Energy Efficient Modular Homes

Preferred Building Systems • 1-888-75 NEW HOME • www.preferredbuildings.com
Not all modular homes are constructed equal.

Preferred Building Systems
Energy Efficient Modular Homes

Preferred Building Systems is proud to introduce the next generation of modular homes. Responsible modular homes that are designed and constructed to maximize living space, air quality, energy efficiency and overall performance. We are a focused modular home manufacturer, offering the highest quality homes that are the most energy efficient as a standard right out of the factory; when compared to other manufacturers standard product that is available.

Consumers are becoming more and more aware of their contribution to the green movement and with energy prices increasing daily they are actively searching for ways to save money. Today’s homebuilders have an advantage because of the science and technology that is available from Preferred Building Systems with regards to modular home construction, whole wall thermal performance and careful air sealing.

Our Homes on Average are 48% more Energy Efficient than Code.

Independent testing (HERS) has shown that Preferred Building System Homes on average are 48% more energy efficient than today’s code built homes. Our standard wall system functions at 50% higher R value than a standard fiberglass insulated wall plus available upgrades more than double that level. Superior air sealing and attention to thermal bypasses produces an exceptionally efficient thermal envelope.

Building a tight, energy efficient home is only one of our goals, and Indoor Air Quality (IAQ) is a major concern as homes get tighter and tighter. We carefully select our products for Volatile Organic Compound (VOC) emissions and ventilation becomes a significant component in IAQ. PBS uses Panasonic bath fans and programmable switches to provide dependable ventilation for your homes and clients.

We are Stewards and Pioneers of Responsible Modular Housing.

Preferred Building Systems recognizes its role as a Steward of the resources we have. We use Open Joist floor framing; finger jointed studs, and cellulose insulation. Attention is given to how we use materials in plant to reduce waste which is diverted from the landfill. The way we package and ship our modules also results in a greatly reduced amount of waste for the builder to have to deal with as well.

Preferred Building Systems is working with Energy Star, NAHB Green and LEEDS, and our standard Specs are rated at approximately 210 for NAHB Green and 37 LEED points when they leave the plant, assuring bronze or Certified scoring. Available upgrades and assistance will move the project into Silver or Gold.

How much does a Preferred Building Systems home cost?

Typically the first question everyone asks when they hear about one of our energy efficient homes. How else can you determine whether you can afford it or not? Preferred Building Systems sells a component for your new home project. This component is not delivered in such a way that a new homeowner can complete the project without professional assistance to achieve the energy efficiency and building code compliance. (continued below)
Preferred Building Systems uses a network of qualified builders that manage the project, hiring the excavator, septic installer, well driller, foundation crew, electrician, plumber, carpenters, etc. In some circumstances, the homeowner may want to participate in or manage a project. Many states and many banks require that a licensed contractor manage a project. Preferred Building Systems qualified independent builders have the required licenses. If the homeowner wants to accept some of the subcontracting responsibilities, it must be negotiated with the independent builder.

Regardless of any agreements the homeowner and independent builder agree to, the builder maintains ultimate responsibility for the project. He also retains responsibility for making sure that the site is prepared properly so that the crane and modules can access and set up without delay. He is responsible for assuring that the foundation is square and level. The independent builder is responsible for managing any warranty claims or customer service requests with the factory.

How the Preferred Building Systems Home cost is calculated.

So, with the information just explained, and the homeowner understanding that Preferred Building Systems provides only a piece of the homebuilding project; you should discuss with your builder those additional parts of the project. The components manufactured by Preferred Building Systems, out of the factory typically range from $65.00 a square foot to over $250.00 a square foot depending on the level of amenities that are included in your custom home project.

Materials including kitchen and bath selections, molding selections, windows and doors and interior finish choices can greatly vary your home’s final cost. Also remember, these prices do not include water, power, sewage, foundation and other site work. Please make an appointment with a qualified independent builder to discuss your budget and needs.

If you currently do not have a builder of choice, Preferred Building Systems will be happy to refer you to a qualified independent builder that can help you with your new home and create a price from your custom plans. We make every effort to help homeowners through the process of new home construction but ultimately you will need to work with a qualified builder to complete your project successfully.

How to Get Started With the New Home Process.

