PINE RIDGE HOMES

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Buyers Guide

Modular vs. Traditional Site–Built Timetable

The fact that significant time is saved is one of the biggest reasons why a modular home is a good idea. After you have selected and approved your floor plan, been approved for a loan, and signed the necessary contracts, your home is scheduled for production. Then, depending upon the square-footage and individual complexity of your home, it takes approximately 1 to 2 weeks for the home to be built inside the production facility. Generally, homes are 80-90 percent complete when they arrive at the jobsite. The time needed to complete onsite finish work also depends upon the complexity of the home and typically ranges from 30 to 120 days following delivery.

Significant time saving advantages are gained while your home is under construction in the production facility. During this time, many jobsite activities may be done simultaneously, such as lot clearing, excavation, foundation work, etc. Also, because modular homes are built inside a climate-controlled production facility, there is much less disruption due to weather conditions. In fact, on the day your home is set on its foundation, it is also dried-in and under roof. Additionally, because the modular, system-built process is much faster, money can also be saved on your loan's construction interest, as less construction time equates to less construction interest.

The timeframe for a traditional site-built home can be as much as 6 months to 1 year - or more. Since all construction occurs on site, weather generally plays a major role in completion time by causing major construction delays. Another issue with traditional site-built homes is the scheduling of sub-contractors. These delays cost money, and they affect when you, the homeowner, are able to take occupancy and enjoy your new home.

What to Look for in a Manufacturer.

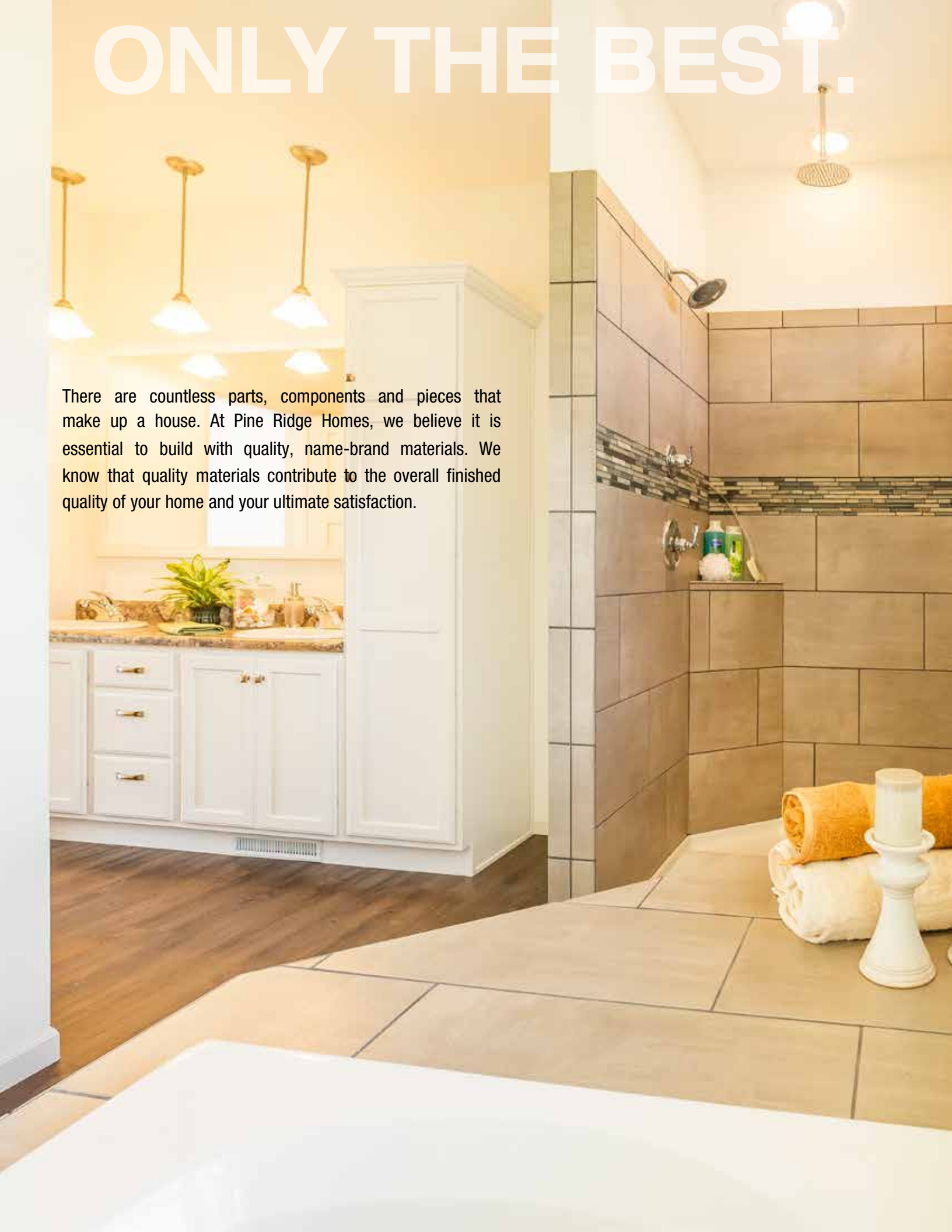
The first thing you should know about modular homes is that no two modular manufacturers are alike. Not unlike other buying decisions you make, there is the great, the good, the average, and the not-so-good. Manufacturers come in all shapes and sizes and range from small to medium to large. Some can build over a thousand homes per year and others less than a few dozen. Some manufactures specialize in dealing with a primarily custom product, and others are limited in their options and amenities. Most manufacturers are constrained in their geographic market area and are generally limited to a 300- to 500-mile radius due to transportation costs. Also, manufacturers typically offer different series of homes that focus on various design applications in various floor plans, such as ranch, cape and two-story configurations.

Building materials are important. When choosing the right manufacturer for you, take an "apples to apples" approach when comparing the materials each manufacturer uses in the building of your new home. There is no "single" specification for all manufacturers. Each manufacturer builds to a different standard specification. Some start with a bare-bones specification so that they may provide you with the lowest price quote possible. Then, you are charged via a-la-carte pricing to upgrade the specifications with optional offerings to obtain the specifications that you want. Some manufacturers begin with a much higher standard and a higher base cost up front. For example, some use 2x4 exterior walls while others use 2x6, and some use high insulation values exceeding code requirements while others provide just enough to meet the code. The list of building material differences can go on and on. Once you have a comfort level with the "nuts and bolts" of the construction of your home, consider these tips in choosing the right manufacturer:

USE A HIGHER STANDARD

- **First Impression.** Does the manufacturer's website answer your questions? Are you able to access the floor plans, photographs and options that satisfy your needs? Is the manufacturer transparent? Do they engage in social media? Are you getting the information you need to arrive at a decision?
- **Investigate.** Consult friends, neighbors or the Better Business Bureau, pose questions to online discussion groups, or research the manufacturer using Facebook or other forms of social media. Keep in mind that you are never going to get all thumbs up or five stars for a single manufacturer. Consider comments with the understanding that people are more likely to complain than give compliments, especially online.
- **What's Their Family Tree?** How long has the manufacturer been building homes? Moreover, ask specifically how long they have been building modular homes, not RV's or mobile homes. Typically, those companies that have been around longer have their systems and production techniques down pat and are better organized.
- **What If Something Goes Wrong?** There is no such thing as a perfect house. Some challenges should be expected. Ask about the manufacturer's warranty on the home and their responsibilities after you acquire the home.
- **Take a Plant Tour.** Take advantage of touring the production facility or plant. This experience can be both worthwhile and informative. Not only will you be able to compare the manufacturer specifications, but you will also get a feel for the attitude of the company and the quality of its homes. Ask a lot of questions!
- **Trust Your Instincts.** Plant morale can be a significant factor in the quality of the homes it produces. What is the feeling when you visit the plant and office? Ask questions like: "What is it like to work here?" While you are in the plant pay attention to the attitude of the workers on the line. Observe. Do they go about their work with competence, skill and vigor, or does it appear like drudgery to them? If it is the latter, then it can be symptomatic of larger problems in the workforce that could result in inattention and a poor workmanship.
- **Are the Homes Energy Efficient?** The need to conserve our resources and save money is not a passing trend. Almost all modular homes are intrinsically energy efficient due to the way they are constructed. Most manufacturers are very resourceful in their material usage as compared to traditional site-built homes. Does the manufacturer go the extra mile to offer energy efficient options? Are there things that could be done on the jobsite or that your builder could offer to maximize energy efficiency?
- **Customization.** If you come to the manufacturer with your own plan, will they attempt to make it work, or will they try to persuade you into choosing an off-the-shelf stock plan? Can you attain the degree of customization and detail that you expect? Is the manufacturer concerned about your wants and needs?

ONLY THE BEST.



There are countless parts, components and pieces that make up a house. At Pine Ridge Homes, we believe it is essential to build with quality, name-brand materials. We know that quality materials contribute to the overall finished quality of your home and your ultimate satisfaction.

Andersen Windows

Our standard window is the SilverLine window by Andersen. The SilverLine is a low maintenance, all vinyl window that, with the features described below, packs a lot of value.

SilverLine Window

- Low maintenance interior and exterior
- Never needs painting
- Standard with screens and grids
- Low-E2 argon gas-filled glass
- Energy Star rated PassiveSun® glass
- Double-hung available as option
- Casement windows for kitchens
- Variety of sizes and shapes available, including transoms and half-rounds
- Limited lifetime warranty

The Andersen 400 Series window is an optional upgrade from the SilverLine window. The 400 Series window is Andersen's most popular series, with a superior blend of performance and style to satisfy just about any window need.

400 Series window

- Low maintenance, wood-framed vinyl-clad exterior
- All wood interior (painted white as standard)
- Wood sashes with Flexacron™ finished exterior
- High performance Low-E2 argon gas-filled glass
- Colonial grids (standard)
- Double-hung (standard)
- Aluminum insect screen
- Energy Star rated HeatLock™ Glass technology
- Transferable limited warranty
- Variety of sizes and shapes available, including transoms and half-rounds

Merillat Cabinetry

Merillat.

We are America's Cabinetmaker.™

You're only as good as the company you keep and for us, Merillat Cabinetry is good company. Since 1946, Merillat has been building quality, custom cabinetry and today is known as one of the nation's largest and best cabinet manufacturers.

Merillat offers a wide array of stylish choices, including a terrific selection of colors, finishes and options, and at a variety of price levels. Merillat builds cabinetry for kitchens and baths, as well as other home spaces such as offices and utility rooms, and all Merillat cabinetry carries the seal of the Kitchen Cabinet Manufacturers Association (KCMA) Certification Program.

Serenity and Tranquility

Showers and Baths

Nothing says luxury like a ceramic walk-in shower or a soothing soaking tub. Serenity Showers and Tranquility Baths are one of the most popular features homeowners ask about when planning a home. A Serenity Shower uses less space in a bathroom since there are no door swings or frames. The Tranquility Bath offers limitless soaking comfort and relaxation.

Both Serenity Showers and Tranquility Baths are simple to maintain due to the easy-to-clean ceramic surfaces and lack of shower doors. Ask your builder for information about Serenity Showers and Tranquility Baths when customizing your new home.

Faucets and Plumbing

KOHLER®

DELTA®

All faucets have the same functional capacity to deliver water from a plumbing system; however, in recent years, faucets have become much more than a utilitarian fixture. In fact, they have evolved into a prominent piece of hardware that enhances a kitchen or bath's design. From antique to contemporary, faucets come in a variety of different styles and finishes to complement cabinetry and other hardware.

