT

Gone are the days of drab, “box-like” construction in modular home design. Today’s modular homes offer great curb appeal, open floor plan design, and all the features and options you would see in on-site construction. The difference is the price and time to build.

This home has over 2,000 square feet of space on the main floor with an optional 1,400 square feet of partially finished space on the second floor with amazing potential. Finish it now or wait until later, your choice. Since the home arrives at the building site over 90% complete, this home can be ready for occupancy in about 2 months, depending on features.



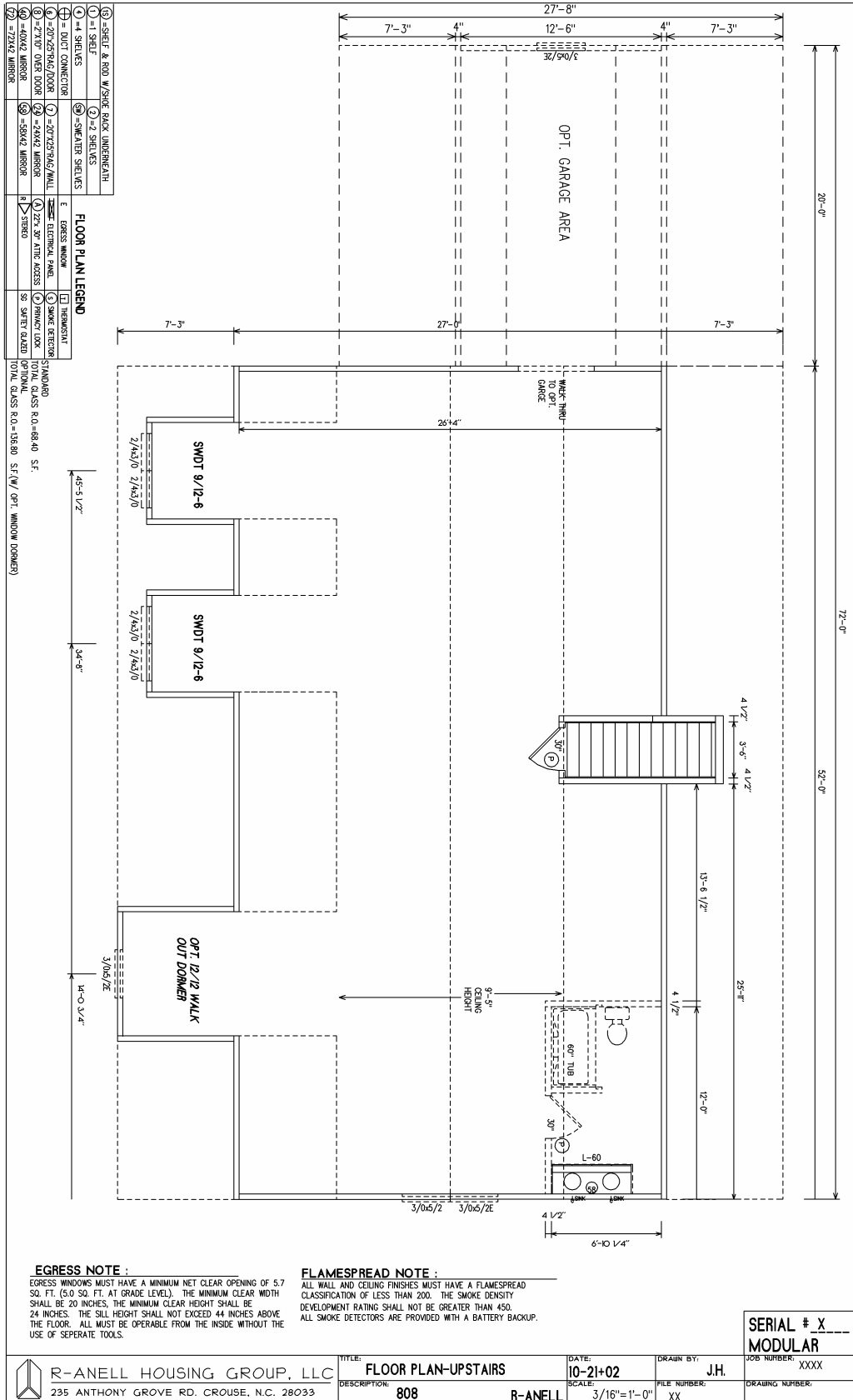




GRAU BUILDING COMPANY
 custom homes ■ remodeling ■ consulting

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EGRESS NOTE :
 EGRESS WINDOWS MUST HAVE A MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. (5.0 SQ. FT. AT GRADE LEVEL). THE MINIMUM CLEAR WIDTH SHALL BE 20 INCHES, THE MINIMUM CLEAR HEIGHT SHALL BE 24 INCHES. THE SILL HEIGHT SHALL NOT EXCEED 44 INCHES ABOVE THE FLOOR. ALL MUST BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF SEPARATE TOOLS.

FLAMESPREAD NOTE :
 ALL WALL AND CEILING FINISHES MUST HAVE A FLAMESPREAD CLASSIFICATION OF LESS THAN 200. THE SMOKE DENSITY DEVELOPMENT RATINGS SHALL NOT BE GREATER THAN 450. ALL SMOKE DETECTORS ARE PROVIDED WITH A BATTERY BACKUP.

