



Future Home Technology Inc.

Quality Custom Modular Homes



STANDARD SPECIFICATIONS & PRODUCTS

FLOORS:

2 x10 Floor Joists – 16" O.C.
¾" T&G OSB Flooring (glued & nailed)
Solid Block Deck Bridging
Double Perimeter Band
LVL Band at Mate Wall (each box)

WALLS:

2 x 6 Exterior Walls – 16" O.C.
R21 Insulation – Exterior Walls-formaldehyde free
(green) product
7/16" OSB Sheathing (Ext. & Mate Wall)
2 x 4 Interior Walls – 16" O.C.
½" Drywall – Taped, bedded & Primer Coat
Painted
Exterior House Wrap
Curtain Blocking at All Windows

ROOF & CEILING:

5/12 Roof Pitch – Trusses 16" O.C.
Cape Roof Pitch – 12/12 16" O.C.
8' Ceiling Height
R38 Insulation – Batt Type-formaldehyde free
(green) product
5/8" CDX Plywood Sheathing
"Shingle Over" Ridge Vent
Owens Corning 30 Year Architectural Shingles
10" Front & Rear Overhangs
Gable End Overhangs (not on Cape models)
½" Drywall Ceilings – 16" O.C. – Taped, Bedded
& Primer Coat Painted
Ice & Water Shield

EXTERIOR:

Andersen Series 200 Narrowline Low E Windows
With Screens (green product)
CertainTeed Double 4 Bevel or Dutchlap Vinyl Siding
Vented Soffit & Aluminum Fascia
Fiberglass Entry Door with Glass
Schlage Entry Lock – Brass or Satin Nickel
Exterior Light at Each Door
Door Chime at Front Door
Andersen Permashield Vinyl Clad Sliding Glass
Door (per print) (green product)

INTERIOR:

Shaw Cut Pile Carpet (green product)
& FHA-approved ½" Pad in
Livingroom, Dining Room, Hall & Bedrooms
Vinyl Floor Covering in Kitchen & Baths with
Underlayment
Six-Panel Colonial Hollow-Core Passage and
Bi-fold Doors Painted White.
Schlage Hardware – Brass or Satin Nickel
Prefinished White Colonial 3-1/4" Baseboard &
Solid wood interior 2-1/2" Casing.
Trim & Finish Drywall Inside All Closets

KITCHEN:

Merillat Raised Panel Oak Cabinets (green product)
Laminate Countertops with Wood Edge
8" Double Bowl Stainless Steel Sink
Delta Single Lever Faucet w/ Spray
Range Hood – vented / non-vented
24" Kitchen Soffits or Galley or Crown

BATHROOM:

Merillat Raised Panel Oak Cabinets (green product)
Cultured Marble Vanity Tops
Delta Single Lever Faucet – Chrome
Side Mounted Medicine Cabinet
Full Mirror w/ Vanity Light
Fiberglass One-Piece Tub/Shower Unit
American Standard Elongated 1.6gl Water Closet
Bath Fan / Light Combination
Decorator Accessories
1 energy star fan / light combo per home

PLUMBING:

All Plumbing Stubbed Through Floor for
On-site Connection
PEX Fresh Water Supply Line
PVC Drain, Waste & Vent
Shut-Offs at All Sinks & Water Closets
Delta Anti-Scald Devices on Showers and/or
Tub/Showers

ELECTRIC:

200 Amp Full-Size Entrance Panel Box
Circuit & Receptacle for Electric Range
AC/DC Smoke Detectors (as required)
Carbon Monoxide Detector (1 per floor)
Exterior Weatherproof G.F.I. Receptacle
Seagull Lighting Fixture Package – Brass or
Satin Nickel

HEAT:

Choice of Hot Water Baseboard (stubbed
Through floor) or Electric Baseboard Heat with
Individual Wall-Mounted Thermostats

All FHT Homes Are Built Energy Star Compliant.

Refer to model information for specific applications. These specifications do not include all available options or all available color choices. FHT reserves the right to change or alter these specifications without prior notice.



Future Home Technology, Inc.

"Building Future Homes Today!"