

THE LENIOR. HCT-004

Traditional



SPECIFICATIONS

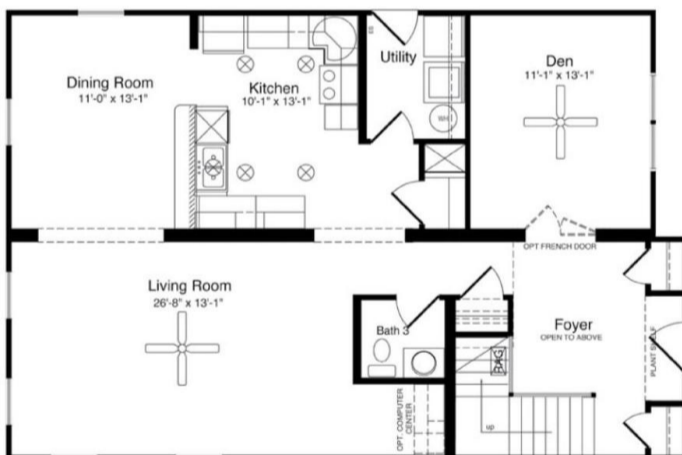
SQ. FT.	2086
BEDROOMS:	3
BATHROOMS:	2.5
LEVELS:	2.0

OPTIONAL FEATURES

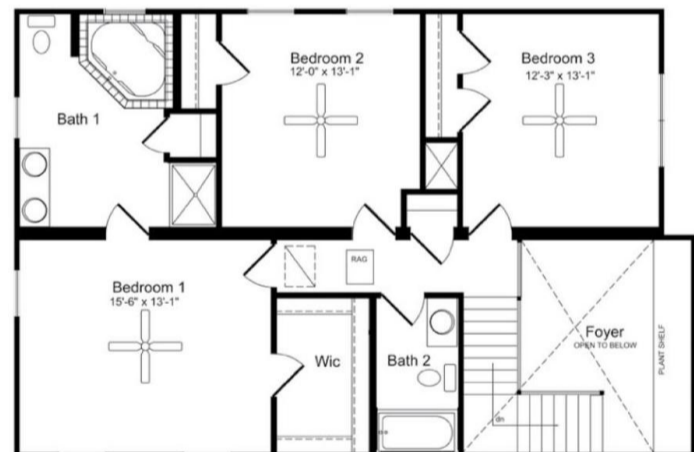
- Green Certification
- Energy Star

The first floor of The Lenior features a formal dining room, a roomy kitchen and an elongated living room. The den, with optional French doors completes the first floor. Three bedrooms, two full baths and a breathtaking view into the foyer below encompass the remainder of the design of this two-story home.

FIRST FLOOR



SECOND FLOOR



YOUR
NEW HOME
CONSULTANT



Hi, I'm Justin Bryant, your personal Modular Home Consultant

I would be happy to help you with any questions you may have. You can contact me on my direct number at **(877) 410-6334** or email me at justin.bryant@impresamodular.com.





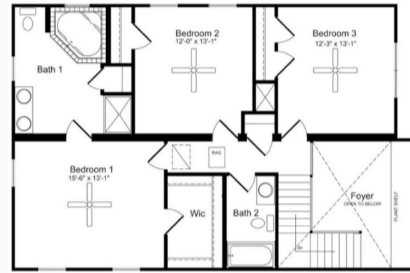
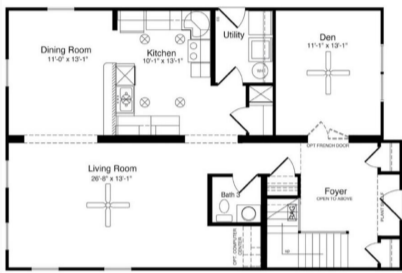
Impresa Project Estimate

Prepared For: Pablo Pineda
 For Construction In: Atlanta, GA
 Published: January 10, 2024
 Estimate ID: 425951



THE LENIOR

Home Plan #:	HCT-004
Square Feet:	2086
Bedrooms:	3
Bathrooms:	2.5
Levels:	2.0



COST SUMMARY

Home Price:	\$329,874	Foundation:	\$10,206
Installation & Finish:	\$35,462	Site Work:	\$7,500
Heating & Cooling:	\$10,000	Garage:	\$0
Special Items:	\$0	Permits:	\$1,000
Utilities:	\$15,000	Land:	\$0
Estimating Range: \$388,590 - \$429,494			

PROJECT ESTIMATE

Home Price:	\$329,874
Construction Costs:	\$79,168
Land:	\$0
Total Costs:	\$409,042
Down Payment:	\$409,042
Interest Rate:	6.62%
Monthly Payment:	\$0

