

Included in

Base Price

Standard "Turn Key" Package

FULL BASEMENT

- ☑ 12 courses high, 10" block walls
- ☑ Egress Window per code
- ☑ Core pours every 4' with vertical rebar
- ☑ 3" FHA approved adjustable jackposts
- ☑ 4" perforated drain tile on the inside & outside of the footers w/ #2 washed stone over the top
- ☑ Filter wrap over outside drain tile
- ☑ 4" reinforced concrete floor with sealant
- ☑ Vapor barrier under concrete floor
- ☑ #2 washed stone under the concrete floor
- ☑ Crock with either sump pump or natural drain
- ☑ 4 vinyl thermopane glass basement windows with screens
- ☑ 2" x 10" pressure treated sill plate with sill seal
- ☑ Fiberglass coat & tar coat for dampproofing outside wall
- ☑ Basement steps with handrails
- ☑ Stamped basement prints

BASEMENT INSULATION

- ☑ Blanket Wall Insulation per code

EXCAVATION

- ☑ Digging Foundation, Backfilling and Rough Grade
*(Final grade and seeding is customer's responsibility)

DRIVEWAY

- ☑ Stone Driveway – 12' x 100', with a Two Car Turn Around
*(Approx. 1600 sq. ft.) (Culvert pipe & state highway permit **NOT** included, if necessary)

SEPTIC SYSTEM

- ☑ 1,250 Gallon Concrete Tank w/ 250 Feet of Leach Lines
*(Perk test and engineered septic / site plan is customer's responsibility)
*Turn Key Package can be adjusted for municipal sewer line

HEAT / VENTILATION SYSTEM

- ☑ 95% High Efficiency Forced Air Heat w/ Metal Duct Work
- ☑ 40 Gallon Gas Direct Vent Water Heater
*Either Natural or LP Gas
- ☑ Whole House Ventilation System per code
- ☑ Blower Door Test w/ Certified report
*Central Air Conditioning is optional

ELECTRIC

- ☑ 100 Feet of Overhead Electric Service
- ☑ All cross-overs & tie-ins to panel box
- ☑ 2 outside GFI protected receptacles
- ☑ 4-6 lights & 4 sets of GFI receptacles in basement
- ☑ Meter, riser & weatherhead
- ☑ Electrical inspections
*Underground electric is optional

WELL PUMP PACKAGE

- ☑ Pump, Trench, Water Lines, Pressure Tank & Cartridge Filter, Electric & Limit Switches
(Drilling & Well Casing is customer's responsibility)
*Turn Key Package can be adjusted for municipal water line

PLUMBING

- ☑ Plumbing Connections & Tie-Ins in the basement

STEPS

- ☑ Two sets of Exterior Steps

GUTTERS

- ☑ Seamless Aluminum w/ Downspouts, Tails & Runners

NOTE: Actual sitework costs will vary based on lot situation, distances off the road, options, etc.

Standard "House Specifications"

GENERAL CONSTRUCTION

- ☑ 7/12 Roof Pitch (Ranch & Two Story Homes)
- ☑ 1/2" OSB Roof Sheathing w/ 'H' Clips
- ☑ Architectural Shingles w/ Shingled Ridge Vent
- ☑ Ventilated Vinyl Soffit
- ☑ Ply Dry Shingle Underlayment
- ☑ Perimeter Ice & Snow Shield
- ☑ Gable End Overhangs
- ☑ 2x6 Exterior Walls @ 16" O.C.
- ☑ 2x4 Interior Walls @ 16" O.C.
- ☑ 7/16" OSB Exterior Wall Sheathing
- ☑ Exterior House Wrap
- ☑ 2x10 Floor Joists @ 16" O.C. (Solid Block Bridging)
- ☑ Microlam Center Beam
- ☑ 3/4" T&G OSB Floor Decking
- ☑ Double 4 or Double 4½ Vinyl Siding
- ☑ Double Hung Vinyl Tilt-in Windows w/ Red Safety Latches where code requires
Low E, Full Screens, with or w/out Internal Grids (choice of style)
- ☑ Shutters or Lineal Trim on Front of House
- ☑ 36" Insulated Fiberglass Front Door (choice of style)
- ☑ 32" Insulated Fiberglass Side/ Rear Door (choice of style)

(continued)

