

Complete factory coordination of shipping/delivery, onsite crane operations, home placement, strapping, stitch-up (additional charges apply)

Factory assistance for management of onsite work via third party contractors for foundation/excavation and other onsite services (additional charges apply)

Sidewalls

- Steel structural studs 16" on center
- Exterior insulation (thermal break) 1" Foil backed Foam Board R5 Seamlessly Taped
- Total R29+ consisting of R5 Exterior Rigid Foam Board with house wrap + R24 interior insulation
 - Optional spray foam insulation or Roxul
- 6 mil. poly vapor barrier
- ½" Drywall (boarded, taped, final finishes onsite by builder/owner)
- 5/8" OSB exterior sheathing
- Client to choose siding to be installed onsite once modules are assembled (by others)

Frames and Floors

- Steel floor joists 16" on center
- 5/8" tongue-and-groove plywood subflooring glued and screw-nailed

Roof and Ceiling

- Mono slope, peaked, or butterfly roof with steel roofing panels
(max 11' height on standard trailer, height up to 13' available with low boy trailer, greater heights will require roofing trusses to installed onsite – additional charges apply)
- Exterior insulation (thermal break) 1" – 2" Foil backed Foam Board (R5-R10) Seamlessly Taped
- Total R31-R55+ based on roof profile (cathedral vs attic)
consisting of R5-R10 Exterior Rigid Foam Board + R31-R55 interior insulation
 - Optional spray foam insulation, or Roxul
- 5/8" roof sheathing with ice shield membrane
- Steel Roofing standard galvanized per vendors standard plans (color choices available)
(depending on roof slope and style installed in factory if possible, or to be installed onsite additional charges apply)



Plumbing

- Pex polyethylene water lines including external tap(s) per vendors standard plans
- Plumbed and wired for washer and 220 volt dryer (for models with main floor laundry)
- Plumbed and wired for dishwasher (for models with main floor laundry)
- Builders standard plumbing fixtures per vendors standard plans
- Optional Electric or gas water heater (to be priced based on final design)

Electrical and Heating

- Commercial grade BX Electrical wiring per plans, 100AMP panel (Optional 200amp panel)
- Optional Forced air gas or electric furnace with central ducting (to be priced based on final design)
- Builders standard receptacles, light switches and interior light fixtures
- Exterior porch lights at entrance doors and exterior weatherproof GFCI receptacle as required per code
- Electric smoke detector and Safe-T-Alert gas alarm as required per code
- GFCI tamper resistant receptacle in bathroom as required per code
- Standard vendor electrical fixtures per standard plans, per code requirements

Windows and Doors

- Slider residential thermo pane windows with low "E" glass, screens (optional colors available) includes 7% of wall space as per standard plans) per vendors standard plans
- Insulating foam around window and door frames
- 36" x 80" standard vendors exterior steel door pre-finished in white with builders standard hardware
- Sliding Glass door (5' standard double pain white) per vendors standard plans

Interior Decor Finish

- White raised panel interior doors with satin stainless steel door handles per vendors standard plans
- Unstained oak style kitchen cabinetry per plans with marble/stone style formica countertop per vendors standard plans
- Stainless steel double sink and vendors standard faucet per plans
- Choice of vendors standard 17" bathroom vanity with sink and faucet hardware per vendors standard plans
- Four piece 34x34 shower with surround including vendors standard hardware per vendors standard plans
- 12+2mm Laminate flooring per plans
- Durable vinyl flooring in kitchens and bathrooms per plan



Warranty

- 1 - year product warranty, factory to consumer via factory
- 5 - year limited warranty for components weather penetration, electrical distribution system, plumbing and heating delivery systems, window and door performance
- 25 - year limited warranty and performance relating to structural integrity
- 25 - year limited warranty for steel roofing and or steel siding

Standard vendors materials, fixtures, trim, millwork based on vendors standard plans noted/available online. Custom home plans priced based on complete list of modifications and custom build requirements.

All Modular homes manufactured by GreenTerraHomes are constructed in compliance to the stringent requirements of CWB CSA A-660 for Steel Frame Modular Homes and CSA Standard 8131 A-277, National Building Code of Canada and Provincial Amendments.

The manufacturer reserves the right to improve or modify the product, without notice or obligation, which may change materials, equipment, specifications or designs. Information contained herein is from the latest data available at the time of printing. Photographs and descriptions may contain some optional extra.

Effective for all orders after November 7, 2016 for delivery after January 2017