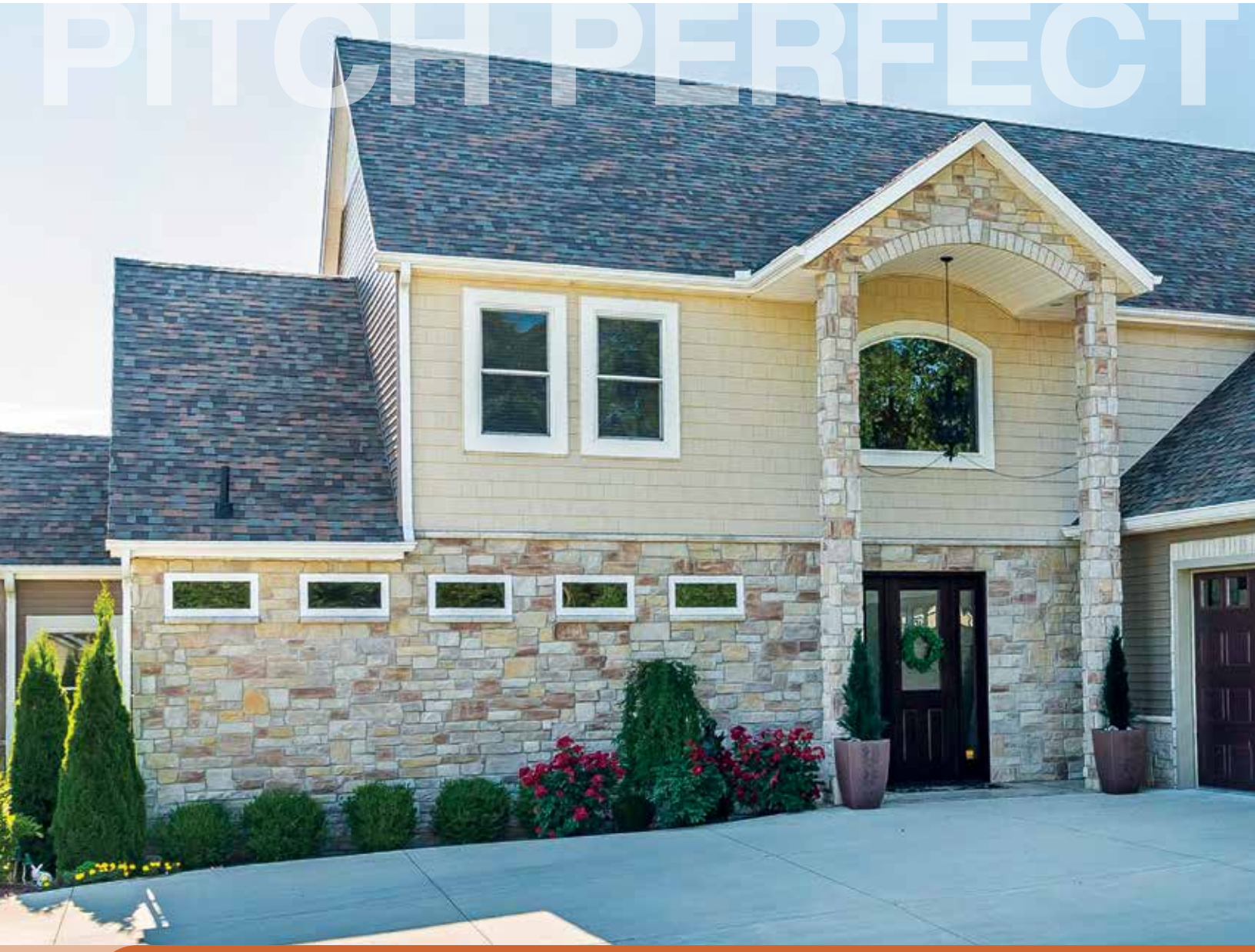
Moreover, faucets can significantly figure into the design of the space in which they will be used. We use two well-known and respected plumbing manufacturers to supply faucets for your new home – Kohler and Delta. Ask us about how Kohler and Delta faucets might fit into the design of your home.

THERMA-TRU® DOORS

Exterior Doors

Your front door greets all who pass through the threshold of your home. Exterior doors make a statement and can greatly increase the curb appeal of your home.

Fiberglass is a better, more durable alternative to wood or steel. Fiberglass doors are easy to maintain, resistant to dents and dings, and can have the look and feel of real wood. Our supplier for exterior doors is Therma-Tru®, with exterior doors that come in 9 door styles, 10 paint colors, and 2 wood grain stains in either a smooth or wood-textured finish. Ask for more details.



Add a Distinctive Style

Your choice in roof pitch can add a distinctive style and character to your home. Any of the roof pitches shown below can be considered or used on any of the floor plans we offer.

Roof Treatments

6/12 Pitch

- Dutch gables and/or bump-out options are available in this roof pitch
- Very affordable roof solution

9/12 Pitch

- Dutch gables and/or bump-out options are available in this roof pitch
- Shed Dormer option available
- Gable Dormer option available
- Attic storage option available
- Up-stairs bonus living area option available with egress
- Open-from-below option available

12/12 Pitch

- Shed Dormer option available
- Gable Dormer option available
- Up-stairs storage available
- Large up-stairs living, bedroom and bath area available for onsite finishing, now or later.
- Open-from-below option available

Choose Your Style

What's your style? Whether it is Victorian, Contemporary, Transitional, Craftsman or Colonial, a modular home's exterior can be accessorized to reflect your personal taste. You'll pick a floor plan that suits your family's needs and achieves the style that's right for you.

Homestyle Renderings... A Few Examples

Ranch A: Victorian

Ranch B: Craftsman

Ranch C: Contemporary

Two Story A: Craftsman

Two Story B: Contemporary

Two Story C: Traditional

Financing Your Home

One of the most important steps in building a new home is financing, and if you haven't done it before, then you are probably unfamiliar with how to begin, the terminology used, and the types of loans available. The first of many things you need to do is to get educated, and your builder may be able to help. If you prefer, your builder can connect you with a reputable lender who can assist you in understanding all the options and tools available. It is important that you pick the loan that is right for you.

Three Financial Things You Need to Do Before Purchasing Your New Home

There are three financial things new homebuyers should do to prepare for building a new home.

1. **Gather your credit information:** Gathering key financial documents is a good idea because the lender will eventually need this information to be able to qualify you for a loan. This will also help you to prepare a budget so that you will know how much you can afford to spend on your new home.
2. **Get educated:** Begin researching the type of loan that is the best fit for your financial circumstance. There may be a variety of home loans to choose from, such as VA loans, FHA loans, conventional loans and construction to permanent loans.
3. **Find the right lender:** Not all lenders are necessarily the right fit for every borrower. There may be traditional banks and various types of mortgage lenders available. Lenders tend to specialize by the type of loan and interest rates they provide. Your independent builder can help guide you to the type of lender that specializes in the type of loan to best fit your financial circumstance.

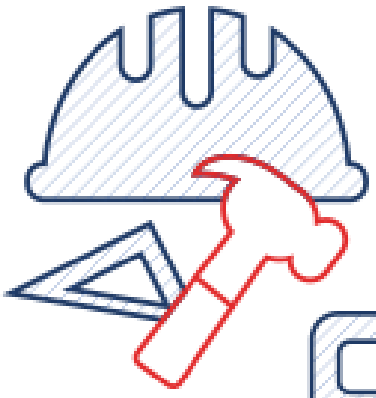
Selecting and Purchasing Land

Usually, when a buyer approaches a builder about building a new home, they either have already secured land or they are in the process of searching for a suitable lot. In either case your builder can be a resource for help.

If you already have land, your builder will offer to walk the parcel with you to gather your thoughts about how you would like your home oriented on the lot. They will give you feedback regarding logistics, setbacks, water and septic planning, etc. In addition, they will assist you with obtaining appropriate soil testing and permitting.

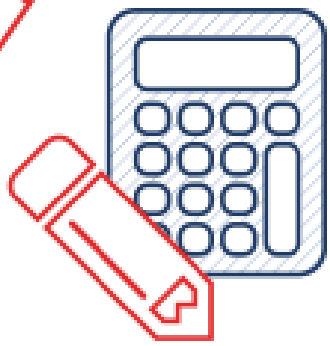
If you do not have land, your builder can also be of support. Quite often builders will have relationships with local real estate agents and brokers that can assist you in acquiring land. Some builders may have land-home packages available.

The Process



We'll Be Your Guide

Pine Ridge will guide you through the purchasing and construction process.



Budgeting

After prequalification, a budget is set so you know exactly what you can afford.

Preparing a Lot

Land tests are executed and a site inspection will take place. If you do not already have a building lot, a suitable plot of land is purchased, often with the assistance of your builder.

Design

According to your precise input, your dream home is designed by our skilled engineering department. Third party engineering approval is acquired and plans are delivered to you for final sign-off.

Kickoff!

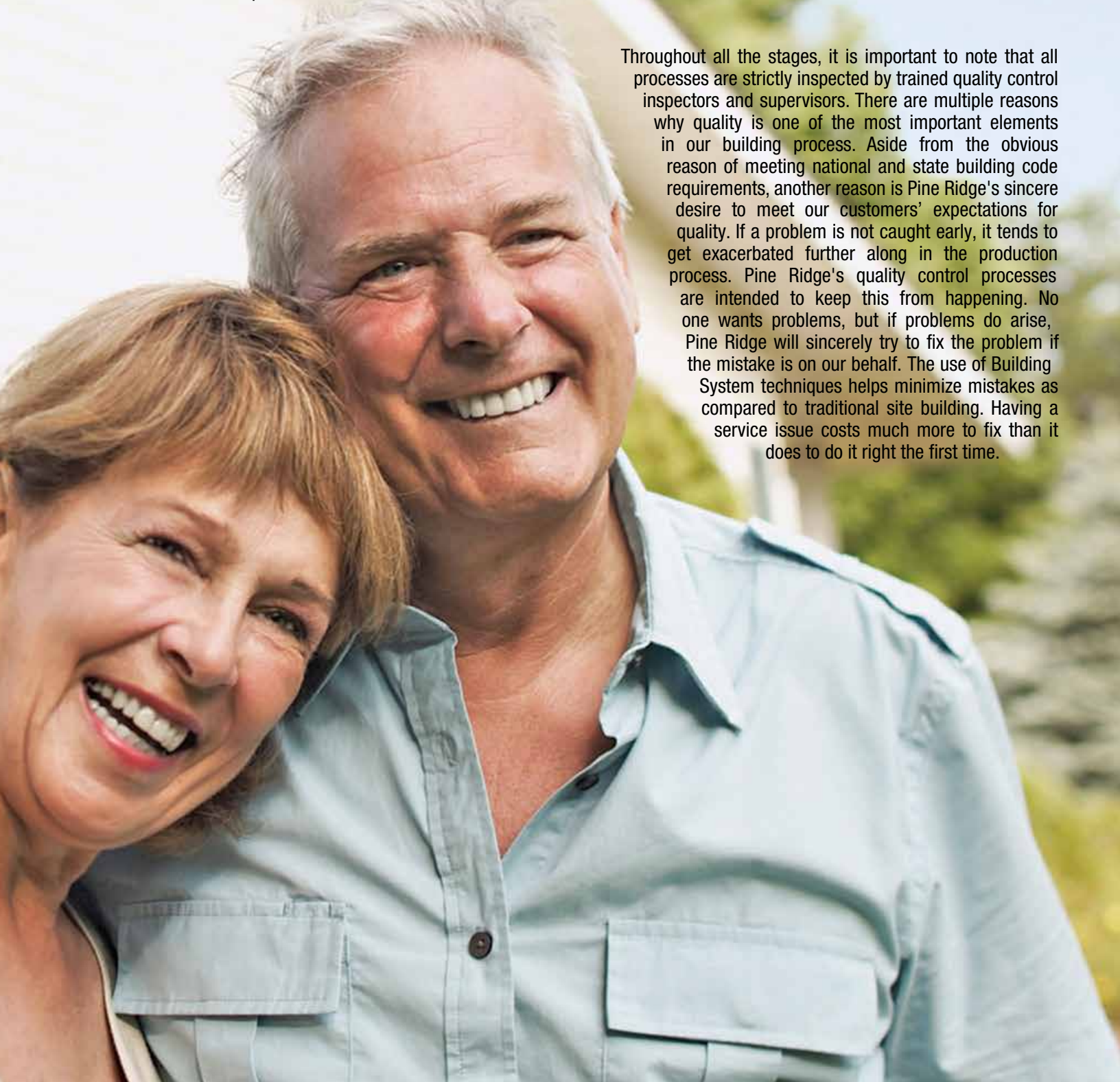
Closing construction to permanent loan financing is secured through a lending institution of your choice. Construction can begin immediately.

