THE RISING NORTH INCLUDED FEATURES

BILL LAKE MODULAR HOMES
Where Quality and Efficiency Connect

FLOOR SYSTEM:

- Perimeter/Marriage Frame 2″ x 10″ Double
- Floor Joist 2′ x 10″ 16″ OC
- Solid Bridging 2″ x 10″
- Sub Floor 3/4″ OSB Glued & Stapled

WALL CONSTRUCTION:

- Double Top Plates, Single Bottom Plate
- Exterior Wall 2′ x 6″ 16″ OC
- Exterior Sheathing 7/16″ OSB Glued, Stapled Joints Caulked
- Air Infiltration Barrier

ROOF CONSTRUCTION:

- Hinged Roof Truss 16″ OC
  - Colonial & Some Ranches: 7/12 Pitch
  - Select Ranches: 4/12 Pitch
- 12″ Eaves Front & Rear
- 12″ Gable End Overhangs
- 15/32″ OSB Roof Decking
- 15 Lb. Felt Roof Paper
- Performance-Class Asphalt Shingle
- Continuous Ridge Vent
- White Steel Drip Edge
- Ice & Water Shield
- Roof System Designed for Up to 145 Lb.
- Snow Load

SIDING:

- Double 4″ Vinyl Siding (Shipped Loose)
- Single 7, Board and Batten, (Shipped Loose, Per Plan)
- 6″ Aluminum Ribbed Fascia, Installed on Sides Only, Gable Ends OSBC
- 12″ White Vinyl Soffit, Installed on Sides Only, Gable Ends OSBC

INTERIOR CONSTRUCTION:

- Double Top Plates, Single Bottom Plate
- 2″ x 4″ 24″ OC
- Vapor Barrier Primer
- 1/2″ Sheetrock Walls
- Taped & Finished Paint Primer Applied

CEILING:

- Smooth Ceilings
  - Ranch: 8′0″ Ceilings
  - Colonial: 9′0″ First Floor, 8′0″ Second Floor Ceilings
- 5/8″ Sheetrock Ceilings

TRIM:

- Painted Colonial 2 ¼″ Casing and 3 ¼″ Baseboard Trim
- White Primed, 2 Panel Square Top, Primed, Hollow Core Doors
- Ventilated Wire Shelving

ELECTRICAL:

- Wired per National Electric Code
- 40 Space, 200 AMP Eaton Service Panel
- Wireless Door Chimes at Front Door
- AC/DC Smoke Detector
- Light Package
  - Recessed Lights in Living, Kitchen, Dining, Hallway and WIC
  - Overhead, Flush Mounts in Bedrooms, Living Room
  - Vanity Light over Each Vanity
- 1 COAX Cable
- Arc Fault & GFI Protection
- GFI at Each Exterior Door
- Kitchen and Baths

Features subject to change without notice. Revised: 10/19/26

Bill Lake Modular Homes | 188 Flanders Road Sprakers, NY 12166

THE RISING NORTH INCLUDED FEATURES

BILL LAKE MODULAR HOMES
Where Quality and Efficiency Connect

KITCHEN:

- Fabuwood Quest Plywood Cabinetry, Partial Overlay (30" Wall Cabinets).
- Quartz Countertops with 4" Backsplash
- Stainless Steel Undermount Single Sink
- Exterior Venting Over Range Opening
- Range Prepped for Electric Connections
- Delta Single Handle Faucet, Brushed Nickel
- 12" OC Floor Framing in Kitchen Area Only

PLUMBING:

- PEX Supply & Schedule 40 PVC Drain
- Lines Stubbed to Basement
- Delta Brushed Nickel Faucet/Fixtures
- Washer/Dryer Hook Up

HEATING:

- HVAC Prep: Boots and Registers, for Heat Runs Only, Installed on First Floor. Cold Air Returns Installed On Site by Contractor. Second Floor Ducts Run to Second Floor for Heat Runs and Cold Air Return. Final Connections Completed On Site by Contractor.

BATHROOMS:

- Fabuwood Quest Series Plywood Cabinetry, Partial Overlay
- One-Piece Fiberglass Tub/Shower
- Mirror Over Vanity
- Cultured Marble Vanity Top w/ Built-In Sink
- White, Elongated Commode

FLOOR COVERING:

- Carpet in Bedrooms & Closets, Upstairs Hallway, Stairs (Per Plan)
- 8 LB. Carpet Pad
- Click and Lock, Waterproof Flooring in Kitchen, Living, Dining, Bathrooms, Downstairs Hallway, Utility & Laundry. Installed, Where Applicable. Remainder is Shipped Loose.

INSULATION:

- R-49 Fiberglass Ceiling, Location Dependent
- R-21 Fiberglass Insulation in the Walls, Location Dependent

WINDOWS:

- Kasson & Keller Vinyl Double Hung Low E Thermopane (Argon Filled) w/ Full Screens
- Air & Waterproof Flashing Tape / Flex Wrap
- Interior Expansion Foam

EXTERIOR DOORS:

- Craftsman 3-Lite Fiberglass Front Door
- 9-Lite Fiberglass Side-Entry Door (Per Plan)
- Air & Waterproof Flashing Tape / Flex Wrap

ENGINEERING:

- Roof System Designed for 145 Lb. Snow Load
- 250+ Point Quality Control Checklist
- Third Party PFS Inspection Certified
- Wood Products are Moisture Tested Not to Exceed 19% Moisture Content

AVAILABLE OPTIONS:

- Factory Installed Main Floor Electrical Panel. Connections to be Completed On-Site by Builder
- Factory Installed Siding on Left and Right Sides. Gable Ends Installed On-Site by Others