

FILLMORE



951-679-9907, ext 1

www.USModularinc.com

CA Contractor Lic. No. 943047

CA HCD Dealer Lic. No. DL1241679

01-15-2021



PACIFIC COAST
Series

Bedrooms	2
Bathrooms	2
Sq Feet	1041
Width	24
Depth	44



GPII-2444-2A FILLMORE

HUD/Federal Code Construction



FILLMORE



951-679-9907, ext 1
www.USModularinc.com
CA Contractor Lic. No. 943047
CA HCD Dealer Lic. No. DL1241679
01-15-2021



Bedrooms	2
Bathrooms	2
Sq Feet	1041
Width	24
Depth	44

GPII-2444-2A FILLMORE



Exterior		Utility Room (continued)	
8' 2" Sidewall & Flat Ceiling w/ Coffered Area Most Plans	STD	Pex Hot & Cold Uponor System Plumbing Lines	STD
Hardie Cement Fiber Vertical Siding	STD	Metal Shut Off Valves at Washer	STD
Exterior House Wrap	STD	Metal Dryer Vent to Exterior	STD
Hand Rolled Semi-Gloss Vista Brand Exterior Paint	STD	Wall Mount FAU Return Air Grill (per plan)	STD
GP Provence Exterior w/ Shutters	STD	Wood Shelf Above Side by Side Washer-Dryer	STD
2" x 4" Exterior Walls Kiln Dried Studs 16" On Center	STD	Electrical	
2" x 4" Interior Walls, 2"X3" Partition walls (per plan)	STD	100 Amp Interior Panel Box (Most Plans)	STD
Miratec Trim at Windows & Doors	STD	Ecobee Self Programing Thermostat	STD
2"x6" Rough Sawn Fascia	STD	Smoke Detectors / Carbon Monoxide Hard Wired W/ Battery	STD
4/12 Roof Pitch - Single section homes	STD	Electrical Boxes Nailed to Wall Studs	STD
3/12 Roof Pitch - 16W, 18W, 20W,22W, 24W, 27W	STD	Ext. GFI Plug at Rear Door Area	STD
20# Roof load 24" O.C. Trusses	STD	Ceiling Exhaust Fan in bathrooms	STD
25 Year Warranty - 3 Tab Shingles	STD	Rocker Light Switches	STD
7/16" OSB Roof Sheathing	STD	Traditional Round Face 15 Amp Recepts (most areas)	STD
3" Eaves on Both Sides	STD	Designer Rectangle Face GFI Recepts	STD
16" Front and Rear Overhangs	STD	Exterior Wall Light at Sidewall Doors	STD
Peak Truss Gable on Front End Offsets	STD	Switched Recept in Bedrooms	STD
2"x 6" Joists 16" On Center - (most homes)	STD	LED Lights (2) In Porch Soffit & (1) Recessed Entry Soffit per plan	STD
2"x 8" Joists 16" On Center 14'-4" and Wider Floors	STD	LED Can Lights in Kitchen w/ Sink & Din Rm isolated per plan	STD
Foundation Ready Chassis Frame	STD	LED Lights in Formal Entry, Hall, Din Rm, WIC, WI Pantry per plan	STD
3/4" Nominal OSB Floor Decking	STD	Bath Wall Light Centered Above Countertop	STD
99-1/2" I-Beam Spacing 11' 10" and Wider Chassis	STD	Bathrooms	
79-1/4" I-Beam Spacing up to 9'-10" wide Chassis	STD	Elongated Toilet Both Baths	STD
Exterior Doors		Laminate Counter Top w/ Square Edge & 4" Bksplash	STD
36"x80" Six Panel Ft Door Inswg Fbrglas w/ D-Bolt,	STD	Top Mount 21"x 18" White China Rectangle Sink	STD
30"x 80" 1/2 Window Rear Door w/ Intrnl Blind	STD	Tall Mirror w/ J-Rail & Clips	STD
Round Door Knob and Deadbolt on Exit Doors	STD	Water Shut-off Valves at Sinks & Toilets	STD
Windows		Towel Bar & Tissue Holder	STD
White Vinyl Frame Dual Glaze Low E Glass	STD	Fiberglass 1pc Tub Shower Combo (per plan)	STD
46"x48" Horizontal Sliding Main Windows	STD	Floor Coverings	
Craftsman Picture Frame Wood Windowsills Most Areas	STD	Luxfloor Vinyl T/Out in Sngl Wide Hms 5" Trim at Doors as Needed	STD
80" Window Header Heights (Most Windows)	STD	Luxfloor Vnyl Multisection Hm Liv Area Trim at Doors as Needed	STD
2" Fauxwood Mini Blinds Most Windows	STD	Plush Carpet in All Bedrooms & Additional Areas Per Plan	STD
Kitchen		2-1/2" Craftsman Base Boards T/Out	STD
Gas Range 30" Man. Clean w/ hood (Wht or Blk)	STD	White Floor Grills in Dry Rooms	STD
Rangehood w/ Light 30" Vented Thru Ceiling	STD	Interior Doors	
18 cu. ft. Refrigerator (White)	STD	6-Panel Colonist Interior Passage and Wardrobe Doors	STD
Stainless Steel 50/50 Top Mount Sink-8" Deep	STD	Solid Utility Rm Door To Hall (when air grill at FAU wall)	STD
Brushed Nickel Single Lever Faucet	STD	Louvered Utility Room Door (per plan)	STD
Water Shut-off Valves at Sink	STD	Double Morticed Hinges on MDF Door Jambs	STD
Cabinetry		Craftsman Door Casing (T-cut 2-1/2" / 5-1/2")	STD
Hardwood Cabinets & Crown Molding on Ovr Head Cabs	STD	Brushed Nickel Round Knob Locksets & Privacy Locks at Baths	STD
36" Tall Base Cabinets T/Out	STD	Interior	
Screw Dowel Cabinet System w/ Dado Side Panels	STD	Orange Peel Textured Ceiling and Walls Throughout (1/2")	STD
Knobs on Cab Doors & Drawers	STD	Sheetrocked Tub/Shower Flanges	STD
Bank of Drawers in the Kitchen	STD	White Interior Wall & Ceiling Paint	STD
2 Door Std Depth Refrigerator Overhead Cabinet	STD	Square Drywall Corners	STD
Laminate Counter Top & 4" backsplash w/ Square Selfedge	STD	Return Air Grill Above Interior Doors	STD
Utility Room		Wood Shelves in Wardrobes, (4) Pantry & Linen Closets (per plan)	STD
Carrier High Efficiency Gas Furnace (95%)	STD	Insulation	
40 Gallon Gas Water Heater	STD	Energy Star V2 Insulation R-38 Roof R-13 Walls R-22 Floor	STD
Hinged Exterior Water Heater & Furnace Door (Per Plan)	STD	Energy Star (R-8) X-Over Duct	STD
Plumb, Wire & Vent for Stack Washer & Gas Dryer Per Plan	STD		