BUILDING IN STAGES

The Process Overview

It takes a village to build our homes. What does that mean? It means that by the time your home is completed, it is likely over a hundred or more people have participated in its construction - people from both the manufacturing team, as well as your builder's team. Your builder and manufactuer will work in sync, coordinating and cooperating in the building process.

Your home will be built via a process called Building Systems. Building Systems is a method of home construction in which the home is completed in a systematic manner with clearly dictated processes, procedures and quality controls. After your final plan approval, the home will be scheduled for production and materials will be ordered.



Throughout all the stages, it is important to note that all processes are strictly inspected by trained quality control inspectors and supervisors. There are multiple reasons why quality is one of the most important elements in our building process. Aside from the obvious reason of meeting national and state building code requirements, another reason is Pine Ridge's sincere desire to meet our customers' expectations for quality. If a problem is not caught early, it tends to get exacerbated further along in the production process. Pine Ridge's quality control processes are intended to keep this from happening. No one wants problems, but if problems do arise, Pine Ridge will sincerely try to fix the problem if the mistake is on our behalf. The use of Building System techniques helps minimize mistakes as compared to traditional site building. Having a service issue costs much more to fix than it does to do it right the first time.

Stages of the build...

Stage 1: Floors

Floor systems are the modular home's foundation. All other parts of the home will rest and are dependent upon a well-built floor. Floors are built at the same time as walls and roof systems. Floors are constructed on what is termed jigs. Jigs are simply the width and length template on which the floors are assembled. The jig ensures that the wood members conform to the standard floor widths. This allows for floor widths to be exact and within pre-established measurement tolerances. Floor systems are double-banded at the perimeter for extra strength and are constructed with 2" x 10" wood members. 2" x 10" floor joists are spaced and fastened at 16" on center. Floor decking is comprised of sturdy 3/4" tongue and groove OSB (Oriented Strand Board) glued and screwed to the floor joists.

Stage 2: Walls

Walls are like the skeleton of a home. They support the home's roof system and dictate its floor plan. Wall fabrication transpires simultaneously as the floors are built and the two areas are close in proximity. For exterior walls, 2" x 6" studs are used, and for interior walls, 2" x 4" studs are used. All stud members are laid out in increments of 16" on center standard and are then nailed in place. Dry wall is adhered to the studs by a special foam seal adhesive. This technique allows for a smooth flawless drywall finish with fewer nail pops. Exterior walls are then lifted by crane over to the floor section where they are carefully set into place. It is important to note that walls are fastened directly to the floor system, perpendicularly, as prescribed by a nailing a schedule. This ensures a very sturdy, tightly built structure. Interior walls are then lifted to the floor system and secured in the same manner.

Stage 3: Roof/Ceiling Systems

Engineered with a fold-up, self-supporting rafter system, the modular roof system is one of the more complicated stages of the modular home construction process.

For easy installation, roofs are built adjacent to the floor and wall stations at sub-assembly stations. Sub-assembly stations are where various home components are built and then delivered to and installed in or on the house. Sub-assembly areas are a time-saver because they reduce the amount of construction done on the line.

Roofs and ceilings begin with the laying out of the drywall and the construction of framing. Sub-assembly stations are where various home components are built and then delivered to and then installed in or on the house. Sub-assembly areas are a time-saver because they alleviate these stages of construction from having to be done on the line. If prescribed by the engineered drawings, a Microlamb® beam may be installed in large-span areas to accommodate heavy weight loads. Next, front and rear overhangs are installed. Finally, the roof and ceiling structure is lifted and carried via crane, then set, fastened, and strapped to the perimeter top plate of the unit as well as lag-bolted into its interior walls.

Stage 4: Plumbing and Water Systems

Whether you plan on using public water and sewage or a private well and septic tank, your home will need to be equipped with all the right plumbing to function correctly. It goes without saying that getting this part of the construction process done correctly is critical. Per the plan you select, your home will have water supply lines, waste lines and venting stacks. All lines are tied in and pressure tested to the required 95 and 100 psi for water lines and 35 psi for waste lines to ensure against any leakage.

While in the production facility, water supply lines and waste lines are installed in the kitchen and bathroom areas. Plumbing is stubbed through on the first floor and may be routed up chase walls if the home has a second story. Second story water and waste lines must then be connected on-site by your builder once the home is delivered and set. The water source for your home will determine what type of plumbing connections is needed. Your builder is responsible for connecting your well or public water to your home.

Stage 5: Rough Electrical

Modular homes are built from the inside out versus the outside in, as with traditional stick building. Modular homes are fully pre-wired in the production facility as prescribed by the NEC (National Electrical Code) and the home's electrical plan. 110- or 220-volt wiring is used and "pulled" through the roof system, then through drilled holes in the wall cavities into areas of the home where electrical service is needed. Electrical wire is run to junction boxes where switches, smoke detectors, lights and outlets are located and electrical components are installed and connected. Nail plates are then installed to protect wiring from nail punctures.

As pre-established on your home's plan, the electrical panel with circuit breakers is attached in one of the designated modules for later installation. After the home arrives at the jobsite, an electrician will connect wiring from all modular units.

Stage 6: Drywall Finishing

As the modular units move down the production line, the parts and pieces begin to look more like a home. In this stage of production, interior walls are finished. As mentioned earlier, exterior wall drywall is glued and affixed to the studs. Interior wall drywall is installed and fastened. After the drywall is installed, tape and joint compound is applied to the joints or seams. In bathroom areas, special sheetrock and cement board is installed behind the showers and tubs in ceramic areas to guard against moisture. Corner bead, which is a 45-degree angled thin piece of metal or curved bead is affixed to all drywall corners. This provides for crisp and clean wall corners. Finally, in this stage and if the floor plan dictates, a fireplace will be installed in a prescribed chase area.

Stages of the build...

Stage 7: Insulation & Sheathing

Many things make up a home, and properly insulating the structure to ensure energy efficiency is one of the most essential factors. Fortunately, modular homes are intrinsically energy efficient and this stage of production demonstrates that fact. Air infiltration is the enemy of homebuilding, so creating a tight envelope by adequately insulating the home to ensure comfort is very important. In this stage, R-21 batt wall insulation and blown cellulose ceiling insulation are installed. All open areas in the wall cavities are insulated, including any open headers. The entire exterior of the home, including the marriage walls where the modular units will be joined together, is sheathed, glued, and fastened with OSB, and caulk is applied under the walls. This sheathing and caulking provides for an extra level of protection which ensures an energy efficient and strong home.

Stage 8: Exterior Doors & Windows

In Stage Eight the modular units receive exterior house wrap and exterior doors and windows. Installing these components takes some preparation, and doing it correctly guards against air and water infiltration. First a Tyvek® polypropylene air infiltration barrier or house wrap is installed around the entire exterior of the unit. Then, flashing is installed around the perimeter of all exterior Therma-Tru® doors and Andersen windows, which acts to protect the home against any water intrusion. Windows are leveled, glued and fastened into place. Doors openings are prepared, and the door sill, threshold and flashing are installed. Caulk is applied around the openings, and the door units are installed, set and adjusted.

Stage 9: Siding

When it comes to exterior treatments for your home, the manufacturer makes available a variety of options from which to choose. Vinyl siding is a standard feature in our homes, and in fact, is the exterior treatment of choice. During Stage Nine, measurements are taken and a plumb line is drawn to ensure that all successive courses of siding are level. Each course snaps into place and is affixed with a nailing flange. End channels and corner posts are installed for the termination of the siding. Low maintenance ventilated vinyl soffit and aluminum fascia is installed on overhangs, and finally, decorative shutters are mounted if called for by the home's plan.

Please note that you may choose other exterior treatments to be installed on-site, such as a brick, masonry or stone treatments.

Stage 10: Finished Roof

During Stage Ten, the roof is finally completed. 7/16" OSB sheathing is nailed into place. Next, drip edging is attached, ice and water shield is installed around all eaves, synthetic felt paper is installed over the entire roof, and shingles are installed.

Stage 11: Final Finish Trim, Doors, Paint

If you walk into a unit during this stage of production, you will witness a flurry of activity. It might look random to the unschooled observer; however, it is actually a controlled and organized process.

Many people are doing many tasks simultaneously to get the modular units ready for the final remaining stages. Openings around windows and interior doors are given extra insulation. Numerous varieties of base trims, window trims, and casings are installed. Walls are sanded.

Stage 12: Final Finish Cabinets

During this stage, workers install preassembled Merillat Cabinets in the kitchen and bathroom areas by screwing them into studs and blocking them behind walls. Countertops are expertly installed.

Stage 13: Final Finish Electric

The final four stages of completion are comprised of things that you see and use in your home every day. In Stage Thirteen, electrical outlets, switches, and covers are installed. Phone jacks and coaxial cables are connected to outlets. All overhead lighting fixtures are installed and connected to the various junction boxes. The range hood is connected and any other appliances ordered with the home are installed.

Stage 14: Final Finish Plumbing

At Stage Fourteen, the home is almost complete and the individual modules are looking more like the interior of a home. During this stage, all the final kitchen and bath plumbing details come together. Sinks are installed, and faucets are connected to supply and drain lines.

Stage 15: Final Finish Touch-up and Cleaning

Stage Fifteen is the final stage of actual production. Each unit is given a full-scale cleaning, from top to bottom. Every inch is dusted, windows are washed, and floors are swept. The final details are completed, including the installation of shelving in the utility room, closets and pantry.

Stage 16: Wrap and Load

With production complete, attention is turned to protecting the modular units in transportation to the jobsite, where final assembly will take place. The units are readied with a weather resistant membrane stretched around the entire unit structure to protect against elements during travel. Castors that supported units through the production process are removed. The units are then carefully lifted, placed, and secured on a specially designed transporter for shipment to the jobsite.

The Delivery Process

Before your home ever leaves the production yard, quite a bit of planning and preparation goes on behind the scenes. Modular homes must comply with all applicable state and local transportation laws and apply for permitting. The transportation coordinator has the responsibility of making sure that all the proper permits are acquired for legal transportation through the various states and localities your home will be traveling through.

The coordinator is in frequent contact with the builder to schedule the shipment of the unit for reasons of logistics, establishing the best routes, escort car service, upcoming weather conditions, crane scheduling and the coordination of the set crew. The builder must have a set crew on hand of usually 6-8 persons to assist in the setting of the home and to make sure that the home-set is done seamlessly.

Depending on the number of units comprising the home, scheduling, and the actual lot size, staging may take place. Staging is the temporary parking of the units in a nearby vacant lot. Units are then brought to the jobsite when ready to be lifted onto the permanent foundation.

HOME DELIVERY

The Day of Set

The day of the setting of your modular home can be a very exciting day, especially if you have not experienced it before. There are a number of procedures and processes that your builder will execute in order to ensure that your set day is as flawless as possible.

After the crane is in place, all transportation covering materials must be removed from the outside of the modular units. The units are then gently lifted by the crane and set on the foundation. Units are then adjusted and pulled together, sometimes by wenches. If the home has two stories, electrical, plumbing and waste lines, and air vents are connected prior to the first and second floor units being fully set.

Next, the roof is raised with help from the crane. Hinged knee walls that support the roof are put into place, secured and fastened. Gable end walls are installed. If the home has dormers, they are installed with help from the crane. Finished roofing is completed along with the installation of the ridge vent so that the home stays weather-tight. Also, per the plan, a nailing schedule is executed securing the unit to the foundation sill plate. Support columns are positioned in the basement. These columns support the home at the mating walls.

