



# What's Included

## STANDARD TURNKEY PACKAGE

### PRE-CONSTRUCTION

- Floor plan design/ project scope development
- Job site analysis/ site plan development
- All required permit plans and documents
- Filling all permits with local jurisdiction  
(Permit fees not included)
- Building risk insurance
- Municipal driveway bond if applicable
- House location marked on build site

### SITE WORK

- Full 9' unfinished basement per modular plan
- 9'- 8" Concrete structural foundation walls
- 3- Hopper windows
- 1- Egress required by code -window with well, ladder, & cover
- Under slab passive radon venting
- 2" Pvc chase for sprinkler riser on all maryland houses
- 8" Of 57 stone under basement slab
- 4" Concrete basement slab
- Rubber sprayed membrane exterior waterproofing
- R-11 sheet insulation nailed to foundation
- Block handrail for unfinished basement stairs
- Standard stairwell dimension of 38"
- Foundation drains with sump pump or daylight drain

### FOUNDATION

- All necessary excavation for foundation
  - Removal or haul-in of fill is not included
  - Rock removal not included
- Back filling foundation with existing fill
- Strip & re-spread available topsoil
- Construction entrance specified by jurisdiction
- 10' Wide-200' long- 6" thick shale/millings driveway
- Paved front entrance -per jurisdiction code
  - Additional fees may apply- site specific
- Seed and mulch -per jurisdiction code
- Soil erosion control -per jurisdiction code
  - Additional fees may apply- site specific
- Stormwater management- -per jurisdiction code
  - Additional fees may apply- site specific
- Up to 200' of utility & electrical trenching
- Cleaning and waste removal
  - Provide necessary size dumpster(s)
  - Pre-move in cleaning
  - Temporary sanitary job site toilet

Base Price \_\_\_\_\_

Avg. Porch \_\_\_\_\_

Garage \_\_\_\_\_

Site Dev. \_\_\_\_\_

Upgrades \_\_\_\_\_

## MODULAR MECHANICALS

### MODULAR INSULATION

- R-38 blown-in ceiling insulation with vapor barrier in ceiling
- R-19 fiberglass batt insulation (6") with vapor barrier in sidewalls
- Basement entry walls standard with r-11 insulation
- Foam gaskets on all exterior wall receptacles and switches
- Rated sealant tape around windows to stop air infiltration
- Caulked seams on exterior sheathing
- Foam gasket at marriage wall perimeter
- 1/2" High density, continuous insulation barrier all exterior walls

### MODULAR UTILITIES

- Ten-year structural warranty

### HVAC

- All necessary documents and permits
- 14.5 Sheer electric york heat pump
- All necessary duct work as designed
- Electrical hookups for hvac units
- Outside air-handler with aluminum brackets
- Standard rag chase size is 12" deep x 24" wide
- Baseboard vents

### PLUMBING

- All necessary documents and permits
- 50 Gallon electric water heater
- Necessary water supplies from well pressure tank to fixtures
- Necessary drains from fixtures to septic/sewer equipment in foundation
- Pvc drain lines and pex water lines stubbed through floor
- Plumbing for washer and wire for dryer
- Hookups for dishwasher

### ELECTRICAL

- All necessary documents and permits
- 200 Amp meter socket with connection to panel
- Installation of modular panel
- Provide and install all code required electrical and lighting for basement
- Full-size 200 amp main service with circuit breaker protection
- GFI protection for two exterior receptacles
- Front door chimes
- AC/DC smoke detectors placed per code
- Toggled switches



## MODULAR EXTERIOR & CONSTRUCTION

- Joist hangers on mating wall/floor joists with bridging
- 2x10 Floor joists @ 16" O.C with double rail at load bearing sides
- 12" O.C. floor joists replacing standard 16" O.C. in kitchen
- OJ 2000 floor truss @ 19.2" O.C. in all modules with plumbing
- 2x6 exterior walls @ 24" O.C.
- 7/16" OSB sheathing on all exterior walls
- 3/4" (nominal) OSB floor decking 1st and 2nd floors
- 2x4 interior partitions @ 24" O.C.
- Double marriage walls 8" (2x4) @ 24" O.C.
- 6/12 pitch roof trusses 60lb @ 24" O.C.
- 10/12 pitch roof @ 24" O.C. on capes
- 7/16" OSB roof sheathing with H-clips
- PlyDry® shingle underlayment with ice shield
- Door pans under all exterior doors
- "Cove" brushed nickel or bronze exterior locksets
- 6/0 x 6/8 vinyl sliding patio door (some models where shown)
- Air infiltration barrier wrap
- Insulated headers over windows and doors
- 12" to pex supply stubs under the floor
- Set and Connecting
  - Delivery of modular units
  - Provide necessary Crane
  - Assemble modular boxes on foundation
  - Make all necessary modular connections
  - Assemble roof
  - Finish exterior materials
- 30-year architectural shingles
- Shingle-over roof vent
- 4x4 Shiplap vinyl siding
- 12" solid overhangs on front and rear with vinyl soffit
- 12" vented overhangs on gable ends with vinyl soffit
- 6" aluminum fascia over 2x6 for solid gutter mounting
- Therma Tru 6-panel 3/0 x 6/8 insulated Fiberglass front door
- Therma Tru 6-panel 2/8 x 6/8 insulated Fiberglass rear door
- Deadbolts on all exterior doors
- One exterior light at each exterior door