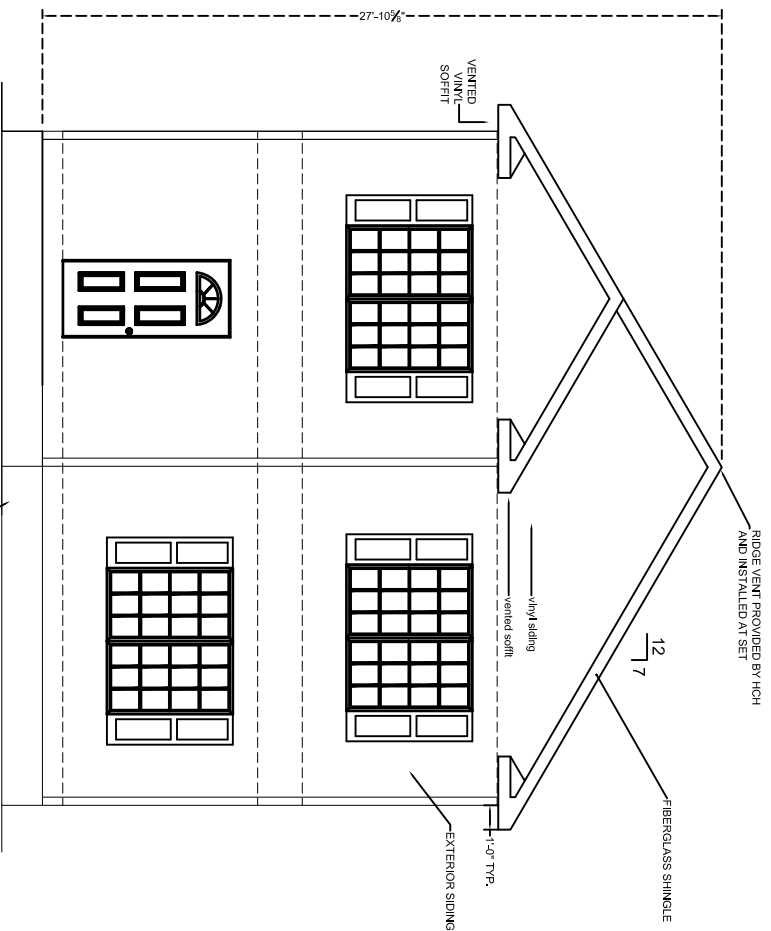


YOU'VE GOT QUESTIONS, I'VE GOT ANSWERS...

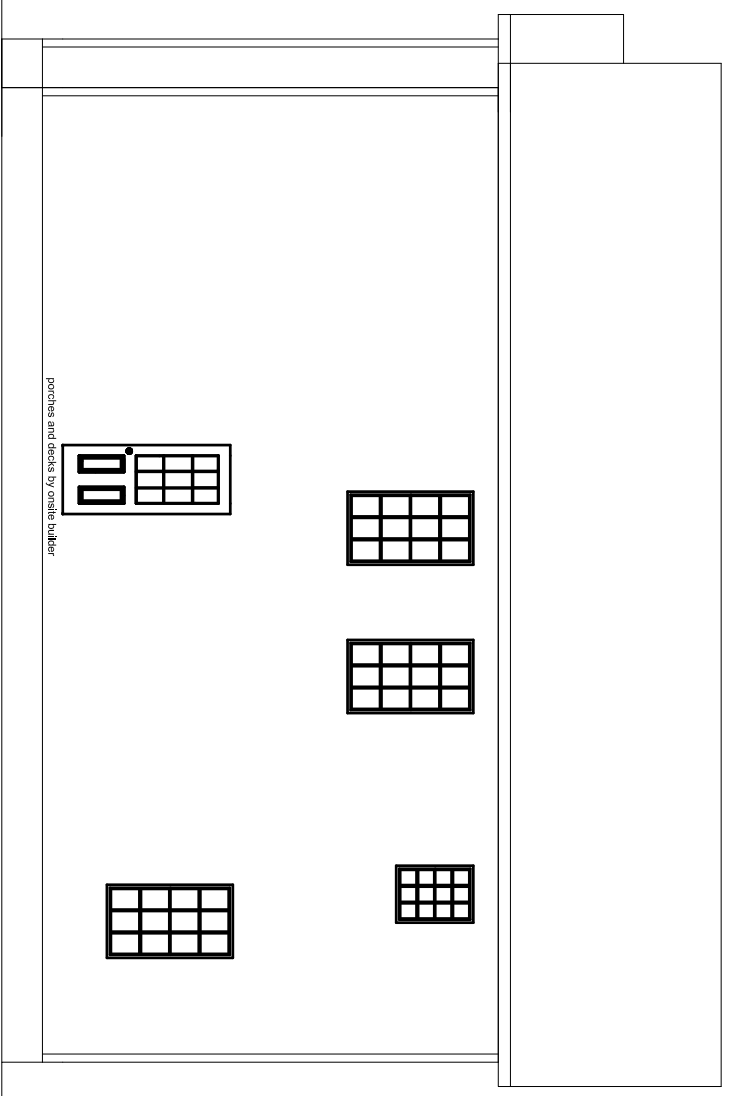
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Important Notice: Actual costs for this house may differ from the values shown in this report due to changes in materials, economic conditions, geographic location, and contractor availability. Images are artist renderings and are not intended as an actual representation of the house you may purchase. Availability of floor plan designs, dimensions, elevations, colors, and materials vary by region and manufacturing plant. Estimated project costs and monthly payments are based on information you entered and are not guaranteed. Please see the Terms of Use Agreement and Disclaimer for additional details.

