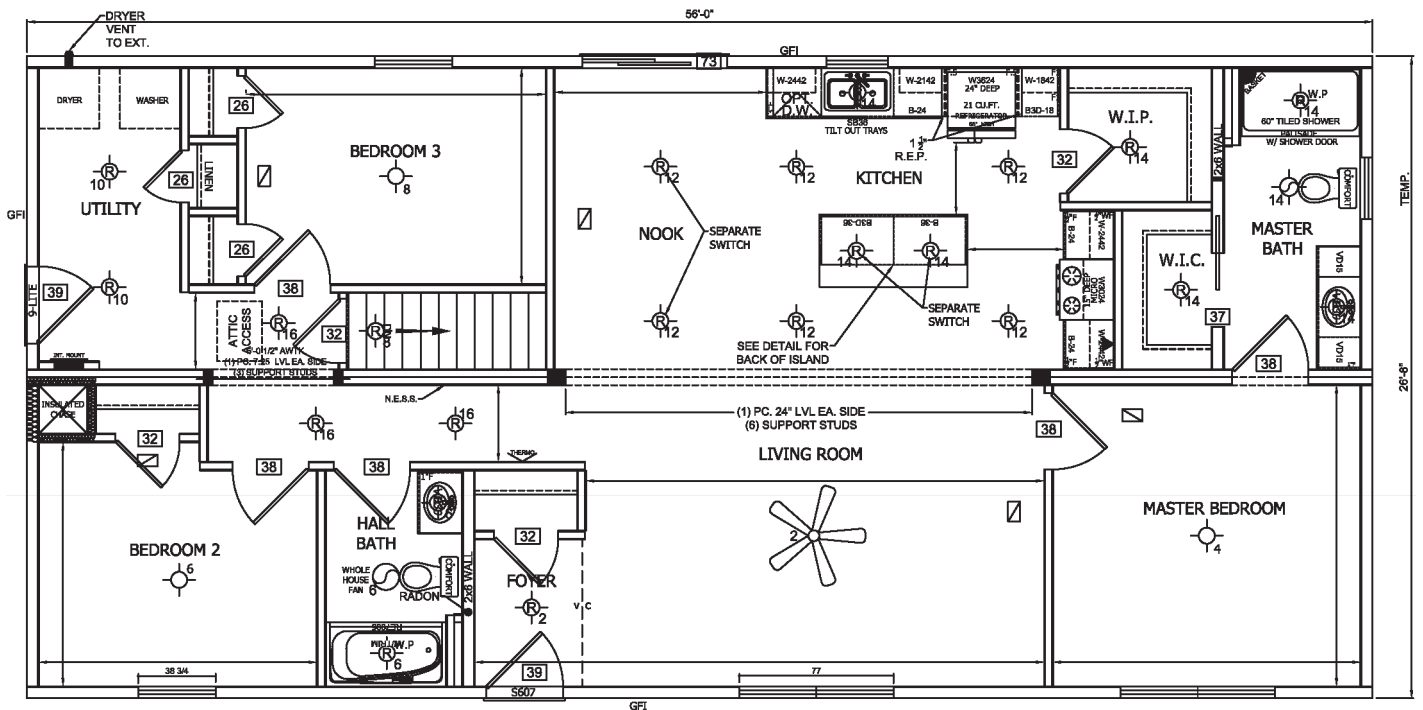


# Westford Ranch

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

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



**Construction:** Modular  
**Size:** 28 x 56 / 1,493 s.f.  
**Color:** Shadow / White



1083 US Route 2, Berlin, Vermont 05602-8245

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# Upgrades

## CONSTRUCTION

60 PSF Roof Load with 5/8" Thick Sheathing  
R-49 Blown in Ceiling Insulation  
1" R-5 Continuous Foam Board Insulation over OSB Exterior Sheathing  
Insulated Chase for Furnace Return Air Duct

## EXTERIOR

Extra Shutters at Kitchen Window & Master Bath Window  
Extra Shutters at Bedroom #3 Window  
Plygem Truewall 4400 Vinyl Siding - Double 4" Traditional (.044" Thick)  
Plygem Silverline Double Hung Vinyl Windows (.27 U Factor / R-3.7)  
Window Grids between Glass - 6 over 1 (Top Sash Only)  
Tempered Glass at Master Bath Window

## EXTERIOR DOORS

Therma-Tru S607 Exterior Front Entry Door w/ 4-Lite Glass  
Therma-Tru S262 Exterior Side Entry Door w/ 9-Lite Glass  
Plygem Silverline Vinyl Sliding Glass Door in Nook (.27 U Factor / R-3.7)

## PLUMBING/HEATING

Updraft High Efficiency Gas Furnace (Shipped Loose)  
50 Gallon Electric Water Heater (Shipped Loose)  
Plumb for Washer

## ELECTRICAL

(5) Extra 4" LED Recessed Lights in Kitchen  
Paddle Fan with Light in Living Room  
Programmable Thermostat  
Phone Jack  
Wire & Vent for Electric Dryer

## APPLIANCES

Whirlpool Stainless Steel Side by Side Refrigerator  
Whirlpool Stainless Steel Smooth Top Electric Range  
Whirlpool Stainless Steel 6 Cycle Dishwasher  
Whirlpool Stainless Steel Microwave over Range  
Plumb Also for Gas Range  
Plumb for Water & Icemaker

## KITCHEN

42" Overhead Cabinets  
(2) Drawer Bank Base Cabinets  
Refrigerator End Panels with 24" Deep Overhead Cabinet  
Soft Close Drawers  
Picture Frame Molding at Island Back  
Single Lever Faucet w/ Pull Down Sprayer at Sink

## INTERIOR DOORS

36" Interior Passage Doors at Bedroom, Master Closet and Baths  
Pocket Door at Master Bedroom Closet

## BATHROOMS

Comfort Height Elongated Toilets  
36" x 60" Palisade Tile Shower in Master Bath

## SHIPPED LOOSE MATERIALS

Cased Opening Trim Kit - Living Room to Kitchen & Nook  
Underslung Heat Duct for Retail Installation  
Roof Shingles for Retail Installation  
Vinyl Outside Corner Posts for Retail Installation  
Master Bathroom Interior Door Trim/Casing for Retail Installation  
Cased Opening Trim Kit for Retail Installation

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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)	✓	
MANUFACTURERS WARRANTY (New Homes)	✓	
7-10 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)	✓	

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**Vermont & New Hampshire's MOST TRUSTED builder  
of Modular & Manufactured Homes**