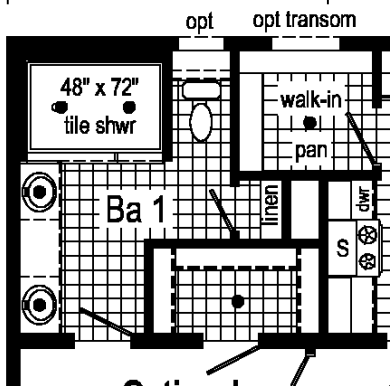
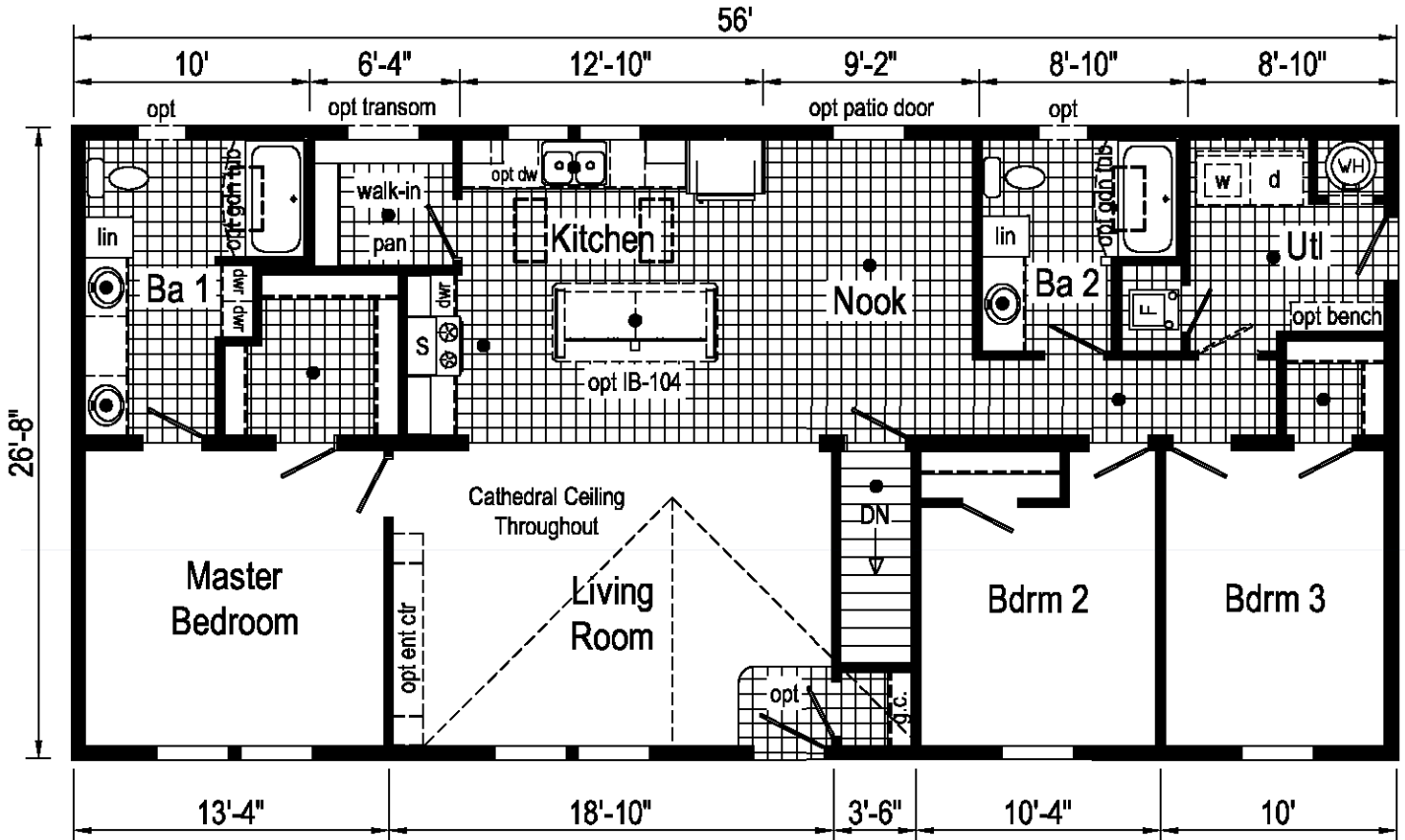


Royalton Ranch

Our Pricing includes Delivery, Installation and Tax (if applicable)

[Please see an Installation Guide & Home Consultant for details]



Optional
4'x6' Walk-In
Tile Shower

Construction: Modular

Size: 28 x 56 / 1,493 s.f.