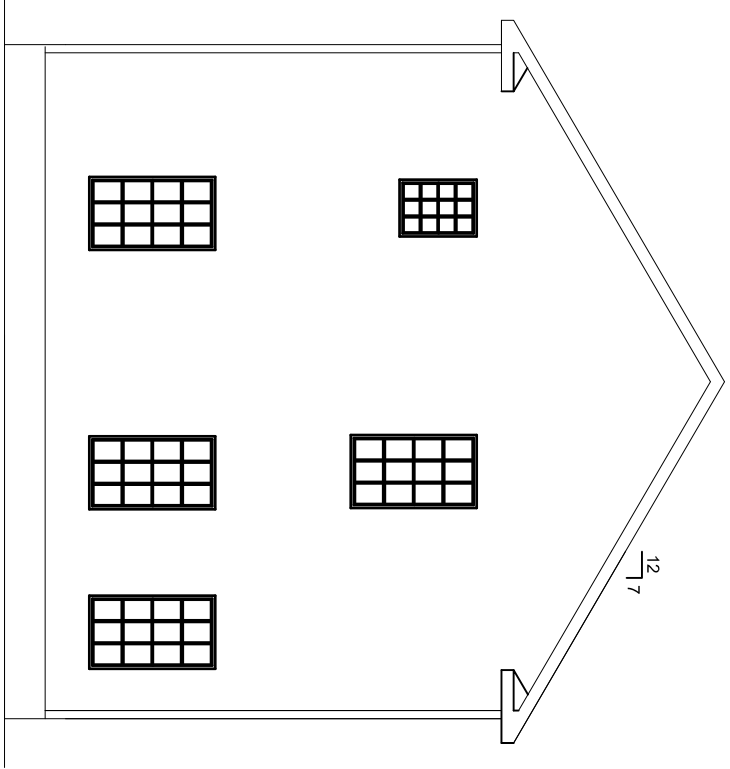




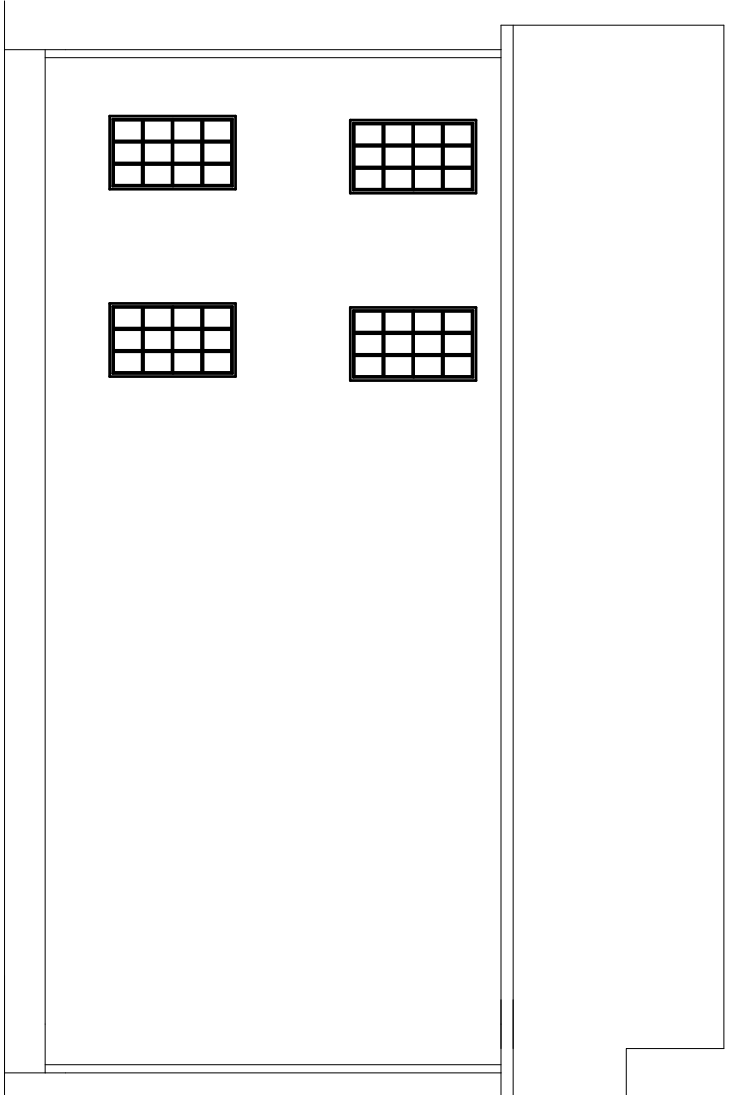
FRONT ELEVATION



RIGHT ELEVATION

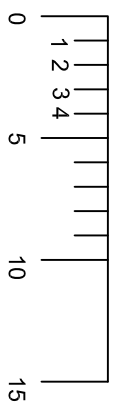


REAR ELEVATION



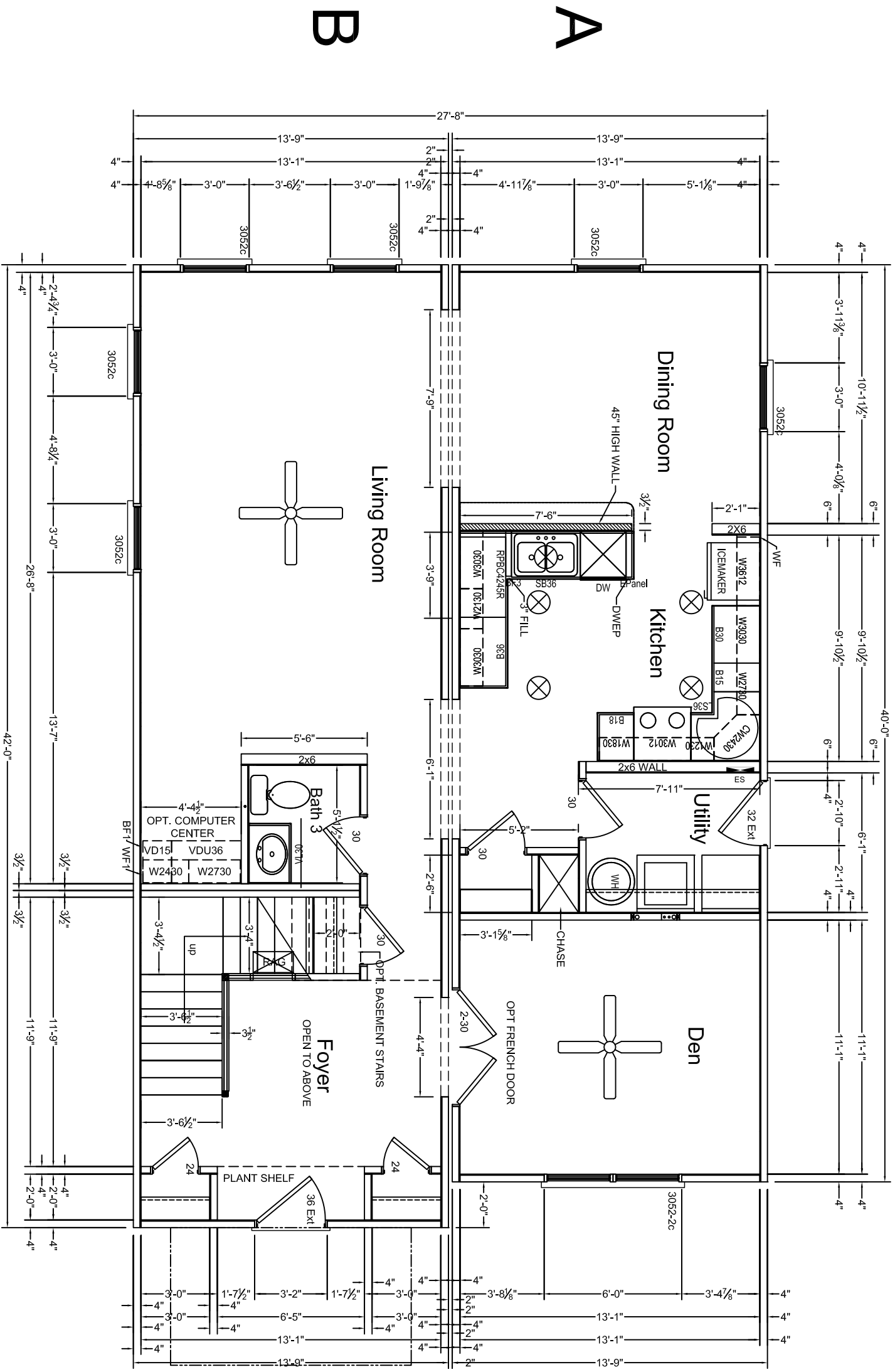
LEFT ELEVATION

NOTES:
 1. MATERIALS FOR GABLE ENDS AND OTHER MODULE LINKS OF THE BUILDER TO INSTALL THESE COMPONENTS PER MANUFACTURERS' INSTRUCTIONS. THESE COMPONENTS INCLUDE BUT ARE NOT LIMITED TO SIDING, FASCIA, SOFFIT.
 1. MATERIALS TO COMPLETE THE ROOF ASSEMBLY IS PROVIDED BY HCH.
 1. MATERIALS TO COMPLETE THE ROOF ASSEMBLY IS PROVIDED BY HCH.
 THE BUILDER TO INSTALL THESE COMPONENTS USING THE FASTENING DETAILS PROVIDED BY HCH. THESE ITEMS INCLUDE BUT ARE NOT LIMITED TO DOWNERS, GABLE END WALLS, KNEE WALLS, SHINGLES (FASTENED PER WILL).



REVISIONS		DATE	REVISION	BY

MODEL:	HandCrafted Homes	BUILDER:	BLDR	FILENAME:	P.
DRAWN BY:	DRWN	DATE:	-07	SCALE:	1/8" = 1'-0"
101 Eastern Minerals Road, Henderson, N.C. 27537			SERIAL NUMBER:		
Phone: 252-436-0001 Fax: 252-430-6662			PAGE:		
SN			EXT ELEV SHEET 1		
			05.1		



ROOM	SQ. FT.	RECD	VENT	RECD	VENT	RECD	VENT
LIVING ROOM	282	27.35	11.28	43.6	22.8		
DEN	146	1.6	5.8	21.8	11.4		
DINING ROOM	151	4.28	6.04	21.8	11.4		
KITCHEN	226	8.4	8.2	32.7	17.1		
UTILITY	154	4.22	6.15	21.8	11.4		
BATH	100	1.8	5.4	21.8	11.4		
FOYER	0	0	0	0	0		
OPT. COMPUTER CENTER	0	0	0	0	0		
BATH #2	0	0	0	0	0		

