



Pacific Park Models



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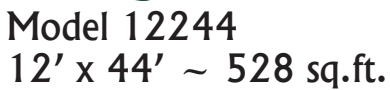


Moduline
Homes

CANADIAN BUILT
SINCE 1970

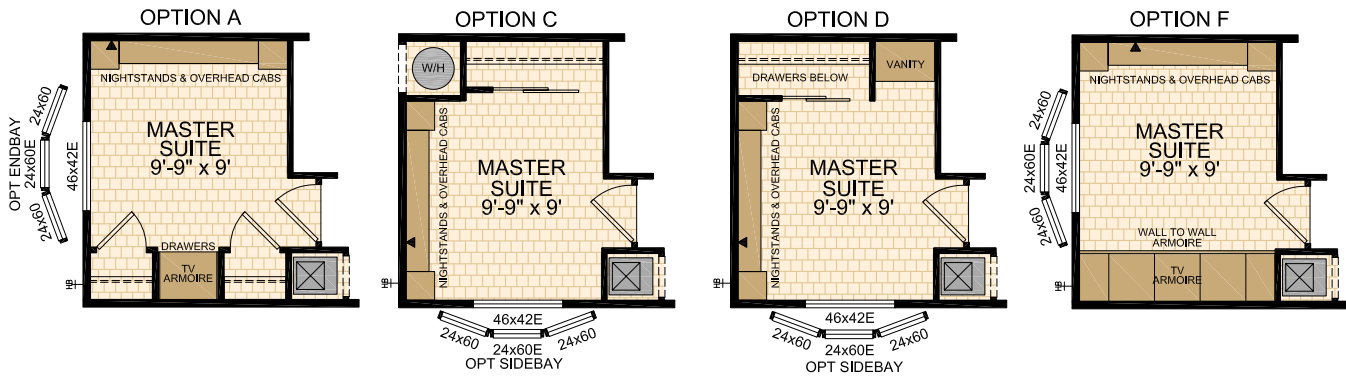
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Model 12036
12' x 36' ~ 432 sq.ft.



Pacific Park Models

Optional Master Suite Layouts



Standard Features & Specifications

General Construction	
Building Code	Z-241
Snow Load	Live load 31.4 psf (1.5 kPa) Ground snow load 55 psf (2.63 kPa)
Insulation R Values	Floors R-20, Walls R-12 & Ceiling R-28
Floor	2"x8" floor joists @ 16" o.c. Heavy tubular steel frame w/detachable hitch & lunette eye connection
Decking	19/32" T & G OSB floor decking; glued and screwed
Roof	7/12 roof pitch, 4/12 interior - 12' Wides 5.5/12 roof pitch, 4/12 interior - 13' Wides 5.5/12 roof pitch, 3.5/12 interior - 14' Wides Engineered roof trusses 7/16" roof sheathing Architectural asphalt shingles - limited lifetime warranty
Eaves	12" sides & rear, 18" front vented eaves
Siding	Maintenance free vinyl lap siding & corners
Fascia	Metal - white or black
Soffit	White vinyl
Building Envelope	Meets 0.20 L/M2S
Exterior Walls	2"x4", 24" o.c. 3/8" OSB sheathing inside & outside of wall 6 mil Interior vapour barrier
Interior Walls	2"x3" Interior walls
Ceiling	8' Textured (primed) gyproc cathedral ceiling
Windows	1.36 U-value, dual low E argon filled PVC c/w vinyl sills, screens and security locks
Master Bedroom	46x42v - Sliding
Secondary Bdrms	30x60v - Sliding
Kitchen (most models)	30x36v - Sliding
Bathroom	22x36v Obscure - Sliding
Living Room Bay	30x60v - Sliding x 2 & 30x60 - Picture x 2
Living Room Side	46x42v - Sliding
Dining Room	46x42v - Sliding
Exterior Doors	32" Decorative insulated entry door - Rear Includes deadbolt & peephole Residential vinyl Patio Door Round door knob - satin nickel Pot light at all exterior entrances

Tasteful Interiors	
Flooring	Quality linoleum flooring throughout
Blinds	2" Cellular cordless blinds (excl bathrooms & trap windows)
Interior Doors	Pre-finished interior passage doors in Crystal White colour Bifold at Opt Washer/Dryer location
Interior Door Handles	Round door knob - satin nickel Privacy locks on bathroom doors excluding ensuites. If bathroom is an ensuite, bdrm door will have privacy set.
Closets	Solid white shelving
Master Bdrm Cabinets	Nightstands & overhead cabinets w/shelf (select models) Built-In Vanity (open below) w/mirror & light (select models)
Wall Finish	Decorative 1/2" vinyl on gyproc (VOG) Battens on joints
Moulding ¹	Vinyl wrapped, cathedral moulding throughout Colour - décor specific #3007 (2-1/4") Vault #451 (2-5/8") #3007 (2-1/4")
Windows & Doors	
Ceiling	
Baseboards	
Electrical	Decora switches & recepts - white
Lighting	Ceiling mount in all bdrms & halls Ceiling mount in dining room