Color: Country Beige / White



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Upgrades

PLUMBING / HEATING

In Floor Heat Duct Cross-Overs
LP Furnace Conversion Kit
High Efficiency Gas Furnace - Standard Feature
40 Gallon Electric Water Heater (Shipped Loose)
8" Deep Stainless Steel Sink in Kitchen
Brushed Nickel Hi-Rise Faucet w/ Side Sprayer in Kitchen
4'x6' Ceramic Tile Shower in Master Bathroom
(2) LED Recessed Lights, Rainfall Shower Head
and Adjustable Shower Head with Arm & Hose

ELECTRICAL

White Aluminum Lantern Lights at Exterior Doors
Ceiling Lights in Bedrooms
52" Deluxe Paddle Fan w/Light in Living Room
(3) Extra 6" LED Recessed Lights in Kitchen (Makes (5) Total)
(2) Sphere Pendant Lights over Kitchen Island
3-Arm Hanging Light in Nook
(2) TV Jacks
Whole House Ventilation Fan
Second Conduit Drop from Electrical Panel Box
Junction Box under Floor for future Water Heater in Basement

DOORS / WINDOWS

4-Lite Front Door
9-Lite Rear Door
Vinyl Sliding Glass Door off Dining Room
Picture Window at Kitchen Sink
Transom Windows in Kitchen Pantry
Window in Master Bathroom
Window in Hall Bathroom

EXTERIOR

3-1/2" Lineal Trim on Front Windows

WALLS / ROOF / INSULATION

5/12 Roof Pitch, 16" O.C., 60 PSF Roof Load
R-38 *Blown* Ceiling Insulation
R-21 High Density Exterior Wall Insulation

APPLIANCES

Frigidaire 23 C.F. Refrigerator w/ Water & Ice Maker (Stainless)
Frigidaire Self-Clean Gas Range (Stainless)
Frigidaire Microwave Installed over Range (Stainless)
Frigidaire Tall Tub Dishwasher (Stainless)
Wire also for Electric Range

FLOORS

Vinyl Flooring in Living Room
Matching Vinyl Flooring Transition at Mate Line

COUNTERTOPS

4" Laminate Backsplash in Bathrooms

CABINETRY

Bottom Molding on Wall Cabinets in Kitchen
40" x 84" Kitchen Island with Stool Seating
Drawer Over Door Base Cabinets in Kitchen
Soft Close Drawer Guides - Standard Feature
Pulls replacing Knobs on Cabinet Doors & Drawers
Double Sink Vanity in Master Bathroom
(2) Drawer Bases between Sinks in Master Bathroom
Bench in Utility Room

INTERIOR

Smooth 8' Flat Ceilings
White Hardwood Window Sills
Interior Door at Utility Room
Lever Handle Interior Passage Sets replacing Knobs
Wire Shelf over Washer/Dryer Area

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Rev. 11/14

Installation Guide

Our Pricing includes DELIVERY, INSTALLATION and TAX (if applicable)

MODULAR Home Installations Include:	VILLAGE HOMES	
HIRE CRANE & SET HOME ON FOUNDATION	✓	
INSTALL BASEMENT / CRAWL SPACE SUPPORTS AT MATE LINE	✓	
LAG TOGETHER WALLS, FLOOR & CEILING AT MATE LINE	✓	
SEAL MATE LINE / WALLS WITH EXPANSION FOAM	✓	
FINISH ROOFING	✓	
FINISH SIDING	✓	
BUILD BASEMENT STAIRS (If Applicable)	✓	
INSULATE BOX SILL ON HOME IN BASEMENT	✓	
HANG ALL INTERIOR DOORS / FINISH TRIM & DRYWALL	✓	
REPAIR DRYWALL CRACKS & PRIME TO MATCH	✓	
SEAM CARPETS & FINISH FLOORING	✓	
REPAIR MINOR FACTORY DEFICIENCIES	✓	
CLEAN HOME (Damp Wipe Surfaces, Broom & Vacuum)	✓	
REMOVE TRASH	✓	
INSTALL (2) SETS OF STEPS W/ RAILING (If Applicable)	✓	
1 YEAR MANUFACTURERS WARRANTY (New Homes)	✓	
10 YEAR LIMITED STRUCTURAL WARRANTY (New Homes)	✓	
FINISH COLLAR TIES IN ATTIC SPACE (Cape / Rafter Roof)	✓	
INSULATE, DRYWALL & PRIME VAULTED CEILING (Chalet) Finished Area Beyond Stairway	✓	
INSTALL & TRIM TRAPEZOID WINDOWS (Chalet)	✓	
INSTALL ANY FACTORY SUPPLIED RAILINGS (Cape / Chalet / 2-Story)	✓	
HEATING / COOKING FUEL TANK(S) Buyer's Fuel Provider is Responsible for Tanks, Connections, Conversion to LP and Diagnostics	<i>Customer</i>	
CONNECT WATER STUBS TO SOURCE IN BASEMENT	<i>Optional</i>	
CONNECT SEWER STUBS TO DRAIN(S) IN BASEMENT	<i>Optional</i>	
INSTALL HOT AIR / BOILER HEATING SYSTEM & WATER HEATER	<i>Optional</i>	
CONNECT POWER SOURCE TO ELECTRICAL PANEL	<i>Optional</i>	
EXCAVATION / DRIVEWAY / LAWN	<i>Optional</i>	
CONCRETE FOUNDATION, CRAWL SPACE OR SLAB	<i>Optional</i>	
INSTALL METER & POWER LINE (Pole to Basement)	<i>Optional</i>	
ARTESIAN WELL OR CONNECT TO MUNICIPAL WATER	<i>Optional</i>	
SEPTIC SYSTEM OR CONNECT TO MUNICIPAL SEWER	<i>Optional</i>	
GARAGE / DECK / PORCH	<i>Optional</i>	

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EXCAVATION | SITE DEVELOPMENT | TRADES WELCOME
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