4 MODULES 4 LINE MOVES
 Truss #7M3
 Truss #7A3
 1134 FIRST FLOOR SQ. FT.
 952 SECOND FLOOR SQ. FT.
 2086 TOTAL SQ. FT.

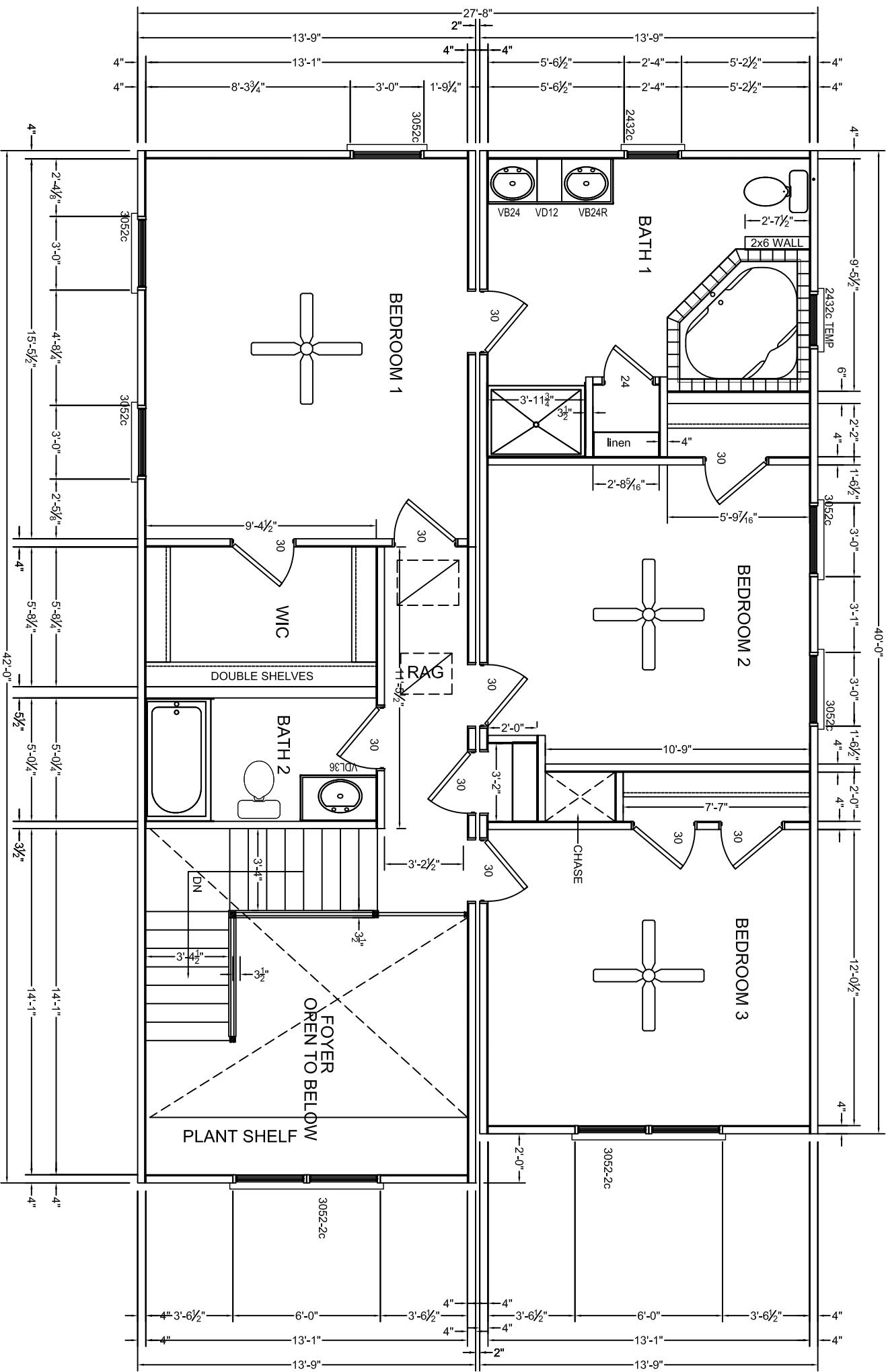
- NOTES:
1. IT IS THE BUILDER'S RESPONSIBILITY TO CONFIRM WITH THE SALES REPRESENTATIVE THAT ALL INFORMATION SHOWN ON THE PLANS HAS BEEN INCLUDED ON THE SALES ORDER.
 2. PHONE, TV, RECESSED LIGHTS AND ANY OTHER SPECIFIC ITEM ON THE SALES ORDER MUST BE LOCATED ON A SIGNED FLOOR PLAN. ITEMS LOCATED IN THIS BANNER WILL BE PLACED UNDER THE SALES ORDER.
 3. MATERIALS TO FINISH THE MARRIAGE WALL WILL BE SHIPPED LOOSE INSIDE THE UNITS. THE INSTALLATION WILL BE THE RESPONSIBILITY OF THE BUILDER. THESE ITEMS INCLUDE, BUT ARE NOT LIMITED TO, DOORS, JAMBS, CASINGS, TRIM, SHEETROCK.

1	2	3	4	5	10	15
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DATE	REVISION	BY

HandCrafted Homes
 MODEL: Lenoir
 DRAWN BY: DRWN

101 Eastern Minerals Road, Henderson, N.C. 27537
 Phone: 252-436-0001 Fax: 252-430-6862
 SERIAL NUMBER: SN
 SCALE: 3/16" = 1'-0"
 FLOORPLAN SHEET 1