AFTER THE SET

A modular home will come approximately 80-percent complete to the jobsite. This means that a homeowner cannot move in immediately following the setting of the home. Much work needs to be accomplished on site to make the home livable and to obtain a certificate of occupancy. Depending on the complexity of your home, the remaining 20 percent is likely to take anywhere from 30 to 120 days to reach completion.

Finishing the Exterior

As stated earlier, a modular home is created in sections or units. When one unit meets another, a marriage or mating wall is created. One of the essential things that a builder must complete is the areas between the marriage walls. Modular home manufacturers intentionally leave approximately two feet of area at the marriage walls incomplete so that the builder can seamlessly install drywall, case openings and splice in marriage flooring.

Following set, there is a laundry list of vital things that Pine Ridge will need to complete before moving in can take place. One of the finishing items that the builder must complete is the exterior trim features that complete the appearance of the home. These items include rake boards on gable overhangs, corner boards and perimeter trim boards. Decorative vinyl shutters may also be installed, where applicable. If the home has another exterior treatment other than vinyl siding, such as stone or brick, this will also be done on site.

If the home has siding as its exterior treatment, most of the siding work is done by the manufacturer prior to transportation to the jobsite. However, the builder will need to complete some siding work on site, such as gable end walls and connections from one modular unit to another. Sliding glass doors, exterior doors and windows may need to be adjusted, where applicable. If not already installed, exterior light fixtures are mounted. Finally, all gutters, down spouts, exterior railings, walks and steps are installed.

Finishing the Interior

Pine Ridge Homes will touch up paint and repair any typical drywall cracks that may have occurred. As required, we may install baseboard and other molding where needed in the home. In most occasions, carpeting is shipped loose so that we are required to install the carpet as well as any other custom flooring treatments.

Further, Pine Ridge is responsible for the connection of all plumbing, waste, and electrical services to the home. This includes connection to the main panel, as well as installation of all mechanical equipment i.e. furnace, air conditioning, etc. Completing the service also includes the connection of HVAC.

The home is then thoroughly cleaned and swept. One of our last responsibilities is taking you through the home for a final walk-through. This is the opportunity for you to point out any things in your new home that you believe may need attention. Following this final finish work, the we will get a “CO” or a Certificate of Occupancy from the local building department. You can finally move into your new home!

Get the Look

The interior finishing of the home varies according its individual floor plan. If the home is built on a basement foundation, the builder is responsible for pouring the basement floor and will construct basement stairs and install handrails. In the modular units, all doors are installed and adjusted as required. It is common to have minor drywall cracks to occur during transportation.

Our Standard Ranch Features

HOUSE FLOOR WIDTH & ROOF
Floor width 30', 28', 26' per print, increase length & width optional
Floor crawl space model, basement prep available
Roof truss 6/12 24"oc 50lb roof load, (available 9/12), 16"oc available
Roof eave and rake 10"
Roof sheeting 7/16"
Roof sub fascia 2x6
Roof attic access
Ceiling drywall 5/8"

STRUCTURAL
Floor joist 2x10 16" oc #2 SPF or better
Floor deck ¾" Tongue & Groove, screwed and glued, Cut back at mate line
Floor band joist doubled sidewall, mate line
Ceiling 8' height throughout (available 9')
Walls exterior 2x6 16" oc, double top plate, ½" drywall
Walls interior 2 x 4 16" oc ½ drywall
Walls mate ine 2x3 16" oc ½ drywall
Walls exterior sheeted W/ 7/16 osb side end & mate line

HEATING
Heat register and boots
Main Duct and furnace not provided std. (see options)

PLUMBING
1/2" PEX supply lines stubbed through floor per code
PVC drain lines stubbed through floor
Shut offs all exposed supply lines
Freeze proof faucet installed
Delta single lever faucets, vanity, tubs, kitchen sink- lifetime warranty
Delta spray attachment kitchen sink
Stainless steel double bowl sink kitchen
Proflo elongated commode and tank
China lavs with overflows
Fiberglass tub & shower/enclosures, per print
All network of plumbing not included under floor (some available)

ELECTRICAL
200 amp Siemen service panel 40/40
Copper romex 12-2 wire all general circuits
Copper romex wire other circuits sized accordingly
Ground fault protection per code
Arc fault protection all bedrooms
220V provided for dryer per plan
Smoke and carbon monoxide detectors per code
Switched receptacle in living room
3 way switches per plan
Ceiling lights, double bulb, all rooms except living room
LED Recessed flush mount canister lights in kitchen
Porch lights by all exterior doors
Pendant lights over mirror all baths
Broan light vent combination all baths
Range hood with light
Attic light
Door chime front door
One Telephone jack, choose from suggested locations
Outside recept front and rear
Tamper resistant recepts
All UTL circuits GFCI, all KIT circuits ARC fault AFCI, DW GFCI protected

EXTERIOR FINISH, WINDOW, DOOR & INSULATION
Tyvek House wrap around entire house, gables included Ice dam protection eaves
R-21 paperback batt insulation all exterior walls
R38 blown attic insulation
Vinyl 4x4 siding, prepped for sill plate fastening
Vented vinyl soffit
Aluminum fascia
Owens Corning TruDefinition Duration shingles-limited Lifetime warranty
Silverline single hung windows (see Window Options)
Vinyl casement window over kitchen sink- per plan
Grids between glass
Tip out sash Low E2 Argon filled glass with Passive Solar glazing
15" louvered shutters all windows
Dead bolts keyed alike
Thermatru Fiberglass front door peep hole and knocker 3'0" X 6'8" with lever action Schlage lockset
Thermatru Steel rear door 20 minute fire rated 2'8" X 6'8" with lever action Schlage lockset
Caulking under all exterior walls

CABINET
Merillat Spring Valley Oak recessed panel per plan
Crown molding over all wall cabinets
Wall cabinets over washer and dryer, per plan
Lazy susans in corner plan
Raised angle wall cabinet in corner per plan
Raised Pantry Cabinet per plan
Bank of drawers in base cabinets - bathrooms
Laminate counters with no drip edge and Post Form back splash

INTERIOR DOOR AND TRIM
6 panel interior doors oak embossed finish 32" where applicable
Wood base and door casing oak embossed finish
Mortised hinges all doors
Lever action passage and privacy locksets
Wood casing and jamb with oak embossed finish all windows
2 ¼" mirror trim stained to match door/window trim color
All interior decorative wood components added will match trim color

FLOOR COVERING
FHA certified wear-dated Anso nylon carpet 35 oz. ship loose
Not installed
5 lb rebond carpet pad ship loose
Vinyl tile installed in the kitchen, baths, utility, foyer & morning room, per plan
Interior

INTERIOR FINISH
Smooth wall finish painted white with hi-build primer
Stipple finish ceiling painted white with hi-build primer
Flush transition at ceiling line no beam
Epoxy coated wire shelves closets
Closet organizer system in Bedroom 1 walk in closets, per print

APPLIANCES
Range hood over stove area
No appliances standard

Our Standard Cape–Cod Features

HOUSE FLOOR WIDTH & ROOF
Floor width 30', 28', 26' per print, increase length and width optional
Floor crawl space model, basement prep available
Roof truss 12/12 24" oc 50lb roof load, 16" OC available
Roof truss bottom cord 2x10
Roof eave and rake 10"
Roof sheeting 7/16"
Roof sub fascia 2x6
Ceiling drywall 5/8"

STRUCTURAL
Floor joist 2x10 16" oc #2 SPF or better
Upper level finished on side by others
Floor deck ¾" Tongue & Groove, screwed and glued, cut back at mate line
Floor deck ¾ Tongue & Groove upper level, tacked in place
Floor band joist doubled sidewall, mate line
Ceiling 8' height throughout (available 9')
Walls exterior 2x6 16" lower level oc, double top plate, ½" drywall
Walls exterior gable end 2x6 & knee wall 2x4 unfinished upper level
Walls interior 2 x 4 16" oc ½ drywall
Walls mate line 2x3 16" oc ½ drywall
Walls exterior sheeted W/ 7/16 osb side end & mate line

HEATING
Heat register and boots lower level
Main Duct and furnace not provided std. (see options)

PLUMBING
1/2" PEX supply lines stubbed through floor per code
PVC drain lines stubbed through floor
Shut offs all exposed supply lines
Freeze proof faucet installed
Delta single lever faucets, vanity, tubs, kitchen sink-lifetime warranty
Delta spray attachment kitchen sink
Stainless steel double bowl kitchen sink
Proflo elongated commode and tank
China lavs with overflows
Fiberglass tub & shower/enclosures, per print
All network of plumbing not included under lower level
Floor (some available)

ELECTRICAL
200 amp Siemen service panel 40/40
Copper romex 12-2 wire all general circuits
Copper romex wire other circuits sized accordingly
Ground fault protection per code
Arc fault protection all bedrooms
220V provided for dryer per plan
Smoke and carbon monoxide detectors per code
Switched receptacle in living room
3 way switches per plan
Ceiling lights, double bulb, all rooms except living room
LED Recessed flush mount canister lights in kitchen
Porch lights by all exterior doors
Pendant lights over mirror all baths
Broan light vent combination all baths
Range hood with light
Attic Light
Door chimes front door
One Telephone jack, choose from suggested locations
Outside recept front and rear
Tamper resistant recepts
DW GFCI protected
All UTL circuits GFCI, all KIT circuits ARC fault AFCI, DW GFCI protected

EXTERIOR FINISH, WINDOW, DOOR & INSULATION
Tyvek House wrap around entire house, gables included Ice dam protection eaves
R-21 paperback batt insulation all exterior walls
R-30 paperback batt insulation between upper & lower levels
Vinyl 4x4 siding, prepped for sill plate fastening
Vented vinyl soffit and Aluminum fascia
Owens Corning TruDefinition Duration shingles-limited lifetime warranty
Silverline single hung windows (see Window Options)
No windows standard upper level
Vinyl casement window over kitchen sink- per plan
Grids between glass
Tip out sash Low E2 Argon filled glass with Passive Solar glazing
15" louvered shutters all windows
Dead bolts keyed alike
Thermatru Fiberglass front door peep hole and knocker 3'0" X 6'8" with lever action Schlage lockset
Thermatru Steel rear door 20 minute fire rated 2'8" X 6'8" with lever action Schlage lockset
Caulking under all exterior walls

CABINET
Merillat Spring Valley Oak recessed panel per plan
Crown molding over all wall cabinets
Wall cabinets over washer and dryer, per plan
Lazy susans in corner plan
Raised angle wall cabinet in corner per plan
Raised Pantry Cabinet per plan
Bank of drawers in base cabinets - bathrooms
Laminate counters with no drip edge and Post Form backsplash
All wood components added will match trim color

INTERIOR DOOR AND TRIM
6 panel interior doors oak embossed finish 32" where applicable
Wood base and door casing oak embossed finish
Mortised hinges all doors
Lever action passage and privacy locksets
Wood casing and jamb with oak embossed finish all windows
2 ¼" mirror trim stained to match door/window trim color
All interior decorative wood components added will match trim color

FLOOR COVERING
FHA certified wear-dated Anso nylon carpet 35 oz. ship loose not installed
Carpet provided for upper level stairs ship loose
5 lb rebond carpet pad ship loose
Vinyl tile installed in the kitchen, baths, utility, foyer & morning room, per plan

INTERIOR FINISH
Smooth wall finish painted white with hi-build primer
Stipple finish ceiling painted white with hi-build primer
Epoxy coated wire shelves closets
Upper level finished by others
Closet organizer system in Bedroom 1 walk in closets, per print