Contact us today at 1-888-75-NEW HOME or visit our website at www.preferredbuildings.com if you have any additional questions. We would be happy to explain how we build and the features and benefits of modular construction as well as the energy efficiency that is built into our product.

Our homes are not for everyone. The quality of products and the commitment to energy efficiency at our factory is designed for homebuyers that are concerned about saving energy, living responsibly and demand a higher return on investment in their new home.

Preferred Building Systems is a custom modular home manufacturer that builds to your desires and tastes. Take a moment and browse this sample catalog of home styles and determine what features you would like in a new home. Contact us to be included in one of our scheduled factory tours and bring your ideas and questions.

Once you have seen and understood the process of building energy efficient modular homes, if you do not already have a builder, we will direct you to one of our qualified independent builders and they will assist you with your plan design, product selections as well as the final pricing of your new home.
Note: These plans represent the current approximation to the conceptual design allowing for established building codes, safety standards and design limitations.

Please make all revisions in blue ink or pencil and initial and date each page. Then return to PM for corrections.

If any revisions are desired, sign and date each page indicating Final Approval & Return to PM.

Preliminary Plan
Not for Construction Use

Certification
- OWNER PARTY
- DATA PLATE
- THIRD PARTY

NOTE: DO NOT SCALE DRAWING USING DIMENSIONS PROVIDED.
NOTES:

1. REFER TO INDEX SHEET TO LOCATE SPECIFIC SCHEDULE NOT COVERED ON THIS SHEET.

2. ELEVATIONS AS REPRESENTED MAY NOT BE SPECIFIC TO MODEL OR SPECIFICATION ON PORCH ORDER.

3. THE FOLLOWING ITEMS ARE SUPPLIED BY FIELD CONTRACTOR AND ARE SUBJECT TO LOCAL INSPECTION:
   - Foundation, walls, floors, and ceilings.
   - Roof deck, flashings, and gutters.
   - Exterior doors and windows.
   - Racked siding, soffits, and fascias.

4. EXTERIOR WALLS ARE TO BE ⅛" THICK.

5. ROOF VENTILATION AND SHINGLES LEFT OUT AT ROOF HINGE LOCATION ARE SUPPLIED AND INSTALLED BY PREMIZED BUILDING SYSTEMS CLEASH.

6. STANDARD SIZES FOR ⅛" AS FLATWOOD WITH ALUMINUM VENT, MUST BE PROVIDED AT VENTILATION ALONG WITH ROOF VENT.

7. AIR IN STANZIONER BARRIER INSTALLED UNTIL ALL SING.

8. MODULE LENGTHS ARE AVAILABLE IN 2' 3" AND 3' 10" AND 5' 0", WITH MODULES AVAILABLE IN ANY LENGTH UP TO 60'.

REMARKS:
- Modules Available in any length up to 60'.
- Modules in 2' 3" and 3' 10" modules available.
- Special notes for installation and materials.

CA-C2434

Siding Schedules

<table>
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<tr>
<th>Siding</th>
<th>Exterior Siding</th>
<th>Term</th>
<th>Replacement</th>
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<tr>
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ood Siding Requires Field Finishing or Painting.
NOTE: Optional Dormers & Shutters shown

Preliminary Plan
Not for Construction use

Siding Schedule

- Siding
- Exterior Siding
- Door Casing
- Trim
- Paint

1. Refer to notes sheet to locate species not covered on this sheet.
2. Elevations as represented may not be precise to model or specification on grade ordered.
3. The following terms to be supplied by field contractor and are subject to local inspection:
   A. Foundation work: backfill, gravel, and all seal.
   B. Exterior doors with main size of 1 1/2 and window size of 11/16 to noise.
   C. Eaves or awnings where required.
   D. Downspouts and gutters where required.
4. The following terms are supplied by preferred building systems:
   A. Roof and skylights.
   B. Siding:
5. Roof ventilation and shingles left out a roof may be supplied and installed by preferred building systems.
6. Standard 1 1/2 in. nails with aluminum washers to provide attic ventilation along with ridge vent.
7. Siding Installed at corners of house and around all openings. No all siding applications are installation. Substrate installed under exterior shingles.
8. Module widths are available in 3' and 6' lengths. Often, use 3' widths are used.
9. Modules available in any length up to 60'.
**Preliminary Plan**