 03.1



REVISIONS		MODEL:		FILENAME:	
DATE	REVISION	BY	Lenoir	P-	3/16" = 1'-0"
			BLDR		
			DRWN		

Handcrafted Homes

101 Eastern Minerals Road, Henderson, N.C. 27537
 Phone: 252-436-0001 Fax: 252-430-6662
 SERIAL NUMBER: SN
 PAGE:
 FLOORPLAN SHEET 2 03.2

BASELINE SPECIFICATIONS

IRC - International Residential Code
National Electrical Code
"State Adopted and Published Codes" as Required
Category III Approved for VA/FHA/FMHA
State Approved, Third Party Inspections and Approvals (PFS Corporation)
Continuous On-Line Quality Control Inspections

FLOOR SYSTEMS

- 24', 25' wide units - 16" OC 2 x 8 floor joists with solid wood bridging, double 2 x 8 S.P.F. perimeter joists glued and nailed under load bearing walls and double 2 x 8 S.Y.P. perimeter joists in each box under marriage wall.
- 26', 27'6 and 31'6 wide units - 16" OC 2 x 10 S.P.F. floor joists with solid wood bridging and double 2 x 10 S.P.F. perimeter joists glued and nailed under load bearing walls.
- ¾" Tongue and groove OSB subfloor glued and nailed.