APPLIANCES
Range hood over stove area
No appliances standard

Our Standard Two–Story Features

HOUSE FLOOR WIDTH & ROOF
Floor width 30', 28', 26' per print, increase length & width optional
Floor crawl space model, basement prep available
Roof truss 6/12 24" oc 50lb roof load (available 9/12), 16"oc available
Roof eave and rake 10"
Roof sheeting 7/16"
Roof sub fascia 2x6
Roof attic access
Ceiling drywall 5/8"

STRUCTURAL
Floor joist 2x10 16" oc upper and lower levels #2 SPF or better
Floor deck ¾" Tongue & Groove, screwed and glued, cut back at
Mate line
Floor band joist doubled sidewall, mate wall
Ceiling joist lower level 2x6 16" oc
Ceiling 8' height throughout (available 9')
Walls exterior 2x6 16" oc, double top plate, ½" drywall
Walls interior 2 x 4 16" oc ½ drywall
Walls mate line 2x3 16" oc ½ drywall
Walls exterior sheeted W/ 7/16 osb side end & mate line

HEATING
Heat register and boots
Oval runs for upper level supply
Main Duct and furnace not provided std. (see options)
Return air cavity per plan

PLUMBING
1/2" PEX supply lines stubbed through floor per code
PVC drain lines stubbed through floor
Shut offs all exposed supply lines
Freeze proof faucet installed
Delta single lever faucets, Vanity, tubs, kitchen sink- lifetime warranty
Delta spray attachment kitchen sink
Stainless steel double bowl kitchen sink
Proflo elongated commode and tank
China lavs with overflows
Fiberglass tub & shower/enclosures, per print
All network of plumbing not included under lower level floor
(some available)

ELECTRICAL
200 amp Siemen service panel 40/40
Copper romex 12-2 wire all general circuits
Copper romex wire other circuits sized accordingly
Ground fault protection per code
Arc fault protection all bedrooms
220V provided for dryer per plan
Smoke and carbon monoxide detectors per code
Switched receptacle in living room
3 way switches per plan
Ceiling lights, double bulb, all rooms except living room
LED Recessed flush mount canister lights in kitchen
Porch lights by all exterior doors
Pendant lights over mirror all baths
Broan light vent combination all baths
Range hood with light
Attic light
Door chime front door
One Telephone jack, choose from suggested locations
Outside recept front and rear
Tamper resistant recepts
All UTL circuits GFCI, all KIT circuits ARC fault AFCI, DW GFCI protected

EXTERIOR FINISH, WINDOW, DOOR & INSULATION
Tyvek House wrap around entire house, including gables Ice dam protection eaves
R-21 paperback batt insulation all exterior walls
R38 blown attic insulation
Vinyl 4x4 siding, prepped for sill plate fastening lower level
Vinyl siding ship loose for onsite upper level install
Vented vinyl soffit and Aluminum fascia
Owens Corning TrueDefinition Duration shingles- limited lifetime warranty
Silverline single hung windows (see Window Options)
Vinyl casement window over kitchen sink- per plan
Grids between glass
Tip out window sash Low E2 Argon filled glass and Passive Solar glazing
15" louvered shutters all windows
Dead bolts keyed alike
Thermatru Fiberglass front door peep hole and knocker 3'0" X 6'8" with lever action Schlage lockset
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CABINET
Merillat Spring Valley Oak recessed panel per plan
Crown molding over all wall cabinets
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Laminate counters with no drip edge and Post Form backsplash

INTERIOR DOOR AND TRIM
6 panel interior doors oak embossed finish 32" where applicable
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Mortised hinges all doors
Lever action passage and privacy locksets
Wood casing and jamb with oak embossed finish all windows
2 ¼" mirror trim stained to match door/window trim color
All interior decorative wood components added will match trim color

FLOOR COVERING
FHA certified wear-dated Anso nylon carpet 35 oz. ship loose not installed
Carpet provided for upper level stairs ship loose
5 lb rebond carpet pad ship loose
Vinyl tile installed in the kitchen, baths, utility, foyer & morning room, per plan

INTERIOR FINISH
Smooth wall finish painted white with hi-build primer
Stipple finish ceiling painted white with hi-build primer
Flush transition at ceiling line no beam
Epoxy coated wire shelves closets
Stairway banisters not provided on most plans
Closet organizer system in Bedroom 1 walk in closets, per print

APPLIANCES
Range hood over stove area
No appliances standard

Model Specification Index

We have included some of our most popular floor plans in this guide book, however this does not represent the vast majority of our new home plans. Contact us to find or design the layout that suits your needs.

MODEL NAME	MODEL #	Std. Sq Ft	Beds	Baths	Widths	Page
Heritage	R29-26	1,352	3	2	26ft, 28ft, 30ft	42
Frankfort	ER9	1,436	2	2	28ft, 30ft	43
Roosevelt Series	JR4A-30 EJR4A-30	1,920 2,228	3 3	2 2	30ft 30ft	44 45
Alaskan Series	C19-28 EC19-28	1,113 1,515	1 2	2 2	28ft, 30ft 28ft, 30ft	46 47
Huron Series	C16-26 EC16-26	1,045 1,495	2 3	1 2	26ft, 28ft, 30ft 26ft, 28ft, 30ft	48 49
Norwegian Series	C6-26 EC6-26	1,151 1,600	1 2	2 2	26ft, 28ft, 30ft 26ft, 28ft, 30ft	50 51
Aurora	C21-28	1,253	1	2	28ft, 30ft	52
Tipton	C20-28	1,568	3	2	28ft, 30ft	53
Aristocrat	ER7-28	1,872	3	2	28ft, 30ft	54
Avery	C22-30	1,937	2	2	30ft	55
Executive Series	ER3-28 ER3A-30	1,795 1,930	3 3	2 2	28ft, 30ft 30ft	56 57
Tyler	ER10-28	2,096	3	2	28ft, 30ft	58
Columbus	ER11-30	2,360	3	3	30ft	59
Seagull Series	TS14-28 TS14A-28 TS14B-28	1,522 1,930 2,004	3 4 3	3 4 3	28ft, 30ft 28ft, 30ft 28ft, 30ft	60 61
Adelyn	TS17-28	1,707	3	3	28ft, 30ft	62
El Paso	TS5-28	2,077	3	2	28ft, 30ft	63
Palm Terrace	TS7-28	2,227	4	3	28ft, 30ft	64
Lake Terrace	TS9-28	2,264	3	3	28ft, 30ft	65
Portsmouth	TS8-28	2,400	3	3	28ft, 30ft	66
Manuel	TS11-28	2,675	4	2.5	28ft, 30ft	67
Hyde Park	TS16-28	2,497	4	2.5	28ft, 30ft	68
Grand Estate	TS13-28	2,725	4	2.5	28ft, 30ft	69

