

Express Modular combines modular constructions inherently green qualities with the energy efficiency that we have become famous for to create a new series of homes designed smarter to feel larger. We utilize every inch of space to save square footage which drastically reduces energy bills and helps to mitigate the homes carbon foot print on the world. Smaller homes are enjoying increased popularity today and are the way of the future, as there is no such thing as a "green" large home. EcoSmart homes are smaller homes and have many advantages:

- ü easier to maintain
- ü more affordable home/building costs
- ü a simpler lifestyle
- ü lower utility bills
- ü less to clean
- ü a cozier atmosphere
- ü lower property taxes
- ü much more environmentally friendly design

<p><u>STRUCTURAL</u></p> <ul style="list-style-type: none"> ü All IRC or UBC Specifications Met ü 8' Sidewall Height with Flat Ceiling ü One/Five Year Warranty ü 2" Top & Bottom Plywood Interior Walls ü Wood Sheathing under Tape & Textured Exterior Sidewalls & Marriage Walls ü Wider Floor Width ü ¾" 25 Year Warranty Floor Decking – Full ü Width 8' x 15' Sheets ü Continuous Plywood Marriage Beam ü 2" x 6" Exterior Walls 16" O.C. ü 2" x 6" Fascia ü 7/16" Roof Decking with "H" Clips ü 2" x 10" Floor Joists ü Double 2" x 6" Top Plate Exterior Wall ü 2" x 4" Interior Walls ü 5/8" Sheet Rock Ceiling ü 2" x 6" Bottom Plate Exterior Wall ü Stairwell ü Truss Rafters ü Double 2" x 10" Perimeter Floor Rail ü 30 lb. Roof Load ü 7/16" Wood Sheathing under Vinyl Siding <p><u>EXTERIORS</u></p> <ul style="list-style-type: none"> ü Lifetime Warranty Vinyl Siding with House ü Wrap ü 20 Year Warranty Owens Corning Shingles ü Vinyl Shutters FDS ü 12" Overhang ü 2.25 Roof Pitch <p><u>EXTERIOR WINDOWS & DOORS</u></p> <ul style="list-style-type: none"> ü Energy Star Low E Windows (TI) ü ¾" Thermal Pane Windows ü 5 ft. Length Windows Most Rooms ü Interlocking Windows ü Vinyl clad Windows with Tilt-in-Sash ü Double Security Locks All Windows ü Master Bath Windows (Most Models) ü Energy Star 36" Masonite Brand Exterior ü Doors with Lifetime Warranty ü 24 Gauge Steel Exterior Doors with Water ü Resistant Door Jambs & Molding ü Dead Bolt Security Lock on Both Doors ü Peep Hole on Both Doors ü Front & Rear Door Locks & Dead Bolts Keyed ü the Same ü Dexter/Schlage Lifetime Warranty Lock Sets 	<p><u>WALLS AND MOLDINGS</u></p> <ul style="list-style-type: none"> ü ½" Tape & Textured Painted Walls Through-out ü ICI/Dulux 20 year Warranty Scrubbable Interior Paint ü Painted Walls & Ceilings Throughout (not just primed) ü Finished Wall to Ceiling Seams ü Wide Base Molding Throughout ü Wide Door Casing Throughout ü Door Stops <p><u>CABINETS & INTERIOR DOORS</u></p> <ul style="list-style-type: none"> ü Custom Made Cabinetry ü Oak Kitchen & Bath Cabinet Doors ü 30" Overhead Cabinets ü Adjustable Overhead Kitchen Cabinet Shelves ü Drawer Over Door Kitchen Cabinet Design ü Tile Backsplash in Kitchen ü Tile Backsplash in Both Baths ü Predrilled Screwed Cabinet Face Stock ü Dual Metal Side Roller Drawer Guides ü Vertical Face Stock Between Cabinet Doors ü Molding on Kitchen Cabinets ü Lined Overhead Kitchen Cabinets ü Washer/Dryer Shelf ü ¾" Base & Center Shelves ü Wire Closet Shelving ü Pantry Cabinet (most models) ü Lined Base Kitchen & Bath Cabinets ü Textured Interior Doors ü Pewter Plated Door Knobs ü Interior Door to Floor Installation ü Mortise Hinges with Removable Pins <p><u>APPLIANCES</u></p> <ul style="list-style-type: none"> ü Whirlpool Energy Star Dishwasher ü Plumbed for Gas Range ü Power Lighted Range Hood <p><u>FLOOR COVERINGS</u></p> <ul style="list-style-type: none"> ü Philadelphia's Textured Heather Carpet ü Congoleum Flooring ü Entry Foyer at Exterior Doors ü Residential Tack Strip with Carpet ü Rebond Carpet Pad <p><u>PLUMBING</u></p> <ul style="list-style-type: none"> ü One Piece Fiberglass Shower Stall 	<ul style="list-style-type: none"> ü Glamour Master Bath Tub (Most Models) ü Frost Proof Exterior Faucet ü Anti-Scald Shower Faucets ü Porcelain Over Steel Lavatory Sinks ü Thick Solid Commode Seats ü 33" x 60" Deep Fiberglass Tub Bath #2 ü Plumb for Washer ü Pop-up Stoppers ü Water Shutoff Valves Each Sink, Tub and ü Commode ü 7" Stainless Steel Sink <p><u>HEATING AND COOLING</u></p> <ul style="list-style-type: none"> ü Energy Star Partner ü R-50 Roof Insulation ü R-21 Wall Insulation ü Energy-Saving Gaskets on Exterior Wall ü Receptacles & Switches ü Weather Stripping & Caulking on Exterior ü Doors & Windows ü Blown Roof Insulation ü Auto Setback Thermostat ü Energy Foam Close-up Gasket ü House Wrap ü Perimeter Heat Registers & Boots Only ü Return Air Grills and Boots <p><u>ELECTRICAL</u></p> <ul style="list-style-type: none"> ü Deluxe Lighting Package ü Residential Electrical Switches & Receptacles ü Nailed to Studs ü Braced for Fans LR, FR, & All Bedrooms ü (Double Switched in LR) ü Switched Walk-In Closet Lights (4' Deep and ü Larger) ü All Copper Wiring ü GFI Bath & Kitchen Receptacles ü Wire for Dryer ü Porch Light at Each Entrance ü 200 AMP Electric Service ü Dining Room Chandelier ü Smoke Alarms with Battery Back-Up ü Vent Fans all Bathrooms ü 2 GFI Exterior Receptacles <p><u>FURNISHINGS</u></p> <ul style="list-style-type: none"> ü Triple Closet Rods in Walk-In Closets
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Pictures or Elevations shown in this home collection include optional items not included in the standard model.

NOTICE: Due to ongoing product improvement efforts, all specifications, equipment and prices are subject to change without notice. Express Modular reserves the right to make production changes without incorporating such changes in previously produced models.