EXTERIOR WALLS

- 2 x 6 S.P.F. studs, 16" OC exterior wall construction with a single bottom plate, double top plate for all load bearing walls including R-19 fiberglass insulation.
- Double 2 x 4 S.P.F. marriage wall, 16" OC.
- 7/16" OSB exterior wall sheathing.
- House Wrap

INTERIOR WALLS

- 2 x 4 S.P.F. studs, 24" OC interior wall partitions with a single bottom plate and a single top plate.
- ½" Drywall interior finished with two (2) coats of PRIMER PAINT.
- 8' Ceiling height.

ROOF AND CEILING

- 7/12 STD truss roof 24" OC.
- ½" OSB roof sheathing.
- 30 Year architectural shingles installed over roof paper underlayment and aluminum drip edge.
- Ice and Water Barrier - 3'.
- R-30 fiberglass ceiling insulation.
- Double 2 x 12 S.P.F. perimeter joists and 2 x 6 S.P.F. ceiling joists, 16" OC (1st story on two-story models).
- 5/8" Drywall ceiling.
- Shingle over rolled ridge vent.
- 10" Eave overhangs with aluminum fascia and vinyl vented soffit (24' and 25' wide have fixed eaves only, 27'6", and 31'6" wide have folding eaves).
- 1½" Gable overhangs with aluminum fascia.

CAUTION NOTE TO BUILDERS:

- Vinyl vented soffit needs room to expand, same as siding,
- Ridge flips are not shingled.
- Excel will install continuous overhangs in areas of on-site porch, garage or additions unless Builder requests they be omitted.

BASELINE SPECIFICATIONS (continued)

INTERIOR

- 25 Ounce Textured FHA approved carpet with 7/16" x 6 pound FHA approved re-bond pad.
- Vinyl floor covering installed in kitchen, baths and utility rooms.
- Six panel white hollow-core colonial doors, pre-hung on wood jambs with matching colonial moldings pre-finished white.
- 2¼" Colonial pine casing and 3¼" colonial pine base pre-finished white.
- Privacy lock sets on doors to baths and master bedroom in satin nickel, remainder are passage.
- Door stops.
- Vented pantry and closet shelves with clothes bar.

EXTERIOR

- Fiberglass insulated six-panel front door and fiberglass insulated rear door with half glass (with keyed alike satin nickel lock sets), or vinyl patio door (floor plan dictates).
- White vinyl tilt, single hung windows with stools and screens (Low E specs).
- Vinyl siding, available in double 4" or Dutch Lap (double 5") over 7/16" OSB exterior wall sheathing.
- Aluminum fascia and vented vinyl soffit.
- Exterior porch lights in brushed nickel.
- Front and rear door bells (2 locations).

PLUMBING

- Washerless faucets.
- Pex fresh water supply lines stubbed through floor.
- Shut-off valves on each fixture.
- Tub/shower valves with integral stops.
- PVC schedule 40 drain, waste and vent system.

ELECTRICAL

- Wired per National Electric Code.
- 200 AMP, 40 space main service panel box with main breaker, individual circuit breakers and cover.
- Two exterior weatherproof receptacles with G.F.I. protection (front and rear).
- G.F.I. protection on receptacles at kitchen countertop and at lavatories.
- White toggle switches and receptacles throughout.
- AC/DC smoke detectors - one per floor and one each bedroom.
- Ceiling lights in kitchen, dining room, hall, foyer, stairwells and above kitchen sink in brushed nickel.
- Fan/light combination and medicine cabinet light in all baths.
- 3 Way switch, wire and J-box for on-site basement light.
- Switch, wire and J-box for attic light (Attic Truss Only).
- STD location for thermostat wires will be on the living room marriage wall for 1st floor, and on hall wall for second floor unless called out otherwise by builder.
- 1 CO₂ Detector per floor.
- NEC Arc fault protection in bedroom locations.

BASELINE SPECIFICATIONS (continued)

HEATING

- Electric baseboard heat with individual wall mounted thermostats in each room - 90 degrees max (except 75 degrees in NY per code) or hot water baseboard heating elements (optional charge for hot water baseboard for second floor of two story units).
- Heat plant for hot water baseboard supplied by builder.

KITCHEN

- Merillat Essentials Cabinetry with matching toekick - Oak door in Milbridge recessed panel or Pemberton raised panel design.
- Laminate self-edge countertop with backsplash.
- 30" Vented range hood with light in white or biscuit.
- Double bowl 8" deep stainless steel sink with single-lever faucet assembly and sprayer.
- Crown molding over wall cabinets.
- Dishwasher hookup.