Ranch Floor Plans
Cape-Cod Floor Plans
Two Story Floor Plans

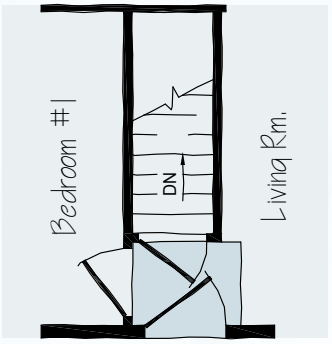
HERITAGE

• 1,352 SQ FT • 3 BR • 2 BA

Model R29-26

FIRST FLOOR

OPTIONS



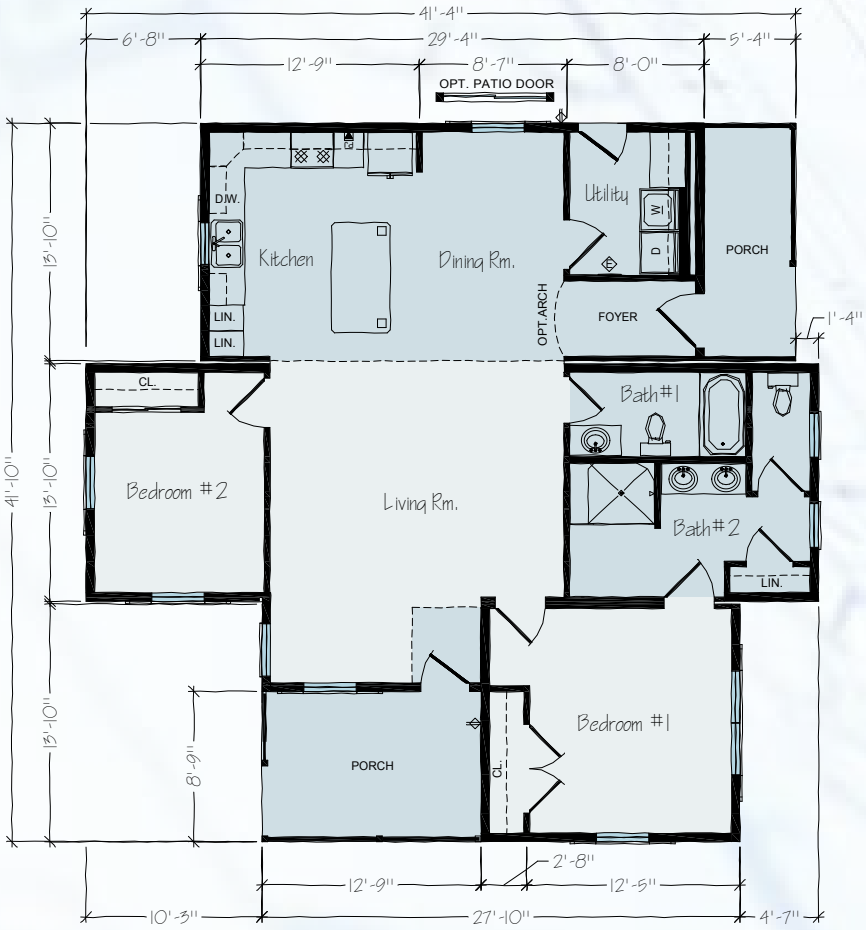
OPT. BASEMENT STAIRWAY LAYOUT

FRANKFORT

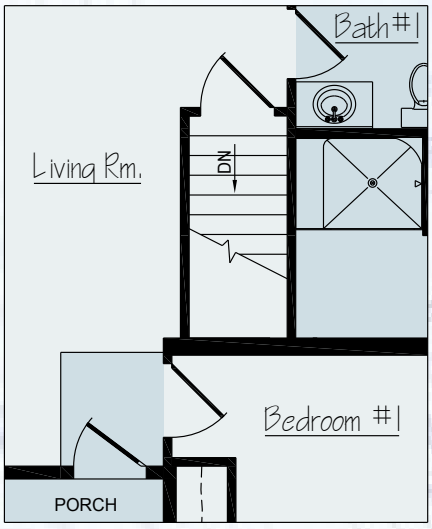
Model ER9

• 1,436 SQ FT • 2 BR • 2 BA

FIRST FLOOR



BASEMENT

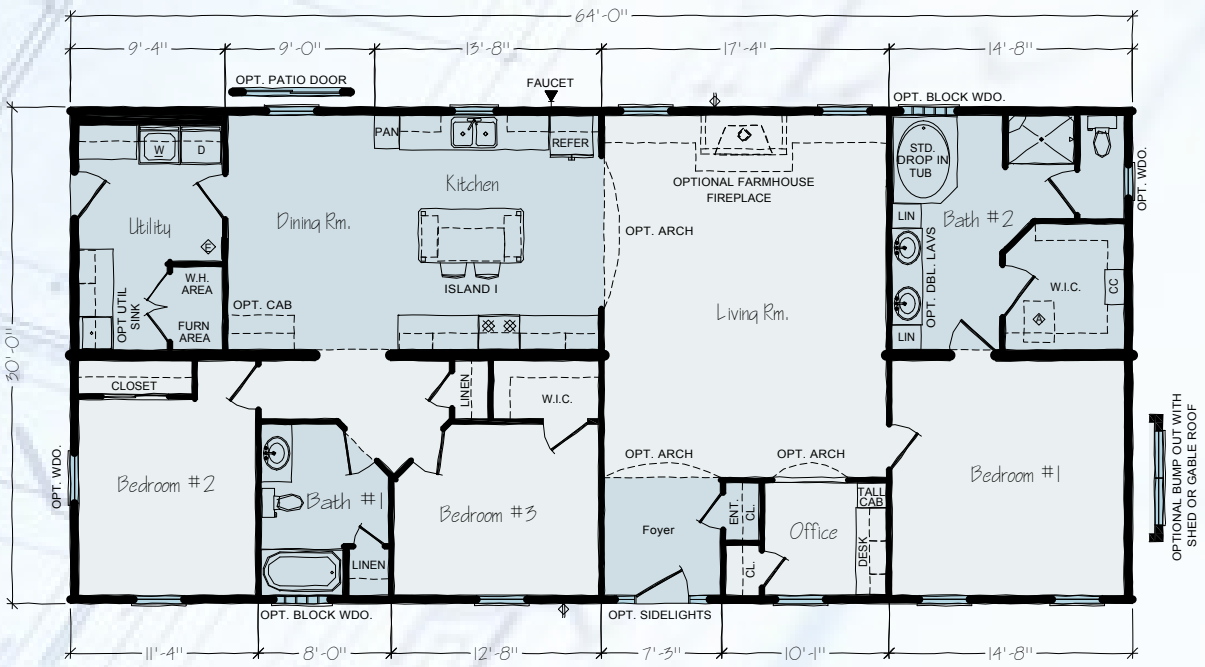


ROOSEVELT SERIES

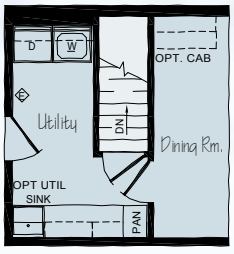
• 1,920 SQ FT • 3 BR • 2 BA

Model JR4A-30

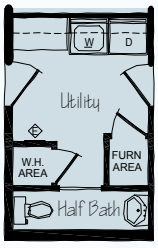
FIRST FLOOR



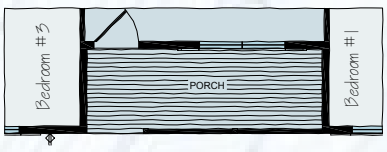
OPTIONAL BUMP OUT WITH SHED OR GABLE ROOF



