



## **STONE MOUNTAIN BUILDERS**

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### **Stone Mountain Modular Homes Standard Specifications**

#### **COMPLETE ROOF SYSTEM**

5/12 Hinged Roof Truss 24" OC  
60lb Ground Snow Load Truss  
12" Eaves Front & Rear  
12" Gable End Overhang  
15/32" OSB Roof Decking with Ply Clips  
15lb Felt Roof Paper  
25 Year Fiberglass Roof Shingles  
Continuous Aluminum Ridge Vent  
White Steel Drip Edge  
Ice & Water Shield  
Insulation Incased By Proper Vent

#### **WINDOWS AND EXTERIOR DOORS**

Vinyl Single Hung Low E Thermopane, (Argon Filled) With Screen  
Therma Tru 6 Panel Steel Front Door, Therma Tru 9 Lite Steel Rear Door  
Air & Water Proof Flashing Tape/Flex, Wrap At All Openings

#### **EXTERIOR WALL SYSTEM**

Double Top Plates, Single Bottom Plate  
Exterior Wall 2"X6" 24"OC, Colonial Down 2"X6" 16"OC  
Exterior Sheathing 7/16" OSB Glued, Stapled, Joints Caulked  
Air Infiltration Barrier, Rufco or Equal  
Marriage Wall 2"X3" 16"OC or 2"X4" 16"OC Depending on Home  
R-30 Fiberglass Ceiling Insulation and R-19 Fiberglass Wall Insulation  
Double 4" Vinyl Wood Grain Siding with 6" Aluminum Facia and Perforated Soffet

#### **INTERIOR PARTITIONS**

Double Top Plates, Single Bottom Plate, 2"X4" 16"OC  
Visqueen Vapor Barrier, 1/2" Gypsum Board Walls, Taped & Finished Primer Applied

#### **FLOOR SYSTEM 26' AND 28' WIDE**

Perimeter/Marriage Frame 2"X10" Double  
Floor Joist 2"X10" 16"OC  
Solid Bridging 2"X10"  
Sub Floor 5/8" OSB T&G Glued and Stapled

# STONE MOUNTAIN BUILDERS MODULAR HOMES

## The Finishes and Included Features

### KITCHEN

Prefinished Cabinets  
Formica Counter Tops  
Stainless Steel Double Basin Sink  
Self Venting Range Hood

### INTERIOR ATMOSPHERE

8' Ceiling Height with 5/8" Gypsum Board Ceilings and Smooth Finish Walls and Ceilings  
Stained Wood Ranch Baseboard and Casing Trim  
White Primed 6 Panel Doors, Wood Jambs for Door and Windows  
Ventilated Closet Shelving

### BATH SURROUNDINGS

Prefinished Vanity Cabinets with Cultured Top  
Fiberglass Tub/Shower  
Mirror Over Vanity with Light Bar  
Vent Fan  
China Commode

### FLOOR SURFACES

Vinyl With 1/4" Sub Floor - Two Color Choices  
22 oz. Monarch Carpet - Two Color Choices  
Foam Carpet Pad Underlayment

### NATURAL ENVIRONMENT

Standard In Ground Septic System  
Lawn seeded and mulched upto 40' from house, Landscape package designed by installer

### PLUMBING AND UTILITIES

Pex Supply and Schedule 40 PVC Drain Lines Stubbed to Basement  
Single Lever Faucets  
GFI Protection in Kitchen, Bath, and Exterior  
Forced Hot Air Vents  
Air Diffusers with Boots

### LIGHTING AND ELECTRICAL INTEGRATION

Wire to National Electric Code  
200 AMP Service Panel (Left Gable End)  
12-2 Wire Throughout  
AC/DC Smoke Detector  
Weather Proof GFI Front & Rear  
Standard Light Package  
Arc Fault and GFI Protection As Needed

### THE BUILDING EXPERIENCE

Lot walk with Project Manager  
Pre-construction meeting with Production Manager  
Electrical planning  
Structural orientation: Framing, Kitchen/Bath Layout, Mechanical Layout  
Progress reports  
Pre-closing home delivery orientation  
Manufacturer product warranty documents, NYS limited warranty, 10 year structural warranty  
Full time Customer Service personnel



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