

WISCONSIN HOMES

Custom design. Precision built.



**STANDARD
CONSTRUCTION
SPECIFICATION GUIDE**



Our Process—Construction Advantages

Third party inspection and quality control program: ensures all code and customer requirements are met.

Constructed in an environmentally controlled setting: protects materials against weather damage.

Built to higher standards; incorporates more stringent aspects from various state building codes.

Streamlined process by having building trades (i.e. electrical, plumbing) in one facility; coordinated with the design and building process.

Efficient use of labor and materials: safer work environment. (Several scrap/drop materials are re-used or recycled in environmentally sound manner.)

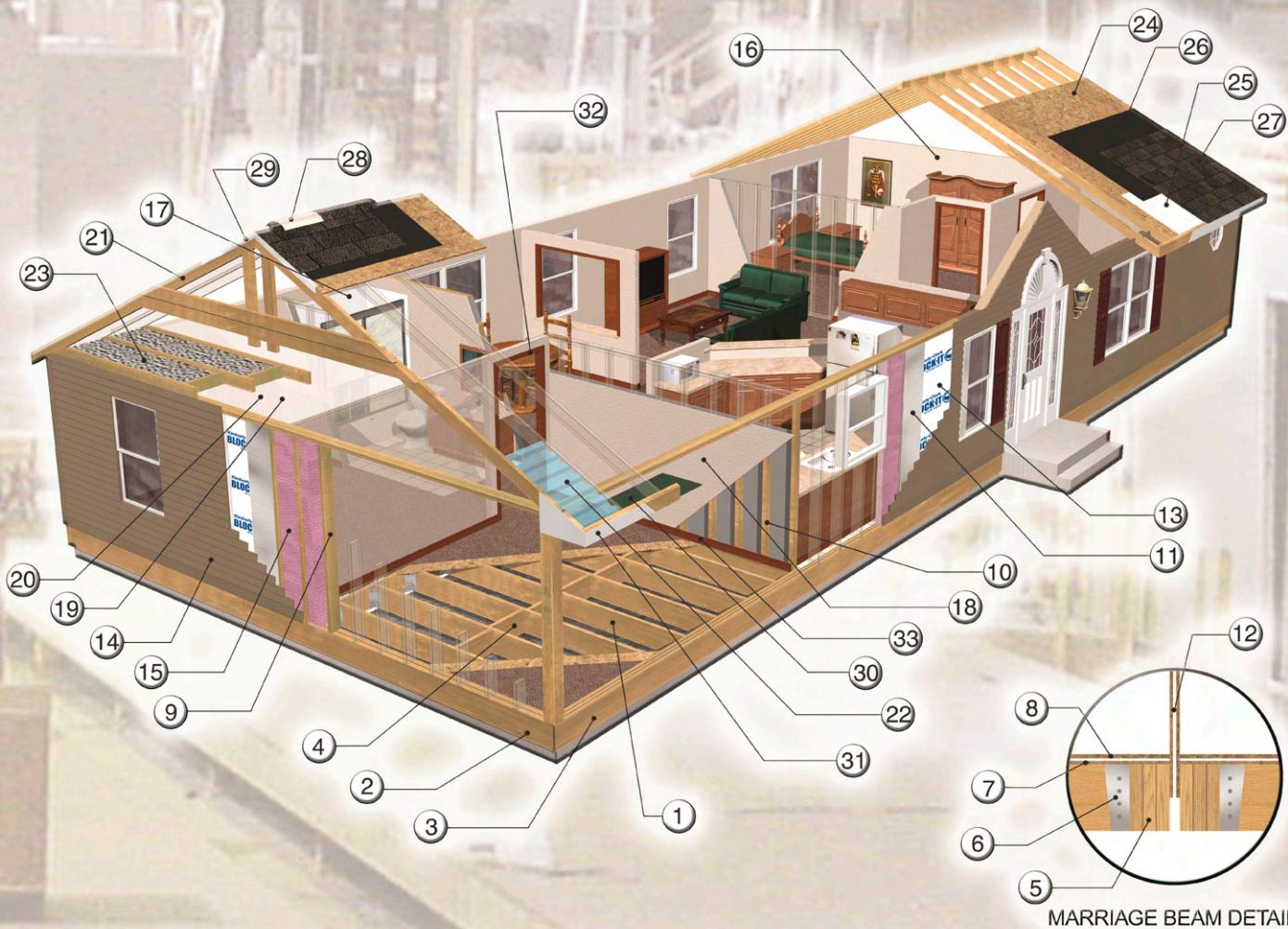
STANDARD CONSTRUCTION SPECIFICATIONS

1. 2x10 - 16" on center floor joists
2. Double rim joists all around perimeter
3. Triple rim joists along front & rear for homes 56' or larger
4. 2x10 solid bridging between floor joists
5. 3-2x10 marriage rims per module for Ranch homes
6. Joist hangers at center beam
7. 1/2" O.S.B. (oriented strand board) bottom layer of double floor system (glued & nailed)
8. 5/8" plywood floor decking top layer of double floor system (glued & nailed)
9. 2x6 - 16" on center Exterior walls
10. 2x4 Interior walls (wider as required)
11. 7/16" O.S.B. Exterior sheathing (glued & stapled)
12. 1/2" O.S.B. (32/16 rated panels) between sections on center walls
13. Kimberly-Clark BLOCK-IT House wrap
14. Double-4 vinyl siding
15. R19 Fiberglass insulation in exterior walls (optional R21 available as required)
16. 1/2" drywall on exterior walls (glued & screwed)
17. 1/2" Moisture resistant drywall in tub & shower areas (glued & screwed)
18. 1/2" Drywall on interior walls (glued & screwed)
19. 1/2" High Strength Lite Drywall on ceiling (glued & screwed)
20. Vapor barrier spray & medium texture spray on walls & ceilings (2 coat process)
21. Engineered roof trusses with 6" heel & 21" tails (24" O.C.)
22. Air baffle between each truss, to peak if parallel chord
23. R50 Blown cellulose insulation in ceiling of ranches and two-story homes. R38 batt insulation in parallel chord ceiling (optional R44 available as required)
24. 1/2" O.S.B. (oriented strand board) roof sheathing with roof clips (optional 5/8" available in Michigan as required)
25. 2 Rows of winter-guard roof underlayment ("Ice-damming" protection) on roof sheathing
26. Synthetic roofing underlayment (on remainder of roof sheathing)
27. CertainTeed fiberglass dimensional shingles
28. Rolled roof vent at the peak
29. Aluminum roof edge
30. Vented pre-finished aluminum soffit
31. 2x6 fascia board covered with 6" pre-finished, wood-grained aluminum fascia
32. Colonial style solid oak interior casing
33. Colonial style solid oak interior base molding

STANDARD FEATURES

- Gerkin Low-E with Argon Vinyl Double Hung windows with screens (U-Value = .30)
- 6-Panel insulated steel exterior doors with 20 minute fire rating
- 4/12 Roof pitch on all Ranch & Two-story homes (approximately 24" finished overhang)
- 9/12 Roof pitch on all Cape Cod & Chalet style homes (approximately 24" finished overhang)

- 96 1/2" ceiling height (Ranch, Two-story, lower level of Chalet & Cape Cod homes)
- Insulated 2x10 Header for Windows
- Wood Blocking approximately 16" past window R.O. for mounting Drapery Rods
- Nickel interior & exterior door Hardware (where available)



Building Beyond Industry Standards

STRUCTURAL STRENGTH

2x10 Floor rim joists: reinforces the structure for shipping and set (2 or 3 total per side, 3 per half on marriage wall, 2 per end)