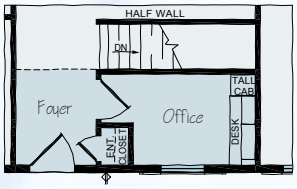
OPTIONAL BASEMENT LAYOUT



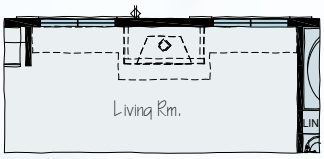
Opt. Utility W/Half Bath



OPTIONAL PORCH ON JR4A OMITS OFFICE



OPTIONAL STAIR/OFFICE LAYOUT

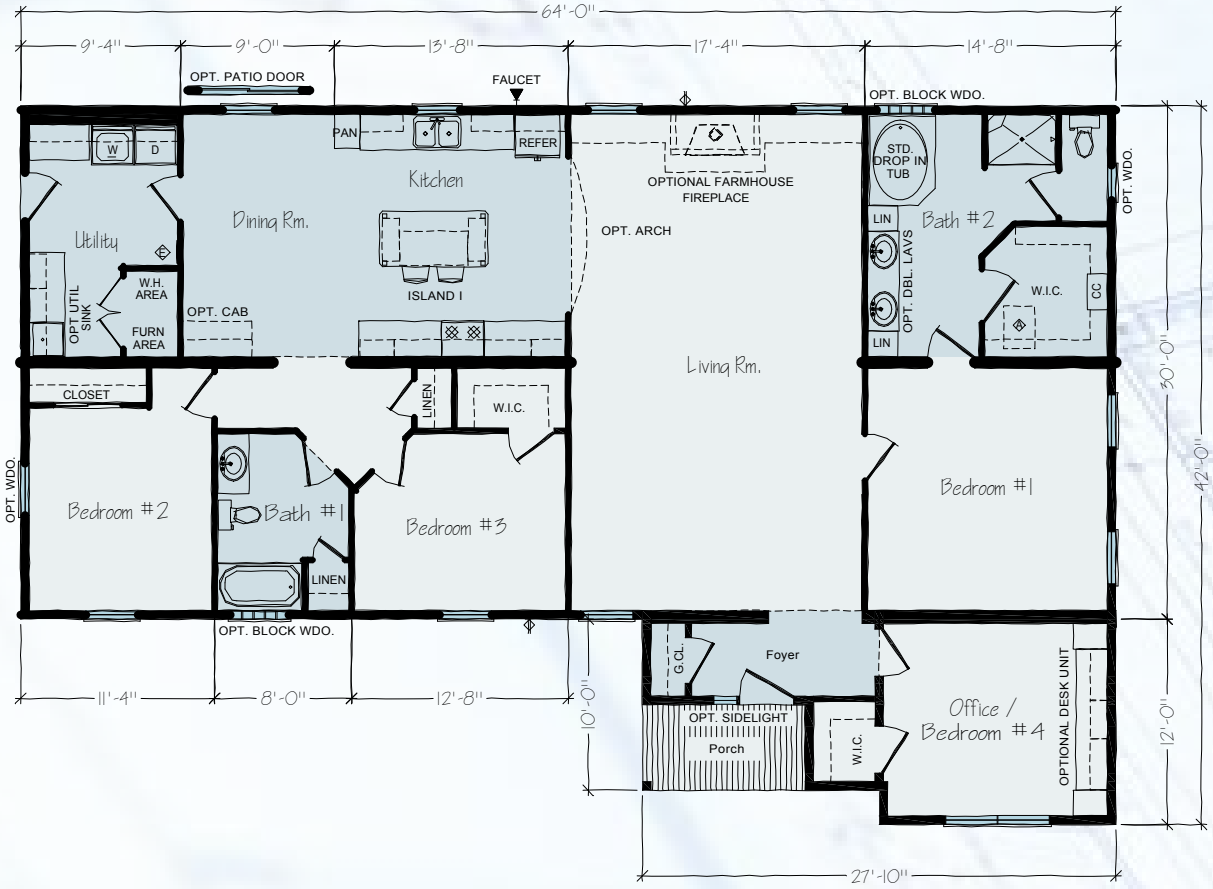


OPTIONAL FARMHOUSE FIREPLACE

Model EJR4A-30

• 2,228 SQ FT • 3 BR • 2 BA

FIRST FLOOR

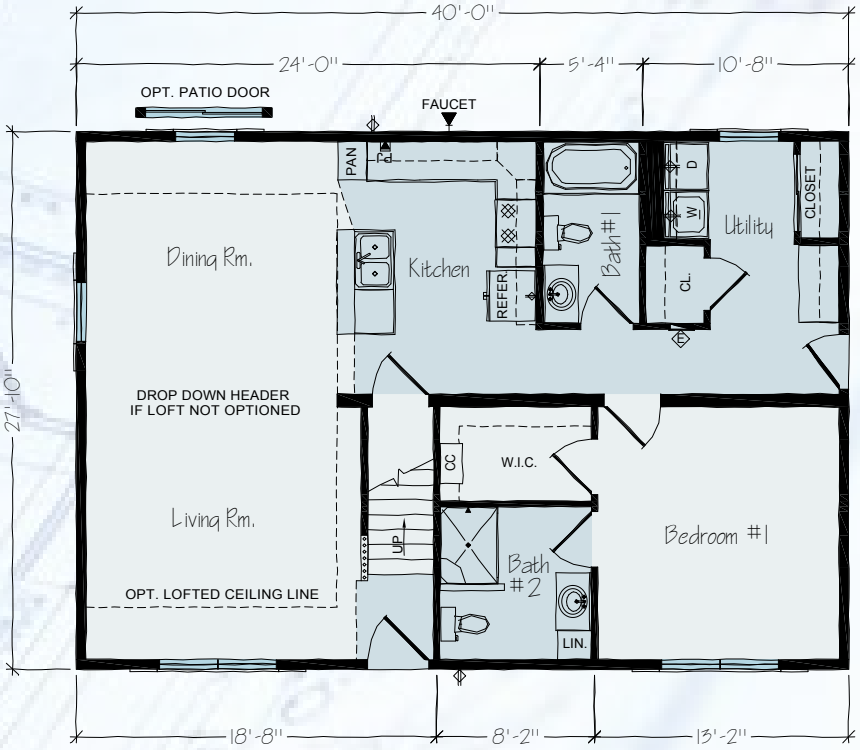


ALASKAN SERIES

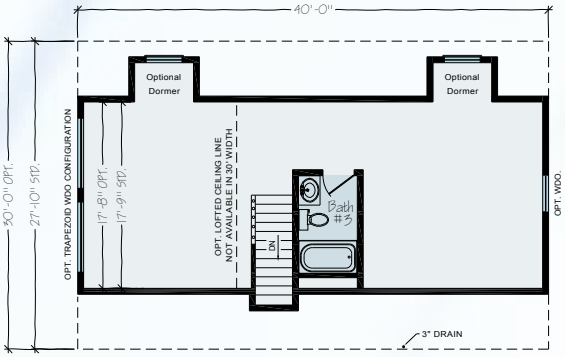
• 1,113 SQ FT • 1 BR • 2 BA

Model C19-28

FIRST FLOOR



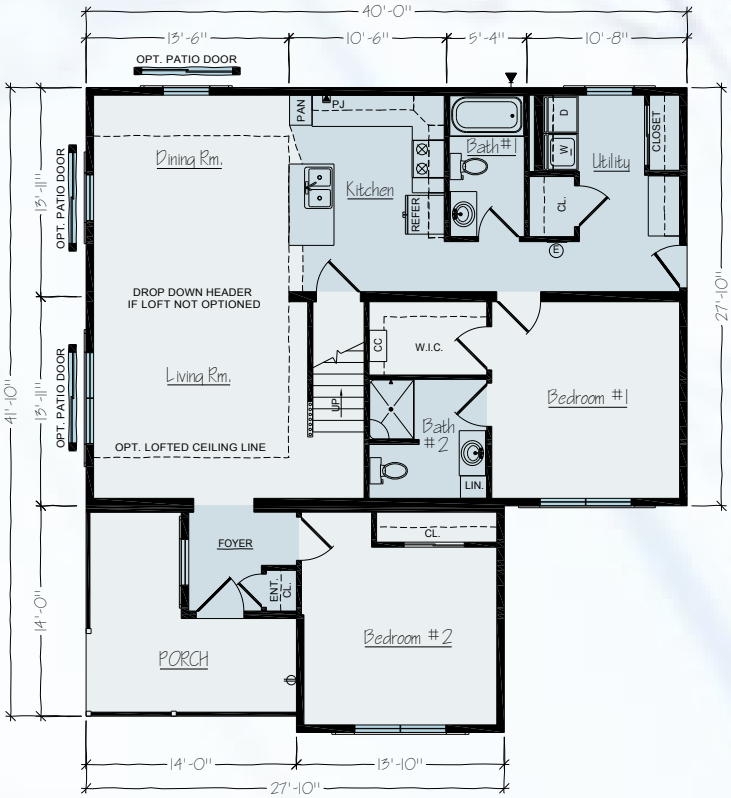
Proposed Second Floor



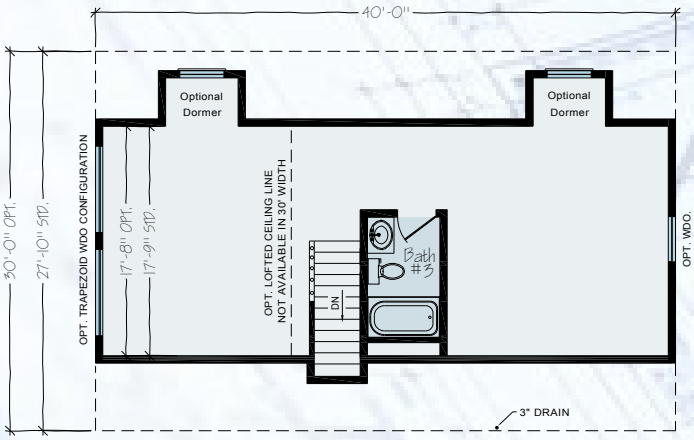
Model EC19-28

• 1,515 SQ FT • 2 BR • 2 BA

FIRST FLOOR



Proposed Second Floor

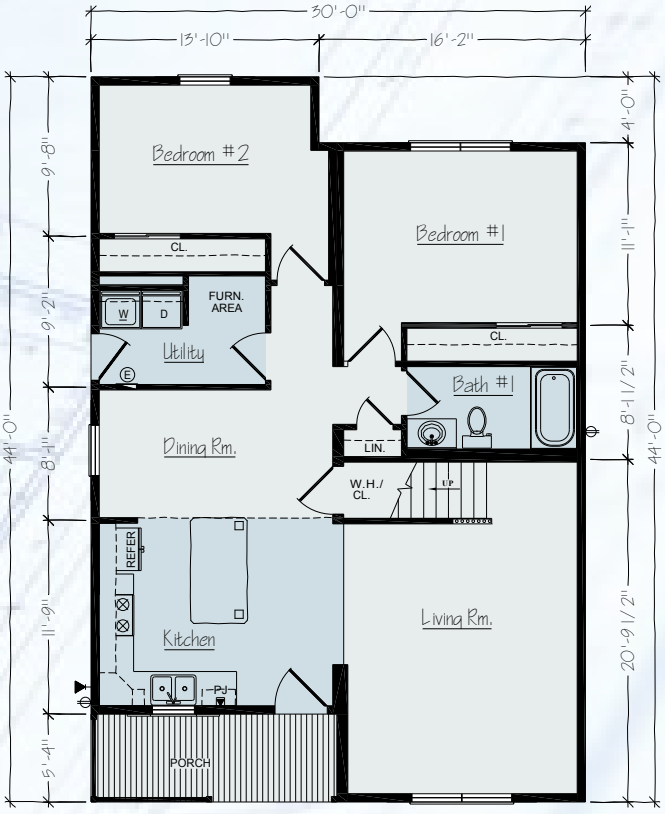


HURON SERIES

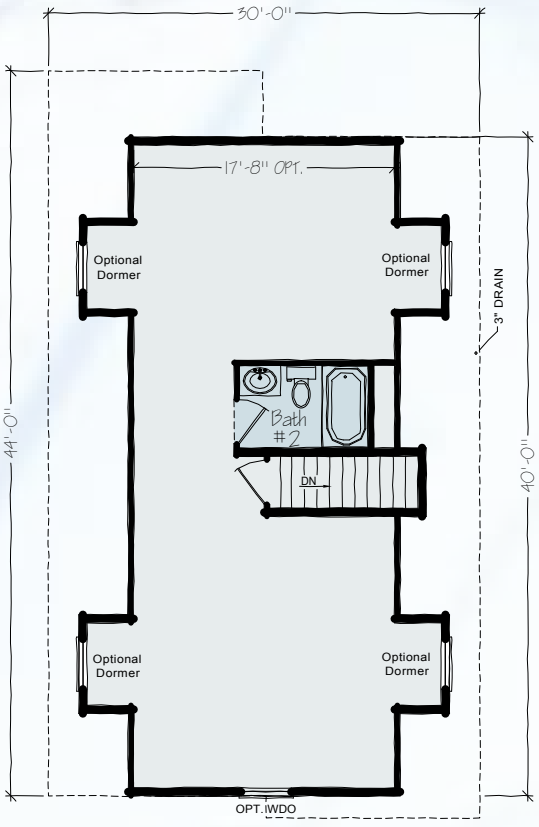
• 1,045 SQ FT • 2 BR • 1 BA

Model C16-30

FIRST FLOOR



Proposed Second Floor

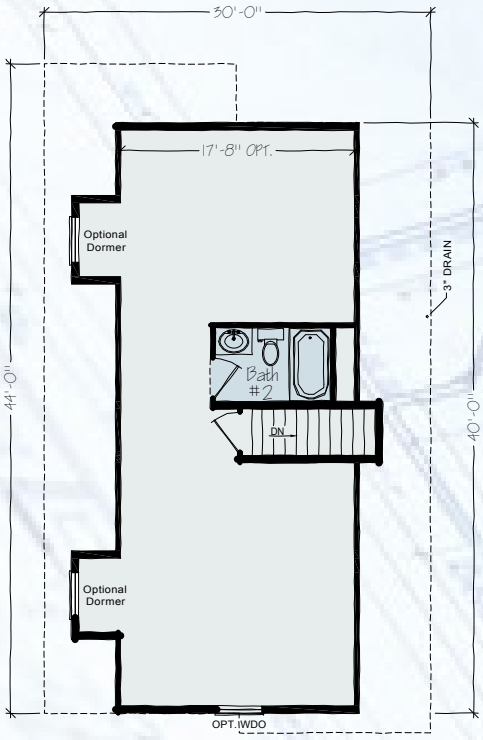


Model EC16-30

• 1,495 SQ FT • 3 BR • 2 BA

FIRST FLOOR

Proposed Second Floor

