



Modular Home Standard Specifications

CANBURY  HOMES

We're built differently...

Choosing the right builder for your new home is one of the most important decisions you'll make. The search can often be challenging and confusing, with many people making their choice based solely on the initial price estimate.

While pricing is undeniably crucial – nobody wants to overpay – it's important to understand what is included in the "base price" provided by different builders. Not all builders are transparent about this, leading to potential misunderstandings and unexpected costs down the line.

At Canbury Homes, we aim to eliminate this confusion by clearly outlining what our standard specifications include. This transparency helps you make an informed decision by comparing our offerings with those of our competitors. We believe that when it comes to pricing your new home, you deserve to know exactly what you're paying for.



Construction

FLOOR FRAMING

- 2" x 10" Floor Joists at 16" O.C. (26' & 27' 6" widths)
- 19/32" Tongue and Groove Floor Decking, Glued & Fastened

WALL FRAMING

- 2" x 6" Exterior Walls at 16" O.C.
- 7/16" OSB Exterior Wall Sheathing
- 2" x 4" Interior Walls at 16" O.C.
- 8'0" Ceiling Height

ROOF FRAMING

- 5/12 Pitch Roof Trusses at 24" O.C. – Ranches & Colonials
- 12/12 Pitch Roof Trusses at 16" O.C. – Capes
- 7/16" OSB Roof Sheathing
- GAF Timberline® HDZ™ Architectural Shingles
- 15# Felt-paper Ice & Water Shield at Eaves and Valleys
- Shingle-over Ridge Vent
- 16" Vented Overhangs on Front & Rear
- Low Maintenance Ventilating Vinyl Soffit System



Insulation

- R-38 Kraft-Faced Fiberglass Batts Roof Insulation with Vapor Barrier
- R-21 Kraft-Faced Fiberglass Exterior Wall Insulation
- R-19 Fiberglass Basement Ceiling, R-21 Sills and / or Daylight Walls
- R-13 Kraft-Faced Fiberglass Basement Stairwell Insulation
- Tyvek or Comparable House Wrap, Taped at All Joints



Plumbing, Heating & Ventilation

- Navien (or comparable) High-Efficiency Tankless Gas Forced Hot Water (FHW) Heating System - heating & domestic
- PEX Water Supply Lines
- PVC Drains and Vents
- Shut-off Valves on All Fixtures
- Two Outside Water Faucets
- Hot Water Baseboard Heaters (HWBB) with PEX Lines Stubbed Thru Floor
- Passive Radon System



Electrical

- 200-Amp Electrical Panel
- Rocker Style Switches and Childproof Plugs
- Wired Combo CO & Smoke Detector System
- Brushed Nickel Lighting Package with Recessed Light Over Sink Area
- One Exterior Light at Each Door
- One Exterior GFI plug with Weatherproof Cover at Each Door
- Wireless Doorbell
- Two Cable & Two CAT6 Jacks



Exterior

- CertainTeed Mainstreet 4 x 4 vinyl siding - available in various color options
- White pre-bent aluminum fascia with shadow board and vented vinyl soffit
- White exterior doors with vinyl clad jambs, brush nickel doorknobs
- White vinyl lowE Argon Thermopane EnergyStar windows with grills in glass
- Front concrete formed front steps (without railings)
- Pressure treated side steps with railing on patio blocks
- 16' Ledger board for future deck



Interior

- Smooth finish drywall primed & sealed (flat white walls and ceilings)
- 5/8" drywall ceilings, 1/2" drywall on walls, 1/2" moisture resistance drywall in bathrooms
- White raised 6-Panel hollow core doors
- Brushed nickel interior door levers, passage sets (privacy sets on bathrooms and bedrooms)
- White colonial 2-1/4" window & door casings
- White colonial 3-1/4" baseboard trim
- Coated wire rack shelving in closets and storage areas



Flooring

- Congoleum vinyl sheet flooring and / or Downtown 25oz carpet throughout
- Optional custom flooring available



Kitchens

- Aristokraft Sinclair birch-stained cabinets, 30" uppers with concealed hinges
- Ready for microwave over range
- 1 bank of drawers
- Prep for dishwasher
- Water line for refrigerator
- Range wired for gas or electric
- Delta Essa single pulldown spray faucet
- Single bowl stainless steel overmount sink
- Formica laminate counter tops



Bathrooms

- Aristokraft Sinclair birch-stained cabinets
- Cultured marble countertop with oval sink incorporated
- 3-arm light bar fixture above each sink
- Panasonic vent fan / light combo
- Delta Woodhurst double lever vanity faucet with mechanical stop
- Mansfield Alto smart flush white toilet with elongated bowl
- 5' one-piece acrylic shower or tub / shower combo with Delta Woodhurst fixtures



Warranty

- 1-year Muncy Homes manufacturer new home warranty
- 10-year Residential Warranty Company, LLC structural warranty
- Manufacturer specific product warranties (windows, shingles, fixtures, cabinets, etc.)

The Canbury Difference...

Building your dream home is a significant investment, both emotionally and financially. At Canbury Homes, we take pride in being more than just custom home builders - we are your dedicated partners throughout the entire process.

Our team of building experts is responsible for handling all aspects of your home construction project. We manage everything from sourcing materials to coordinating labor, equipment, and professional services. Our all-inclusive approach means you can trust us to oversee your project from start to finish, and our commitment to clear communication and precise execution means you can expect on-time delivery, free from frustrating delays, unwelcome surprises, or unforeseen expenses.



Our All-inclusive Approach:

Pre-Purchase Assistance

- Free home building consultations
- Sourcing and securing land parcels
- Home design and drafting services
- Interior & exterior design consultation (i.e., countertops, bath & kitchen fixtures, cabinet styles, flooring options, exterior colors, etc.)
- Construction loan & financing support (FHA, RD, VA, MSHA, ReFi)

Land Assessment

- A land evaluation is included in your home pricing, giving you insight into how site preparation impacts your budget. Our experts consider various factors including:
 - Soil conditions
 - Utility integration
 - Driveway design
 - Ledge removal
 - Excavation requirements
 - Slope and grade considerations
 - Tree and vegetation removal
 - Septic and leach field design

General Contracting Duties

- Applying for building permits
- Managing transportation of materials
- Coordinating permanent utility connections (i.e., electric, sewer & septic, water, etc.)
- Scheduling respective subcontractors
- Obtaining site surveying and engineering approvals
- Disposing and recycling of construction waste
- Scheduling necessary inspections (i.e., bank, codes enforcement, etc.)

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220 Alfred Road
Sanford, ME 04073
1.207.636.5500

www.canbury.com | info@canbury.com