Sections built with additional materials and fasteners: strengthens units for shipping resulting in stronger than code or code-designed site built home (www.modular.org/HtmlPage.aspx?name=why_modular)

Double layer floor system: standard in most models

Insulated door and window headers - 2-2x10 extended past the opening: blocking for window treatments and provides wall rigidity

Glued gypsum and exterior wall sheathing: provides wall rigidity

INDUSTRY STANDARD/MINIMUM

1 ply

prescriptive fastening

single layer floor system

no blocking

none

ENHANCED LONGEVITY—Performance

12 gauge wire on more circuits than industry standard

14 gauge for lighting/general purpose

100 cfm bath fans

50 cfm

Secondary damper for bath fan exhaust: helps prevent wind noise

single damper

Kimberly-Clark BLOCK-IT brand drain house wrap: breathable, tough liquid barrier, provides better drainage

house wrap

2 rows of winter-guard roof underlayment: "ice-damming" protection

tar paper

Note: Wisconsin Homes provides a set-up manual describing the process to complete the house once set on the foundation.

STANDARD ROOM FEATURES AND SPECIFICATIONS

KITCHEN

- Cabinets with solid oak face frames and raised panel doors
- Lazy Susan in base corner cabinets where possible
- Cove molding above wall cabinets
- Pre-formed laminate countertop
- 30" Range hood vented when possible
- Prep for on-site dishwasher
- 8" Deep double bowl stainless steel sink
- Delta single lever faucet with sprayer
- 110V Receptacle for on-site gas range
- Tilt-out sink trays (where available)
- Bank of drawers with built-in cutting board, cutlery tray & spice tray inserts
- 39" Wide x 72" High refrigerator space

BATHROOM

- One-piece fiberglass tubs and/or showers
- Delta anti-scald tub & shower faucets
- Mansfield 1.6 gallon flush water saver toilets
- Vanity cabinets with solid oak face frames, raised panel doors & when applicable, a bank of 3 drawers
- Pre-formed laminate countertops
- Mansfield china drop-in sink
- Solid oak medicine cabinet
- 100 cfm LED light/vent bath fans
- Delta single lever faucet
- 18" Chrome towel bar & surface-mount paper holder

UTILITY ROOM

- Washing machine box with water hammer arrestor
- 220V for on-site electric dryer or 110V for on-site gas dryer

BEDROOMS

- Fire escape sized egress window
- Bedroom ceiling lights

LIVING ROOM

- 2 Switched Receptacles for table/floor lamps
- Living Room ceiling light

ELECTRICAL

- Square-D 200 Amp, 42 space electrical panel
- Nickel lighting package
- White switches, receptacles & cover plates
- Copper wire not less than 12 gauge, sized according to specific circuits (most models) (14 gauge for smoke detectors and carbon monoxide/smoke detectors)
- Smoke detectors in bedrooms, carbon monoxide/smoke detectors near bedrooms & in the basement hard wired on one circuit
- 1 Fish-wire for on-site furnace thermostat
- LED light bulbs in standard light fixtures throughout
- 1 Receptacle with a guide-light in main hallway or where applicable

PLUMBING

- PEX water supply lines stubbed through the floor decking
- Shut-off valves where possible

MISCELLANEOUS

- Flush panel, hollow core oak interior doors
- Hand-rail with brackets for basement set-up
- Heat diffusers boots & rigid returns air ducts with air control & fish-wire
- Rounded drywall corners
- Medium textured walls & ceilings
- Keyed-alike Deadbolts on standard exterior doors
- Fire-rated rear exterior doors and frame

*Cavalier Series homes include various unique standard specifications. Refer to separate specification sheet for more information.

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