**2024 THREE BEDROOM MODULAR HOUSE**

Two section modular house - constructed at the WEMOCO Career and Technical Education Center by students of the following BOCES 2 programs: carpentry; plumbing; and residential and industrial electricity.

Dimensions of structure: 26’x54'

Square Footage: 1,404

Modular House: Three bedroom, two bath ranch. Features an open floor plan with cathedral ceilings and master suite.

**This house contains the following features:**

Double Hung and casement windows throughout; complete with screens. LowE, Argon gas.

Wall framing and interior partitions are complete with drywall blockers in place.

Blocking for kitchen cabinets is installed.

Bathroom: One (1) piece tub/shower (Fiberglass) in both bathrooms

All rough electrical wire has been installed with homeruns at panel location. (Homeowner will need to complete and call for final inspection)

Smoke detector/co detector rough wiring is in place.

Roofing: 30-year Architectural shingles

All subflooring has been glued to avoid squeaks.

**Material Specifications**

Framing Material:

2 X 10 Box and Floor Joist (16" O.C.) one row of solid bridging

3/4" T & G Plywood floor

2 X 6 Studs - Exterior Walls (16" O.C.)

2 X 4 Studs - Interior Walls (16" O.C.)

7/16" OSB - Exterior Walls

2 X 8 and LVL (LARGER OPENINGS) Headers Exterior

Roof Trusses (24" O.C.)

7/16" OSB (Roof Sheathing)

1' Overhangs

Nails: 16D coated spikes for framing, 8D coated nails for OSB

Roofing Materials:

Roof Wrap

Ice and water shield (6’ up from bottom of roof)

Aluminum drip edge

30 year architectural shingles

1 1/4" roofing nails

Ready for ridge vent

Windows:

Double Hung and casement windows installed

Compliance with the New York State uniform fire prevention and building code.