BATH

- 60" one piece fiberglass tub/shower combination.
- Fiberglass shower stall (floor plan dictates).
- Anti-scald valves in tubs and showers.
- Elongated 1.6 gallon low flow water closet.
- Vanity cabinets to match kitchen cabinets.
- Cultured marble swirl top with integral oval bowl and single lever faucet.
- Medicine cabinet with light.
- Combination fan/light ventilation unit.
- Towel bar and toilet paper holder.

ADDITIONAL BASELINE SPECIFICATIONS

Garage Specifications

EXTERIOR

- Header height is against the bottom of the top plate.
- Panelized garage walls are 10 1/2" taller than standard exterior walls.
- Trusses for panelized and on-site garages will require a parts carrier.

ELECTRICAL

- 1 overhead light.
- 1 receptacle on each interior wall (dedicated circuit).
- 1 receptacle above each garage door located 10' from front wall.
- Breaker Box, if located in garage, is mounted 16" below STD interior height.
- Receptacles are mounted 10" above STD interior height.
- Switches are mounted 16" below STD interior height.

MODEL SPECIFIC BASELINE SPECIFICATIONS

RAISED RANCH SPECIFICATIONS

(Additional specifications for raised ranches only.)

INTERIOR

- Four-way switch for foyer area.
- 2' electrical heat element or 3' hot water baseboard for landing (shipped loose).
- Carpet, pad and vinyl flooring shipped loose for on-site foyer installation. (Stair and landing package is optional. Stairs are designed with a basement height of 8' 1¼" from bottom of floor joists to finished concrete basement floor. Builder must notify Excel of any variation of dimension prior to on-line date. Stair scroll brackets are an additional charge if required.)

EXTERIOR

- No material for cantilever supplied by Excel, but may be optioned by builder at an additional cost.

SPLIT LEVEL SPECIFICATIONS

(Additional specifications for split levels only.)

INTERIOR

- Carpet and pad to match hall shipped loose for on-site installation (stair package is optional. Stair scroll brackets are an additional charge if required.)

EXTERIOR

- No material for cantilever supplied by Excel, but may be optioned by builder at an additional cost.

CAPE SPECIFICATIONS

(Additional specifications for capes only.)

INTERIOR

- Stairs to second floor with ship loose carpet and pad. Stair scroll brackets are an additional charge if required.
- Railing supplied and installed by builder or available as an option (not available with double wall openings).
- Close-off package is optional.
- Stub plumbing and electrical circuits to second floor are optional.
- Capes with proposed second floor layouts do not include any finish materials unless ordered by builder.

EXTERIOR

- Ship loose windows for attic gable ends are optional.

MODEL SPECIFIC BASELINE SPECIFICATIONS (continued)

CAPE SPECIFICATIONS (continued)

(Additional specifications for capes only.)

ROOF SYSTEM

- 12/12 Roof system 24" OC with 2 x 10 floor joists and 5/8" drywall ceiling on first floor.
- R-30 fiberglass ceiling insulation between first and second floor.
- 3/4" T and G OSB decking between kneewalls on second floor - full length of the home.

Note: Ridge flips are not shingled.

CONTEMPORARY SERIES SPECIFICATIONS

(Additional specifications for contemporaries only.)

INTERIOR

- Sloped (cathedral) ceilings per floor plan (Some states will require 91½" ceiling height).
- Models with true vaulted roof systems have insulation and paint only shipped loose for true vaulted area (No drywall supplied by Excel - drywall by others).

EXTERIOR

- Vinyl trapezoid windows per floor plan.
- Prow/Winged Gable Overhang per floor plan.

TWO STORY SPECIFICATIONS

(Additional specifications for two stories only.)

FIRST FLOOR CEILING

- Fiberglass insulation around exterior perimeter between ceiling and second floor.

EXTERIOR

- All second floor siding is shipped loose.

SECOND FLOOR - FLOOR SYSTEM

- 2 x 8 Floor joists, 16" OC (24' and 25' wide).
- 2 x 10 Floor joists, 16" OC (26', 27'6 and 31'6 wide).

MODEL SPECIFIC BASELINE SPECIFICATIONS (continued)

TWO STORY SPECIFICATIONS (continued)

(Additional specifications for two stories only.)

INTERIOR

- Double 2 x 4 marriage wall 16" OC.
- Stairs to second floor with ship loose carpet and pad. Stair scroll brackets are an additional charge if required.
- Railing supplied and installed by builder (or available as an option).

PLUMBING

- Plumbing stubbed to the second floor. All horizontal plumbing between floors to be completed by Excel. Connections between stories by builder (Material by Excel).
- Drywall left off to make plumbing connections (floor plan dictates). Necessary drywall will be shipped loose.