Standard “House Specifications” Continued

KITCHEN

- ☑ Oak or Maple Cabinetry w/ Pulls (multiple styles & finishes)
- ☑ Wall Cabinets w/ 3/4” adjustable shelves
- ☑ Cove Molding above Wall Cabinets
- ☑ **Dovetail Drawers** w/ Undertrack Hardware
- ☑ **Full Extension Drawers**
- ☑ **Soft Close Doors & Drawers**
- ☑ Laminated Countertops w/ Backsplash
- ☑ 8” Deep Double Bowl Sink
- ☑ Choice of Faucet w/ Sprayer
- ☑ Power Vented Range Hood w/ Light
- ☑ Ice Maker “T” for Refrigerator

UTILITIES

- ☑ 200 Amp Electric Service (Full size panel box)
- ☑ 2 Exterior GFI Receptacles
- ☑ Washer/ Dryer Hookups on Main Floor
- ☑ Pex Water Lines, PVC Waste Lines
- ☑ Water Shut-off Valves Throughout
- ☑ Smoke & Carbon Monoxide Detectors
- ☑ GFI Protected Receptacles in Kitchen & Baths
- ☑ Wired for Electric or Gas Range
- ☑ Outside Lights at Exterior Doors
- ☑ **TV & Phone Jacks** (4 included)
- ☑ Programmable Thermostat
- ☑ Door Chimes
- ☑ NEC Code

INSULATION

- ☑ **R-21 Insulation** in Sidewalls
- ☑ **R-49 Ceiling Insulation** in Ranch & Two Stories
- ☑ R-11 Insulation in Basement Stair Walls
- ☑ Foam Gaskets at All Exterior Receptacles & Switches
- ☑ Foam Sealed Windows & Doors
- ☑ Caulked Seams on Exterior Wall Sheathing

INTERIOR

- ☑ 8 Foot Ceiling Height
- ☑ 5/8” Drywall Ceilings (Smooth Finish)
- ☑ 1/2” Drywall Sidewalls
- ☑ Primed White Ceilings & Walls
- ☑ **Wood** Case & Base Moldings (Colonial Style)
- ☑ **Wood** Window Sills
- ☑ 6-Panel Interior Doors (w/ 3 mortised hinges)
- ☑ Privacy Locks on Bedroom & Bathroom Doors
- ☑ Stain Resistant Carpet w/ Upgraded Rebond Pad
- ☑ Vinyl Flooring in Kitchen, Baths, Utility & Entryways
- ☑ Ventilated Shelves in Closets & over Washer/ Dryer
- ☑ Ceiling Light or a Switched Receptacle in Bedrooms
- ☑ Bronze or Nickel Fixtures – Faucets, Lights & Door Sets

BATHROOMS

- ☑ Oak or Maple Cabinetry w/ Pulls (multiple styles & finishes)
- ☑ Comfort Height Vanity in Master Bath
- ☑ Laminated Countertops w/ Backsplash
- ☑ Porcelain Vanity Sink Bowl
- ☑ Wood Trimmed Mirror or Medicine Cabinet
- ☑ Lighting over Vanity (choice of style)
- ☑ Power Vented Fan/ Light Combination
- ☑ One Piece Fiberglass Tubs & Showers
- ☑ Single Lever Anti-Scald Faucets in Tubs & Showers
- ☑ Water Saver Toilet

CAPE COD FEATURES

- ☑ 12/12 Roof Pitch
- ☑ R-38 Insulation between First & Second Floor
- ☑ **2 Upper Gable End Windows**
- ☑ **Plumbing & Electric Stubbed** to Second Floor
- ☑ **Close Off Package** – Insulated Walls & Door at Top of Stairwell to Second Floor
- ☑ **Chalet Package** – Finished Vaulted Ceiling, Prow Roof, Trap Windows, Loft Railing or Separation Wall

ALSO INCLUDES:

Delivery of House | Setting House (Including Crane & Crew) | Stamped House Prints | NYS Approvals (Labels & Seals)
Flooring Installed | Exterior Sided | Interior Trim & Finish Work | House Cleaned
Garbage Removed from Construction Site | Full Time Production Staff to Oversee Construction
Full Time Service Department


OPTIONS COMMONLY ADDED:

Garages | Porches | Decks | Outside Basement Entries | Fireplaces

Is there a “*Key*” in your future?

O: (315) 828-5200

www.keymodularhomes.com

 79 Kendall Street, Clifton Springs, NY 14432