**Not for Construction use**

**Front Elevation**
Scale: 3/32" = 1'

**Left Elevation**
Scale: 3/32" = 1'

**Rear Elevation**
Scale: 3/32" = 1'

**Right Elevation**
Scale: 3/32" = 1'

**Siding Schedule**

1. Refer to notes sheet to locate siding not covered on this sheet.

2. Elevations as represented may not be exact to model or specified on grade orders.

3. The following items to be supplied by field contractor and are subject to local inspection:
   - Exterior foundation clerestory, platelocated, and sill seal.
   - Exterior doors with main rise of 1/4" and mail tread of 1/4" nose to nose.
   - Exterior railings where required.
   - Downspouts and gutters where required.

4. The following items are supplied by preferred building systems:
   - NS and installed by field contractor.
   - Subject to local inspection.
   - Balusters or spindles not installed at factory.
   - All garage end doors and last row of doors front and back.
   - Exterior light fixtures.
   - Any panelized parts, toe, and floor const.
   - Exterior siding system.
   - Exterior trim system.
   - Window sashes, shutters.

5. Ridge ventilation and shingles left cut as roof hatch locations are supplied and installed by preferred building systems.

6. Standard 4/12 roof is 2 1/2" #50, #60, #70, and #80.

7. Roof vents must be installed at gables of roof and around all openings and all roof applications.

8. Module widths are available in 2'-3" and 3'-3" and 6'-0". Open use and standard.

9. Module available in any length up to 80'-0".

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**Notes:**

- Refer to notes sheet to locate siding not covered on this sheet.
- Elevations as represented may not be exact to model or specified on grade orders.
- The following items to be supplied by field contractor and are subject to local inspection:
  - Exterior foundation clerestory, platelocated, and sill seal.
  - Exterior doors with main rise of 1/4" and mail tread of 1/4" nose to nose.
  - Exterior railings where required.
  - Downspouts and gutters where required.
- The following items are supplied by preferred building systems:
  - NS and installed by field contractor.
  - Subject to local inspection.
  - Balusters or spindles not installed at factory.
  - All garage end doors and last row of doors front and back.
  - Exterior light fixtures.
  - Any panelized parts, toe, and floor const.
  - Exterior siding system.
  - Exterior trim system.
  - Window sashes, shutters.
- Ridge ventilation and shingles left cut as roof hatch locations are supplied and installed by preferred building systems.
- Standard 4/12 roof is 2 1/2" #50, #60, #70, and #80.
- Roof vents must be installed at gables of roof and around all openings and all roof applications.
- Module widths are available in 2'-3" and 3'-3" and 6'-0". Open use and standard.
- Module available in any length up to 80'-0".
Modular Home Standard Specifications

FLOOR SYSTEM:
- Double 2x12 rim joist with 9 3/8" open web type floor trusses at 16" on center, depending on design criteria.
- Double 2x12 marriage beam.
- Floor sheathing is ¾" Advantech® tongue and groove, glued and nailed.
- Rim is insulated with expanded polystyrene insulation and foamed in place.
- 2x8, 2x10 or open web truss, depending on design criteria for 2nd floor on unfinished cape.

EXTERIOR:
- 2 x 6 engineered studs at 16" o. c. with a double top plate.
- 2 x 12 insulated headers over all windows and exterior doors.
- Nu-Wool® Cellulose insulation in exterior walls at R-21.
- 7/16" OSB sheathing on exterior glued and nailed plus Tyvek® house wrap.
- Window and door openings protected with Vicor® waterproofing membrane.
- Standard wall height is 8'0".
- Standard siding is Crane® double 4 vinyl siding.
- Modernview® Vinyl Double-Hung tilt/wash windows with screens and soft coat low-e with argon gas and a .30 U-value.
- Sliding doors are Modernview®.
- Entry doors are Therma-Tru® Smooth Star fiberglass.

ROOFING:
- 6/12 roof pitch trusses on a ranch home (12/12 rafter on cape homes) w/ 5/8" OSB roof sheathing w/ice and water shield on the first 6 feet of the eaves.
- IKO® 30-year Architectural type shingle and synthetic underlayment.
- R-40 cellulose insulation, installed on-site for ranch style homes (capes insulated between floors at R-26 or R-32, builder responsible for second floor insulation and installation upon completion of 2nd floor.)
- 12" eaves overhang with 8" drip edge, prefinished trim boards with ventilated vinyl soffit.
- The gable ends are flush and have 1 x 6 Miratec®, 1 x 2 Miratec®, and 8" drip edge. Gable end overhangs are optional.
- Vented ridge cap.

