

MODULAR FEATURES BROCHURES



4141 Paris Rd.
Chalmette, LA 70043
504-279-3585

FOUNDATIONS:

- Standard foundation 3 blocks high
- Continuous chain wall footings around perimeter and center
- Grade beams 28" wide 18" deep
- 3 pieces 5/8 rebar in beams
- Every 42" vertical piece of rebar concreted into block
- Top course of block is u block poured w/concrete w/ 1/2" of Rebar running continuously
- Continuous piece of galvanized termite shield b/w top course of block and 2x8
- Every 42" 5/8" anchor bolt securing 2x8 treated lumber to top course of block
- Every 42" Simpson tie down strap embedded into U block of concrete nailed securing the home to the foundation

FOUNDATION OPTIONS INCLUDE:

- additional rows of blocks to raise elevation \$1500 each additional row
- pilings may be needed in certain areas this cost is additional
- homes may be elevated with garages built underneath
- homes may be elevated and raised on piling foundations

FRAMING:

- 2 X 10 16" O.C floor joist
- 6/12 Roof Pitch
- 2 X 6 Exterior Walls
- 8' Ceilings (9' Ceilings Available As An Upgrade)
- 1/2" storm sheathing, vapor barrier and Hardi lap exterior siding on exterior walls

ROOFING:

- 30yr. Owens Corning Fiberglass
- Architectural Style Dimensional Shingles
- Ridge Vent

EXTERIOR SIDING:

- Hardi Board Lap Siding Made Of 95% Portland Cement.
This Material Is Very Structural, It Looks Like Wood, But Does Not Get Rotten.

ELECTRICAL:

- All Copper Wiring
- All Ansi Rated
- 12 & 14 Gauge Wiring
- Panel Box Inside Utility Room
- 200amp. Panel Box
- 1 ceiling fan included location determined by customer
- 1 Doorbell
- 2 Standard Exterior Receptacles (1-Front & 1-Back)

PLUMBING:

- 50 Gal. Hot Water Heater
- 2 Exterior Hose Bibs
- 1 Stainless Steel Kitchen Sink – (Extra Deep)
- 1-60" Fiberglass Tub/Shower Unit (Hall Bath)
- Master Bath as per plan
- Moen Stainless Plumbing Fixtures

PLUMBING CONT. :

- 2 Elongated Toilets
- Towel Racks
- Toilet Tissue Holders
- Separate Garden Tub And Shower In Master Available As An Upgrade for certain models (standard in Ponce d' Leon and Columbus)

A/C:

- Heil (Division Of Carrier) Condenser
- 3 Ton Unit (May vary)
- 13 Seer (Upgrade Is Optional)

INSULATION:

- Floors Are R-11
- Walls Are R-18
- Ceilings Are R-30

APPLIANCES:

- GE White Electric Range
- GE White Refrigerator
- Plumbed In For Ice Maker
- GE White Dishwasher

INTERIOR TRIM PACKAGE:

- 3" Crown Mold
- 3" Baseboard
- 2 1/2" Door Trim
- 6 Raised Panel Masonite Doors
- With Mortised Hinges
- Satin Nickel Interior Knobs
- Wire Ventilating Shelving In All Closets
- 2" Vinyl Faux Wood Mini-Blinds Curtains On All Windows (Tara & Brazo only)

FLOORING:

- InterCeramic Tile Floors In Kitchen, Utility Room, Baths & Foyer
- Shaw Carpeting throughout homes in all "Non-Ceramic Tiled Areas"

WINDOWS:

- Double Insulated
- Thermal Pane
- Low E Glass
- All Windows Tilt For Easy Cleaning

CABINETS:

- Duribuilt Cabinetry
- Wood cabinet doors & wood styles standard
- Fully Finished And Lined Cabinetry
- Adjustable Shelving
- 1 Island Bar With Sit Down Overhang For Bar Stools
- Pantry Cabinet With Pull Out Drawers

FIREPLACE:

- Available as an upgrade

**HOUSE IS FULLY INSTALLED AND ALL
ELECTRIC, PLUMBING, A/C, WATER AND
SEWER HOOK UPS ARE INCLUDED IN PRICE**

**ADDITIONAL COST INCLUDE SURVEY FEE
AND CLOSING COST**