SERIAL # **X**
MODULAR
 JOB NUMBER: XXXX
 DRAWING NUMBER:

R-ANELL HOUSING GROUP, LLC 235 ANTHONY GROVE RD. CROUSE, N.C. 28033	TITLE: FLOOR PLAN-UPSTAIRS	DATE: 10-21+02	DRAWN BY: J.H.
	DESCRIPTION: 808	SCALE: 3/16"=1'-0"	FILE NUMBER: XX

Standard Specifications as of January 1, 2010

The following is a list of the common features in most of our homes we build. This should be used as a guide for you to gauge the quality of the features that are typical in the homes we build. Because things like lot topography and lot location can impact costs for land clearing, utilities, driveway size, foundation size, etc., final house plan pricing is derived once these items are known.

Permits and Survey

- All permits for work to be performed per state and city code are included
- County and/or subdivision new home impact fees, if applicable, are not included
- As-built survey for house is included

Land Clearing and Excavation

- Land clearing will be done as needed for site excavation as determined by the Builder
- Home “footprint” will be marked prior to land clearing for approval by POA

Water and Sewer

- Evaluated on individual basis based on type and availability of services.

Foundation

- Footings will be 10" x 20" 3,000 psi concrete with two rows of rebar
- Footing drains will be a 4" diameter perforated plastic pipe embedded in crushed stone, covered in filter fabric and laid around the perimeter of the home
- Foundation walls will be waterproofed with an asphalt-based coating. Foundation drain inside foundation
- Modular brick with rake joint for foundation walls
- SolarTec™ foundation vents, or similar
- 6 mil plastic vapor barrier in crawl space

Structural

- 2x6 Exterior Walls
- 2x4 Marriage Walls
- 2x4 Interior Walls
- 1/2" Drywall Glued & Screwed to Walls
- 10" Engineered Truss Floor System
- 6/12 Roof Pitch with Roof Trusses
- 12/12 Roof Pitch with Roof Trusses on Cape Cod Models
- 9/12 Roof Pitch with Roof Trusses on Bonus Ranch Models
- 3/4" Tongue & Groove OSB Floor Decking
- (Attic Decking Included on 12/12 Cape Cod & 9/12 Bonus Ranch Models)
- 12" Overhangs
- R-30 Roof Insulation
- R-19 Wall Insulation

Exterior

- Vinyl Siding
- Architectural Shingles
- OSB Exterior Sheathing
- 6" Aluminum Fascia
- Vinyl Vented Soffit
- Decorative Front & Rear Exterior Lights
- Single-Hung Low E Vinyl Windows w/ Screens
- 2 Exterior Receptacles
- 2 Exterior Water Faucets
- 36" 6-Panel Steel Exterior Front Door
- 36" 6-Panel Steel Exterior Rear Door
- Housewrap

Interior

- 9 Foot Ceiling Height
- 8 Foot Ceiling Height 2nd Floor of 2-Story Homes
- Smooth Finished Ceilings
- Smooth Primed Walls
- ½" Finished Drywall
- 5/8" Drywall Ceilings
- No Cove Molding - Finished Taped Top Angle
- White 4" Base Board Molding
- White Window & Door Trim
- Mitered Cut Crown Moldings
- 2-Panel Interior Doors
- Brushed Nickel Door Hardware
- FHA Approved Nylon Carpet Throughout with 6 lb Rebond Pad
- Vinyl Floor Coverings in Bathroom, Kitchen & Utility
- Wire Shelving all Closets
- Over Head Lights all Bedrooms

Utilities

- 50 Gallon Water Heater
- 200 Amp Service
- Heat Pump Ready
- Pex Water Lines Throughout
- Shut Off Valves all Fixtures
- Whole House Shut Off Valve
- Smoke Detectors all Bedrooms
- Wire for Ceilings Fans - Master Bedroom & Living Room
- 2 TV & 2 Phone Jack Preps (No Wiring)

Kitchen

- Custom Flat Panel Oak
- Brushed Nickel Cabinet Pulls
- Matching Cabinet Crown Molding
- Adjustable Cabinet Shelves
- Pull-out Pot Drawer
- Lazy Susan per Floor Plan
- Tip Out Drawers at Kitchen Sink
- Deep Stainless Steel Sink
- Price Pfister Chrome Faucet w/Spray
- Recess Can Lighting
- Laminate Countertops w/ Ceramic Edge & Backsplash
- Plumb For Icemaker
- GE 18 CU FT Refrigerator
- GE Self Cleaning Range, Cook Top or Downdraft per Print
- GE Dishwasher

Bathrooms

- Fiberglass Tubs & Showers
- Master Bathroom Shower Door
- 36" High Master Bath Vanities
- 30" High Vanity Secondary Bathrooms
- Laminate Countertops w/ Ceramic Edge & Backsplash
- China Sinks with Price Pfister Chrome Faucets
- Custom White Cabinets w/ White Cabinet Pulls
- Beveled Mirrors Over All Sinks with Lighting Over Mirrors
- Power Vent w/ Light
- Elongated Toilets