INTERIOR:
- 2 x 4 engineered studs at 16" on center.
- ½" drywall glued and screwed or nailed, taped and primed with low VOC vapor retarder and one coat of primer.
- Fully sheathed marriage walls w/. 2x4 16 o.c.
- All interior doors are 6-panel hollow core, smooth style and factory primed.
- All interior trim is finish painted white.
- Locksets are Schlage - passage, privacy or lockset per plan.
- All interior trim around windows is picture frame style unless specified otherwise.
- Interior trim is 2-1/2" colonial for all windows and doors.
- Baseboard is 3-1/2".
- 5/8" plasterboard glued to ceilings taped and primed with low VOC vapor retarder and one coat primer.
- Closet shelving is ventilated vinyl covered metal.

KITCHEN:
- Cabinets are Kraftmaid in Belmont or Dalton Style available in 6 stock color choices. Upgrades available.
- Standard counter tops are laminate in a choice of 8 colors. Upgrades are available including solid surface and granite.
- Kitchen sink is 8" double bowl stainless steel.
- Single lever Moen faucet with spray.
- Appliances not included.

BATHS:
- Vanities are the same style as the kitchen cabinets but customer may choose different color.
- Vanity top – cultured marble per plan.
- All baths have chrome paper holder, towel bars (2), towel ring and soap dish – to be installed by builder.
- Medicine cabinets or Mirrors are furnished per plan.
- Fiberglass tub or shower by Maxx®.
- Moen® anti-scald type tub/shower faucets.
- Crane® elongated 1.6-gallon water saver toilet with insulated tank.

UTILITIES:
- All domestic hot and cold water is with PEX tubing.
- All drainage is Schedule 40 PVC with sizing per code.
- Radon vent pipes thru mod.
- 200 Amp Main Service Panel with circuit breakers all UL approved.

EXTERIOR:
- Entry doors are Therma-Tru® Smooth Star fiberglass.
- Windows are double hung with screen and soft coat low-e with argon gas.
- Modernview® and double hung windows with screen and soft coat low-e with argon gas.
- Standard wall height is 8'0".
- Standard siding is Crane® double 4 vinyl siding.
- Roofing materials include IKO® 30-year Architectural type shingle and synthetic underlayment.
- PEX tubing used for domestic hot and cold water.
- Forced hot water baseboard type heat.
- Boiler furnished by builder.
- All drainage is Schedule 40 PVC with sizing per code.
- Radon vent pipes thru mod.
- 200 Amp Main Service Panel with circuit breakers all UL approved.
- Two telephone jacks.
- 2 pre-wired television outlets.
- Receptacles and switches are white Decora style.
- Hard-wired smoke detectors with back up battery.
- Vented fan for all bathrooms.
- Standard lighting fixtures are Energy Star qualified and provided as per plan.

INFORMATION:
- Utility rates change and vary. Check local utility rates before signing.
- Roof pitch trusses on a ranch home (12/12 rafter on cape homes) w/ 5/8" OSB roof sheathing w/ice and water shield on the first 6 feet of the eaves.
- IKO® 30-year Architectural type shingle and synthetic underlayment.
- Other roof pitches are available.
- Windows with screen and soft coat low-e with argon gas.
- Modernview® and double hung windows with screen and soft coat low-e with argon gas.
- Standard wall height is 8'0".
- Standard siding is Crane® double 4 vinyl siding.
- Entry doors are Therma-Tru® Smooth Star fiberglass.

Floor System:
- Double 2x12 rim joist with 9 3/8" open web type floor trusses at 16" on center.
- Double 2x12 marriage beam.
- Floor sheathing is ¾" Advantech® tongue and groove, glued and nailed.
- Rim is insulated with expanded polystyrene insulation and foamed in place.
- 2x8, 2x10 or open web truss, depending on design criteria for 2nd floor on unfinished cape.

These specifications do not include available options or upgrades. PBS reserves the right to change or alter these specifications without prior notice.