## MODULAR INTERIOR

- 8 foot ceiling height
- Smooth 1/2" drywall throughout all rooms
- Smooth 5/8" drywall ceilings throughout
- Painted drywall walls and ceiling (one coat primer)
- Drywall ceiling to sidewall (no cove molding)
- White colonial 2-1/4" case molding at windows and doors
- White colonial 3-1/4" base molding throughout
- White wood window and door jambs
- White hollow core doors with mortise hinges
- 3/0 interior doors in all bedrooms and utility
- Privacy locks on all bedrooms & bathrooms
- "Athens" brushed nickel or bronze interior lock-sets and hinges
- Nickel or bronze door stop bumpers on all doors
- 25oz FHA grade carpet- bedrooms, stairs, 2nd floor hallway
- Stain protected carpet & 5.5lb Rebond® carpet pad
- Luxury vinyl plank flooring in kitchen, dining, living area
- Rolled sheet vinyl in utility and bathrooms
- Open slide rail wire shelves in all closets & utility
- Tight mesh shelves (3) in pantry and linen closets
- Interior ceiling lights- recessed & flush-mount per plan
- J-box and switch for owner-provided hanging light fixtures over island
- J-box & Switch in all bedrooms/Living Room for owner-provided light/fan fixtures
- Onsite Interior Finishes
  - Drywall all modular seams
  - Prime Paint all Modular seams
  - Installation of Stairs to basement

## MODULAR KITCHEN

- Legacy crafted cabinets KCMA approved panel oak or maple cabinet doors and drawers featuring:
  - Concealed, soft-close door hinges in all base and overhead cabinets
  - 2-5/8" cove molding (matches cabinet species and stain)
  - 3/4 depth adjustable shelves in base cabinet for extra storage
  - Wall cabinets with adjustable 3/4" shelves
  - Dovetail, hardwood full extension drawer boxes
  - Self-close, undermount drawer guides
  - Concealed, soft-close door hinges in all base and overhead cabinets
  - 100lb static load rated drawers
  - 1/4" plywood overlay on all exposed ends stain finish
  - Cabinet pulls
- Easy access corner base cabinet
- Broan directly vented range hood
- Laminate countertops with self edge and 4" backsplash
- 8" deep stainless steel drop-in sink
- Kitchen faucet in stainless steel, bronze or chrome
- 36" wide refrigerator openings
- GFI wired kitchen receptacles
- Range hookups for electric & gas
- Brushed nickel or bronze light over kitchen sink





## MODULAR BATHROOM

- 60" fiberglass tub/shower main bath
- 60" fiberglass shower master bath
- Fiberglass garden tub with walls (some models where shown)
- Sink faucets per plan
- Shower/tub faucets in nickel, bronze or chrome per plan
- Shower faucets in nickel, bronze or chrome per plan
- Roman tub faucets in nickel, bronze or chrome per plan
- Thermostatic mix valve in all soaker tubs with deck-mount filler
- Porcelain vanity bowls in all baths
- GFI wired bath receptacles
- Power vent ceiling fans with light in each bath
- 1-3/4" wood mirror frame (matches vanity cabinet species and finish)
- Brushed nickel or bronze vanity lights
- 1.6 gallon porcelain elongated bowl toilets
- Comfort height (36") vanities in master
- Maple cabinets in all baths
- Cabinet hardware
- Finished drywall
- Flange around tubs and showers

## NOTES

*Whether you're building your first home for a growing family, or you're downsizing to a sensible single-story, Corey's Construction will help you achieve your dream home.*

The following items are NOT included in the Turnkey pricing. These items are specific to each project based on your custom build site. With your help and transparency, each of these categories are individually researched during the planning process to provide an accurate and well-organized scope of work.

- Permits: permit costs vary depending on location, land, and house. Any fees due to the county and state governments are not included in Turnkey pricing. They are the customer's responsibility.
- Excavation: Corey's Construction has created a standard spec for excavation that is in our outline in turnkey pricing. Some sites may vary from this standard spec and may require additional expense to site development. The 3 most common excavation variances are the removal of rock and/or tress from the build site; the removal of fill dirt or need for additional fill dirt for the build site; or additional driveway and/or utility trenching.
- Appliances: appliance selections are not included in the base pricing. Corey's Construction will leave that selection to the customers discretion. Additional expenses may apply to accommodate any hook-ups for specialty appliances (ex. gas range).
- Power hook up: power providers will charge a fee to tie into their grid. we have all the standard trenching, conduit, and service work included in our contract. Additional expenses may apply for custom site-work.
- Well/water & septic/sewer allowances: well/water and septic/sewer are aspects of building that are unique to each build site. If any installation of these items are needed, corey's construction will accommodate outside of the Turnkey specs.
- Porch and garage are optional and can be priced separately from the Turnkey specs. We have standard pricing and specs for garages and porches, as well as upgrade packages for each.



*Corey's  
Construction*

*Building together – it's easy.*

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