



**Home Mark Modular LLC**  
CUSTOM & MODULAR HOMES

# STANDARD SPECIFICATIONS

STANDARD TURNKEY SPECIFICATIONS

## PAPERWORK

- Approved Modular Blueprints with Approved New Jersey Standard Foundation Plans Included.
- Home Mark obtains the Local Building Permit (Local Building Permit Fees are Included).
- Home Mark procures required Building Inspections.
- Home Mark obtains the Certificate of Occupancy; Subject to the Terms and Conditions of the construction contract.
- Comprehensive Ten-Year Home Owner's Warranty included
- Engineering/Survey Package:

**Home Mark orders, obtains and coordinates all Engineering and Survey Work directly with the Engineering/Survey Firm approved by the Buyer. The Engineering/Survey Firm will Contract directly with the Buyer and will Invoice the Buyer.**

## DESIGN / PERMITS

- Architecturally sealed modular prints and standard foundation plans.
- Local building permits and inspections.

## CONFORMANCE STANDARDS

- Meets or exceeds IRC building, plumbing, mechanical and energy conservation codes and national electric codes.

## SITE IMPROVEMENTS

- Excavation, Backfill and Rough grade (Fill or the removal of fill is not included).
- Home to curblin connections of city water, sewer, natural gas and overhead electric based on runs up to 25' Municipal Utility fees not included.
- 10' x 25' Crushed Bluestone Driveway (Conditions Permitting).

## FLOOR SYSTEMS

- 2 x 10 floor joists @ 16"o.c.
- Double rim joist at front and rear.
- Double banding at all mating walls.
- Cross bridging.
- ¾" tongue and groove subflooring glued and nailed.

## ROOF SYSTEMS

- 7 / 12 rafter roof pitch system.
- ½" roof sheathing.
- 30 year architectural fiberglass roof shingles.
- 10" overhang front and rear.
- Rolled ridge vent attic ventilation system.

## FOUNDATION

- Crawl Space – up to 5 courses high.
- 8" x 16" steel reinforced concrete footings.
- 8" concrete block per course.
- Secured outside access.

## EXTERIOR WALLS

- 2 x 6 studs @ 16" o.c.
- ½" exterior sheathing with latex caulk at seams.
- 4" color-through textured vinyl siding.

## INTERIOR WALLS

- 2 x 4 studs @ 16" o.c. (including mating walls).
- ½" drywall finished with flat white latex paint.

## CEILINGS

- 2 x 6 ceiling joists @ 16" o.c.
- 5/8" drywall glued and screwed.
- 8' ceiling height.

## INSULATION

- R-30 fiberglass batt insulation with vapor barrier in the attic.
- Kraft backed R-19 insulation in exterior walls and first floor system where required.
- House Wrap.

## PLUMBING SYSTEMS

- Pex water lines with shutoff valves.
- PVC drain and vent lines.
- 50 gallon water heater.
- Protective anti-scald devices at all shower heads.
- Exterior hose bibs at front and rear.

## WINDOWS

- Plygem white vinyl double hung windows with tilt sash and low 'E' glass with integral grilles and screens.

## HVAC SYSTEMS

- Gas forced hot air with central air conditioning.
- Two separate units on 2-story homes.

## ELECTRICAL SYSTEMS

- (2) phone and (2) cable TV jacks.
- 200 amp panel with individual circuit breakers.
- Decorative lighting package.
- Exterior light at each entry.
- Smoke and carbon monoxide detectors with battery backup.
- GFI receptacles at front and rear as well as kitchen and baths.
- Door chimes at front and rear.
- White standard switches and outlets.

## FLOOR COVERINGS

- Wall-to-wall carpeting with 7/16" rebond padding.
- On-site carpet installation.
- No-wax vinyl in designated areas.

## KITCHENS & APPLIANCES

- Quality kitchen cabinets.
- Square edge laminated countertops.
- Double bowl stainless steel sink.
- Dual control kitchen faucet.
- Range hood vented to exterior.
- Stainless Steel Appliance Package.

## DOORS AND TRIM

- Insulated front door with bell shaped lockset.
- Insulated solid rear doors with bell shaped lockset.
- Wolmanized steps to grade at rear door.
- Vinyl 6' white gliding patio door with screens where shown.
- Wolmanized steps to grade at patio door.
- Raised panel hollow core interior doors.
- Standard bell shaped locksets.
- Colonial base & case molding painted white.
- Stained oak railing with white balusters.
- Ventilated closet shelving.

## BATHS

- Cultured marble vanity tops.
- Quality vanity base cabinets.
- One piece combination tub /shower and/or one piece shower.
- Dual control faucet controls.
- 1.5 gallon elongated water closets.
- Towel bars and paper holders.



## UPGRADES & OPTIONS AVAILABLE

- Hardwood, ceramic, marble & tile
- Hurricane Windows
- 9' or 10' ceiling heights
- Cathedral and vaulted ceilings
- 9/12, 12/12 roof pitch
- Storage attic systems with pull down stairs
- Premium specialty & custom kitchen cabinets
- Hip, Gambrel or Transverse roof systems
- 50 year heavyweight architectural shingles
- Birch, pine, oak or solid interior doors
- Ceiling fans, exterior spot lights, recessed fixtures, custom lighting packages
- Garages, porches, decks, driveways
- Cedar Impression siding
- Piles & grade beams
- Fireplaces
- Hot water baseboard heat
- Tankless hotwater heater
- Central vacuum systems

*“At Home Mark Homes your options are only limited by your imagination!”*

# Products we use in our homes:



SENSING THE DIFFERENCE



Due to continuous product improvement, specifications and suppliers are subject to change without notice.