



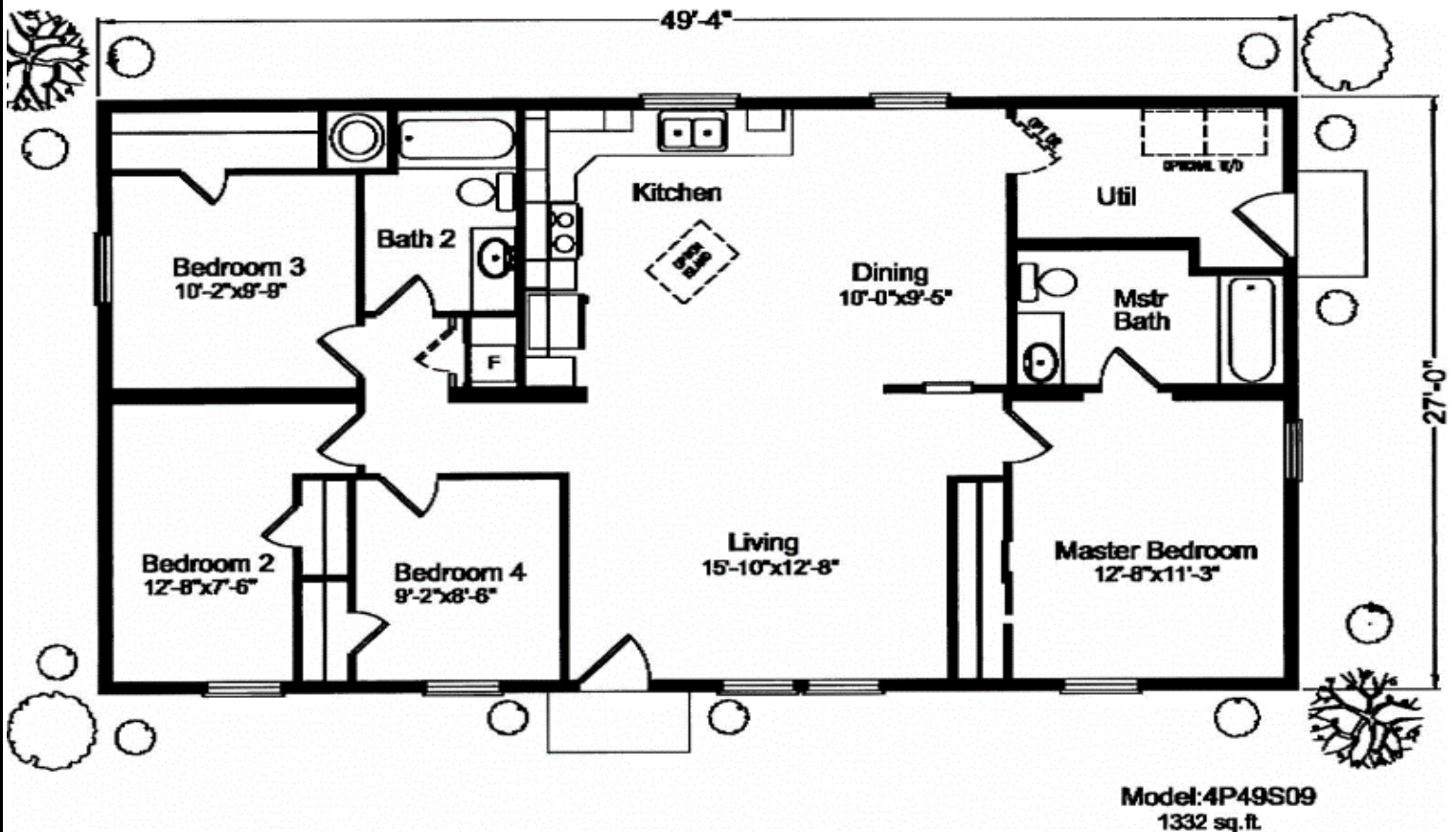
# VI Modular Housing



*\*Picture above may differ from the floor plan on this brochure.*

**Garibaldi ~ 4P49S09**

**1332 sq.ft.**



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**250-324-2288**



# V I Modular Housing

## Builder Multi Module Series Standards

### **Exterior:**

Cement Panel Vertical Siding  
36" 6-Panel Steel Insulated Front & Rear Door  
30-Year Architectural Shingles  
4/12 Roof Pitch  
45# Roof Load with 10" Eaves  
Dormers (Per Floor Plan)  
7/16' OSB Sheeting with House Wrap  
Hardi Cement Trim, Fascia, & Soffit  
Timbertec Decking (Per Floor Plan)