Bright, Beautiful Kitchens	
Tile	Single row deluxe tile w/metal edging
Range	30" easy clean propane - stainless steel Exterior vented range hood w/light - SS
Fridge	19 cu.ft., 2-door, frost free - stainless steel Opening: 34"x73"
Sink	Double stainless steel sink Dual handle faucet - chrome
Pantry	Select models
Cabinets	Doweled, full modular cabinetry Cabinet crown moulding Five distinctive colors of cabinet doors
Countertop	Arborite
Lighting	Ceiling mount

Spacious Baths	
Tile	Single row deluxe tile w/metal edging
Fixtures	One-piece quality fiberglass 4' Shower w/sliding glass doors White oval drop in sink Single flush residential style toilet
Faucets	Dual handle vanity faucets Single lever faucet on shower unit
Hardware	Towel bar, ring & paper holder - chrome
Vanity	Expansive vanity mirrors Banjo vanity style 32" vanity height or 36" height if HWT under countertop
Electrical	GFI receptacle
Lighting	Power bath fan(s) on separate switch Hampton light fixture

Utility Services	
Electrical Service	50 amp w/ 25' cord
Heating	Mid efficiency non condensing gas furnace Natural gas / propane Dual Stage programmable thermostat
Water Heater	30 gallon electric (110v) 3m Insulated water lines on hot & cold
Gas Line	Not included - to be done on site
Electrical - Other	Primary exhaust fan w/dehumidistat & switch Smoke detectors w/battery backup in bdrms CO2/Smoke Detector(s) w/battery backup locations as per code Arc fault protection as required by code GFI protected receptacle for heat tape Exterior GFI electrical outlet Blank communication outlet: living room (1), master bdrm (1)
Plumbing - Other	Exterior frost free water tap



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Exterior Wall Construction

Best Standard in the Housing Industry!

**2"X6" EXTERIOR WALLS CONSTRUCTED
@ 24" O/C TO MAXIMIZE ENERGY
EFFICIENCY**

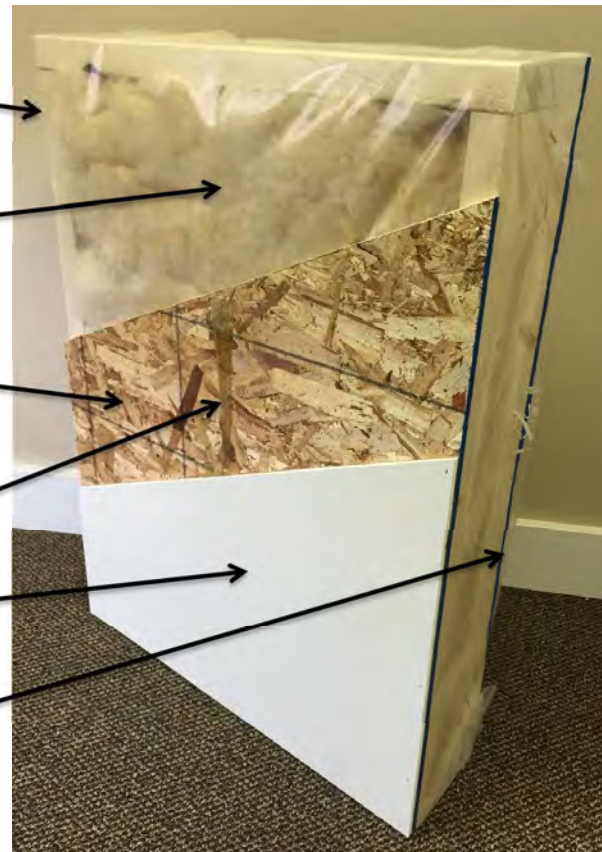
**R22 INSULATION WITH 6 MIL POLY
(ZONES 6 TO 8 UNDER
9.36 ENERGY CODE)**

**3/8" STRUCTURAL INTERIOR OSB
FOR THE STRONGEST WALL IN THE
INDUSTRY**

**ALPHA GLUE TO MAXIMIZE STRENGTH AND
MAINTAIN HOMES INTEGRITY**

**1/2" VINYL COVERED GYPROC FASTENED
OSB USING ALPHA GLUE SYSTEM**

**3/8" STRUCTURAL EXTERIOR OSB FASTENED
TO STUDS WITH SHEATHING STAPLES**



"We surpass the competition!"



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