### **Energy/Structural:**

200 AMP Electrical Service  
High Efficiency GAS Furnace  
R-40 Blown Attic Insulation  
2x6 Exterior Walls 16" O.C. s/R-21 Insulation  
11.25" Floor Trusses 16" O.C. w/Dbf Rim Joist  
NO FLOOR INSULATION  
23/32 OSB Floor Decking  
Vinyl Double Pane Low-E Windows  
6 Mil Poly Vapour Barrier  
16" O.C. 2x4 Interior Walls (ML 16" O.C.)  
Double Top Plate Exterior & Marriage Walls  
Vent Bath Fans through Roof or Soffit  
Perimeter HVAC Duct System  
Ceiling Located Cold Air Returns  
Toe Kick HVAC Vents in Kitchen and Baths

### **Interior:**

Dura built Cabinets w/Alkootherm Seamless Cab Doors  
Satin Silver Hardware Finish Throughout  
Cabinet Knobs Throughout  
Standard White Flat Interior Doors  
Standard Ceramic Tile Backsplash & Edge T/O  
Tulip Interior Door Set  
Master Closet (Per Floor Plan)  
Rounded Corners Throughout  
Floor Molding #623 Throughout  
Door Trim #356 Ultralite  
California Knockdown Walls and Ceiling

### **Décor:**

Metal Mini Blinds Throughout  
Denton Carpet w/ 5.5# Rebound Carpet Pad  
Floor Vinyl in Bathrooms (Per Floor Plan)  
Tile Floor in Kitchen, Utility, Entry(Per Plan)  
Laminate Counter Tops  
Grommet Drapes in LM &, M/Bed(Per Plan)

### **Kitchen/Appliance/Utility**

7" Deep Stainless Steel Double Kitchen Sink  
Single Lever Moen Kitchen Faucet  
Electric Range - Black  
18 cu ft Double Door Refrigerator - Black  
40 Gal Electric Water Heater  
Shutoffs at Fixtures and Whole House Shut-off  
Microwave/Range Hood Combo - Black  
Fridge Overhead Shelf  
Kitchen Sink Tip-out Trays

### **Electrical:**

Front/Rear Entry Lights (Per Floor Plan)  
Cut Glass Globe Walk-in Closet Lights  
Metro 2-Bulb Bedroom Ceiling Lights  
Metro 2-Bulb BR Lights in Hall/Utility  
Metro 5-Bulb Dining Room Chandelier  
Bathroom Metro Strip Lights  
Can Light Over Kitchen Sink  
Can Light Kitchen (Per Floor Plan)  
Wire for Freezer (Per Floor Plan)  
Wire 220V For Dryer  
Rocker Switches/Square Recepts Throughout  
Wall Sconce Lights (Per Floor Plan)  
Mini-Pendant Lights (Per Floor Plan)  
Morning Room Light (Per Floor Plan)

### **Bathrooms**

60" 1-Piece FG Tub/Shower OR w/ Tile Edge  
Glamour Bathroom in M/Bath (Per Floor Plan)  
incl: 48" 1 piece Shower w/Clear Door & Tile  
Leisure Tub Pedestal in M/Bath  
Clear Safety Window in M/Bat (Per Floor Plan)  
Linen Cabinet(s) (Per Floor Plan)  
Bank of Drawers in Baths  
China Lavy Sink(s) in Baths (Per Floor Plan)  
Moen Dual Handle Lavy Faucet(s) in Baths  
Elongated Toilet in Baths  
Trimmed Mirrors in Baths  
Towel Bar and Tissue Holder in Baths

### **Other Features**

Exterior Frost Free Faucet(s)  
Exterior GFI(s)  
Smoke Detectors & CO2 Detector  
Sill Seal Construction  
Recept/Switch Gaskets  
Smart Plus HVAC Cross-Over System



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