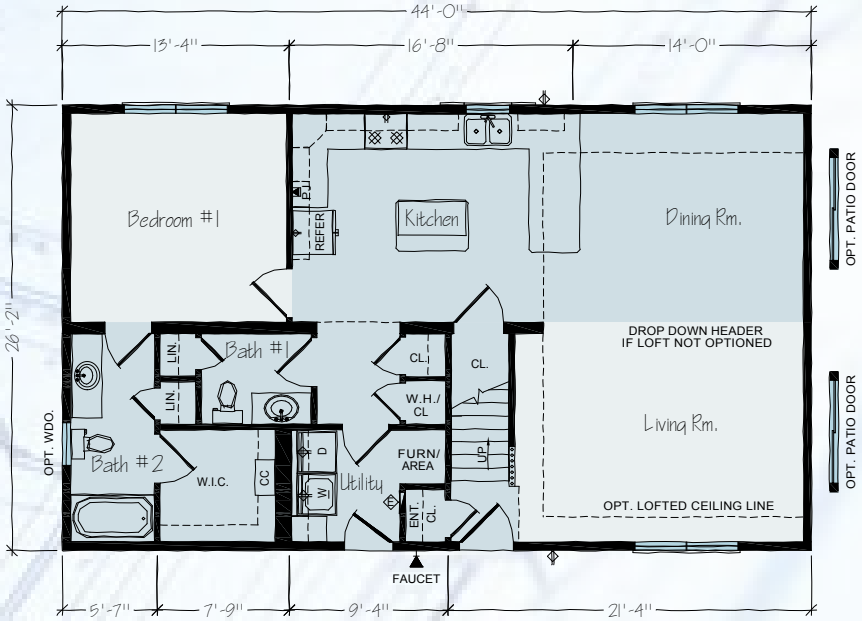


NORWEGIAN SERIES

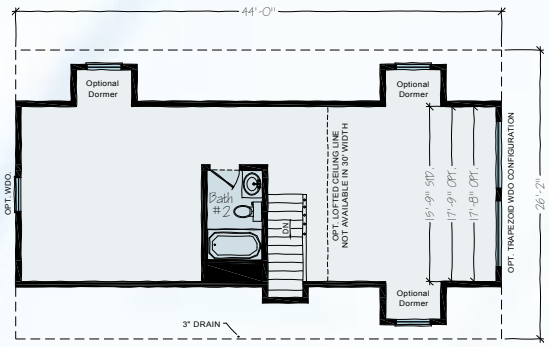
• 1,151 SQ FT • 1 BR • 2 BA

Model C6-26

FIRST FLOOR



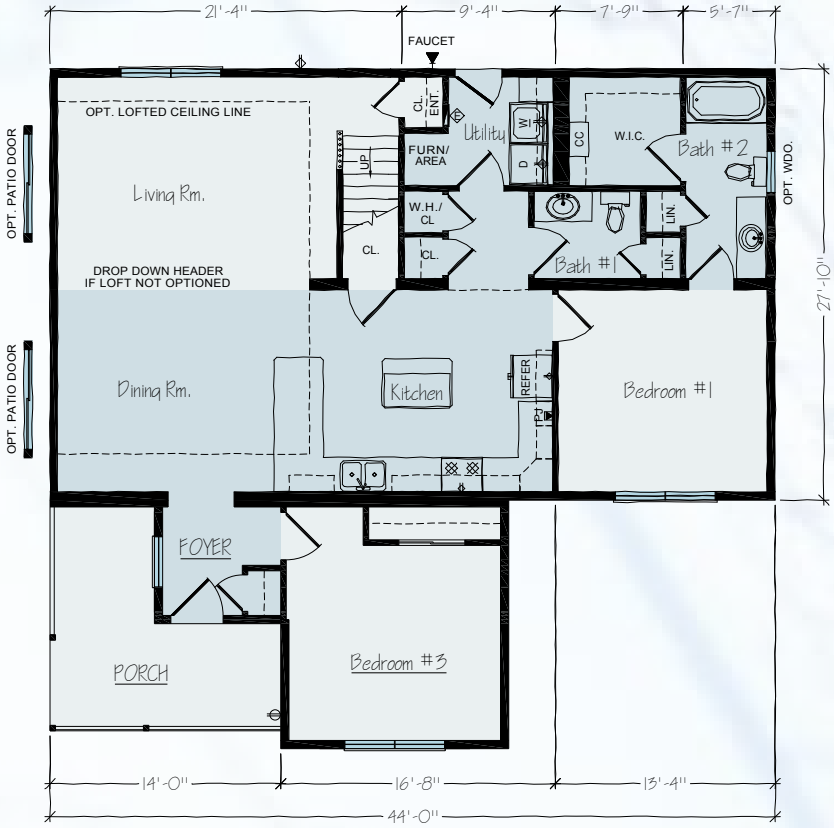
Proposed Second Floor



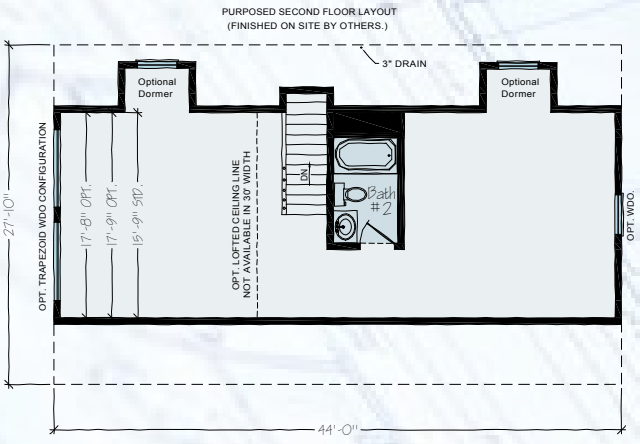
Model EC6-28

• 1,600 SQ FT • 2 BR • 2 BA

FIRST FLOOR



Proposed Second Floor

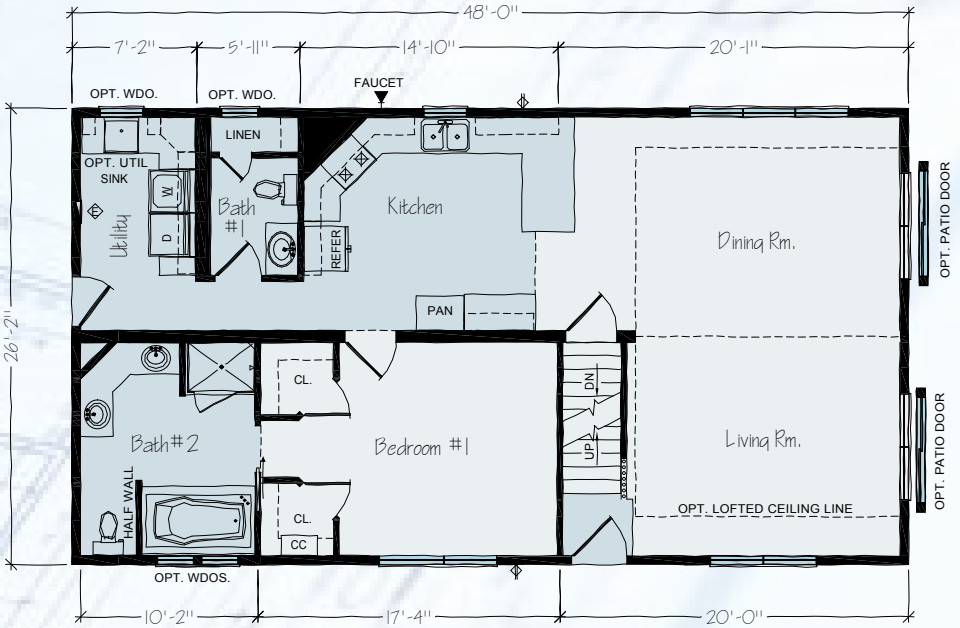


AURORA

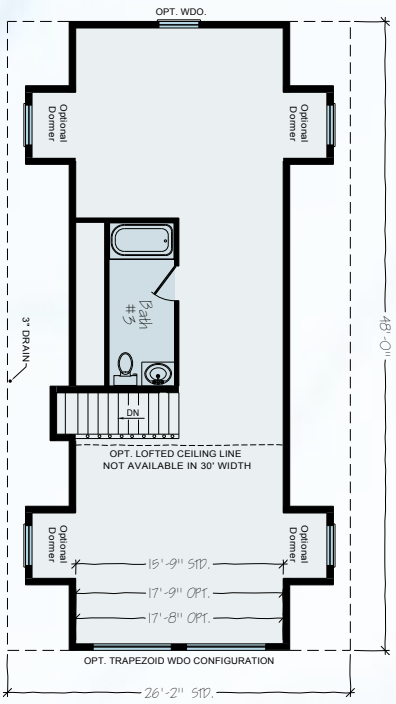
• 1,253 SQ FT • 1 BR • 2 BA

Model C21-26

FIRST FLOOR



Proposed Second Floor

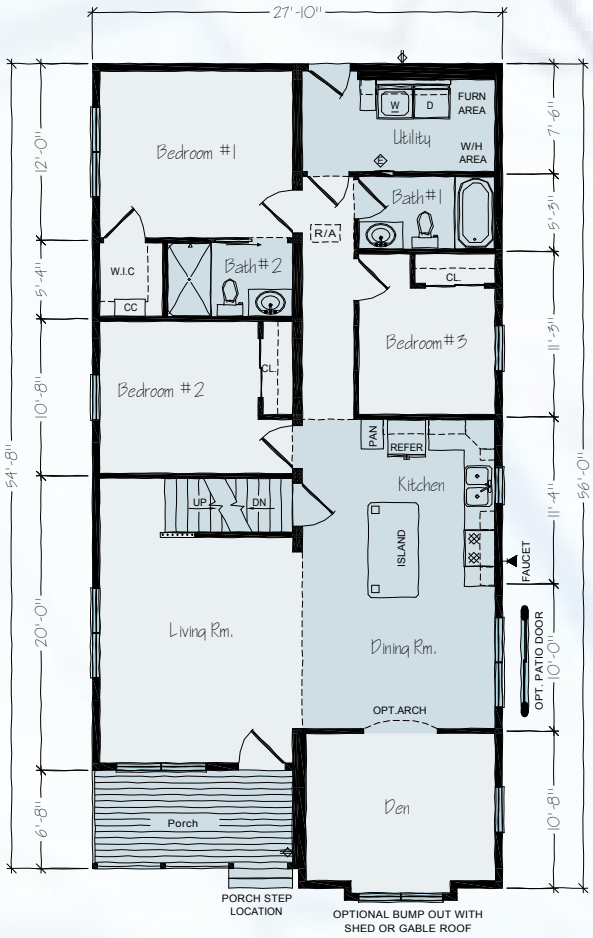


TIPTON

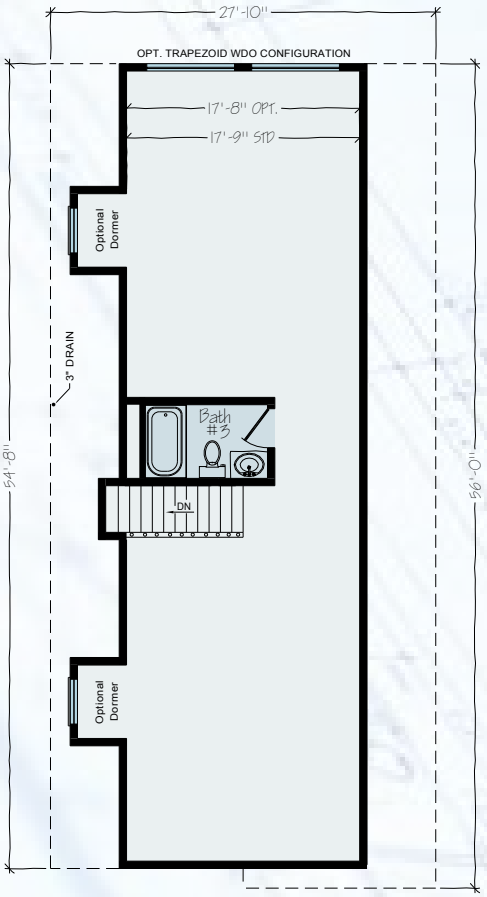
Model C20-28

• 1,568 SQ FT • 3 BR • 2 BA

FIRST FLOOR



Proposed Second Floor

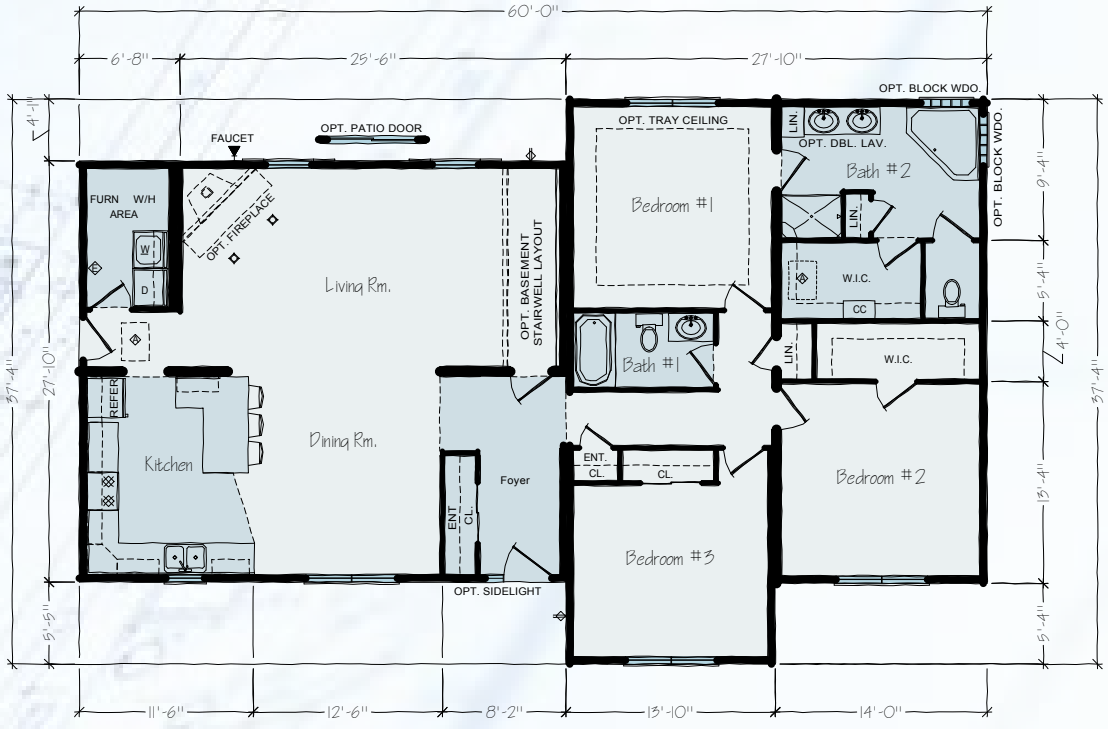


ARISTOCRAT

• 1,872 SQ FT • 3 BR • 2 BA

Model ER7-28

FIRST FLOOR

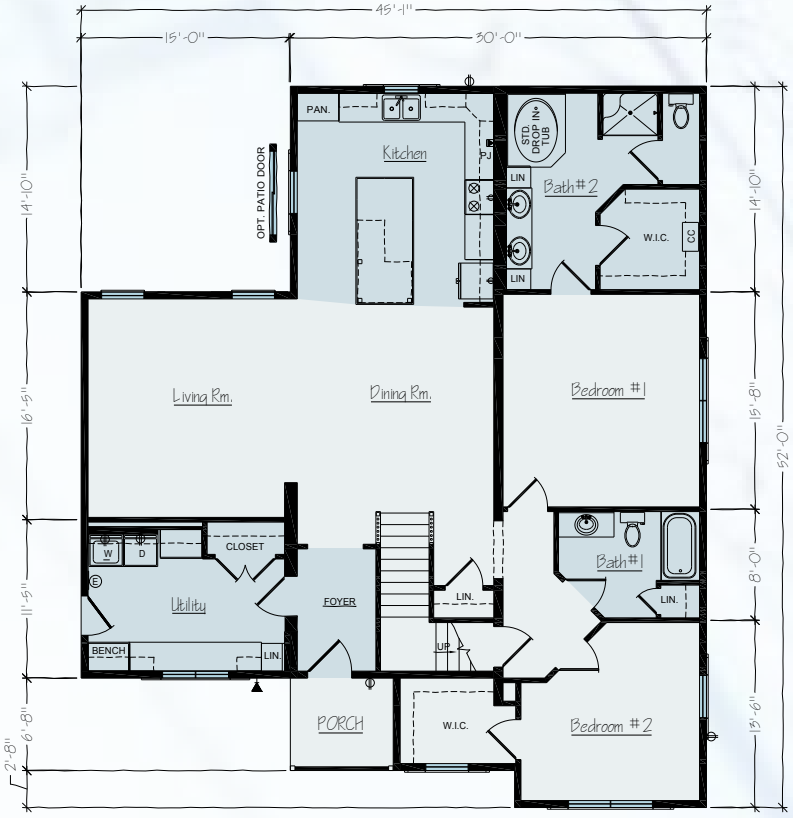


AVERY

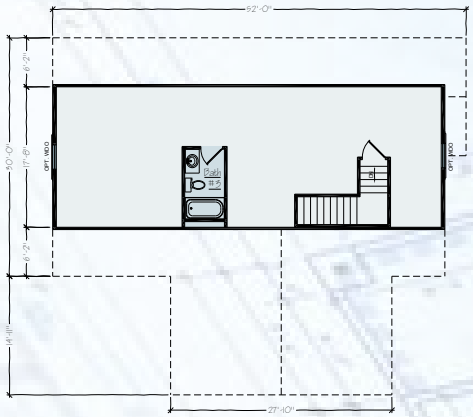
Model EC22-30

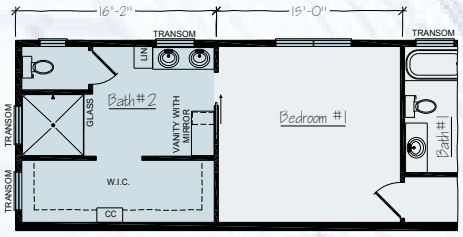
• 1,937 SQ FT • 2 BR • 2 BA

FIRST FLOOR



OPTIONS



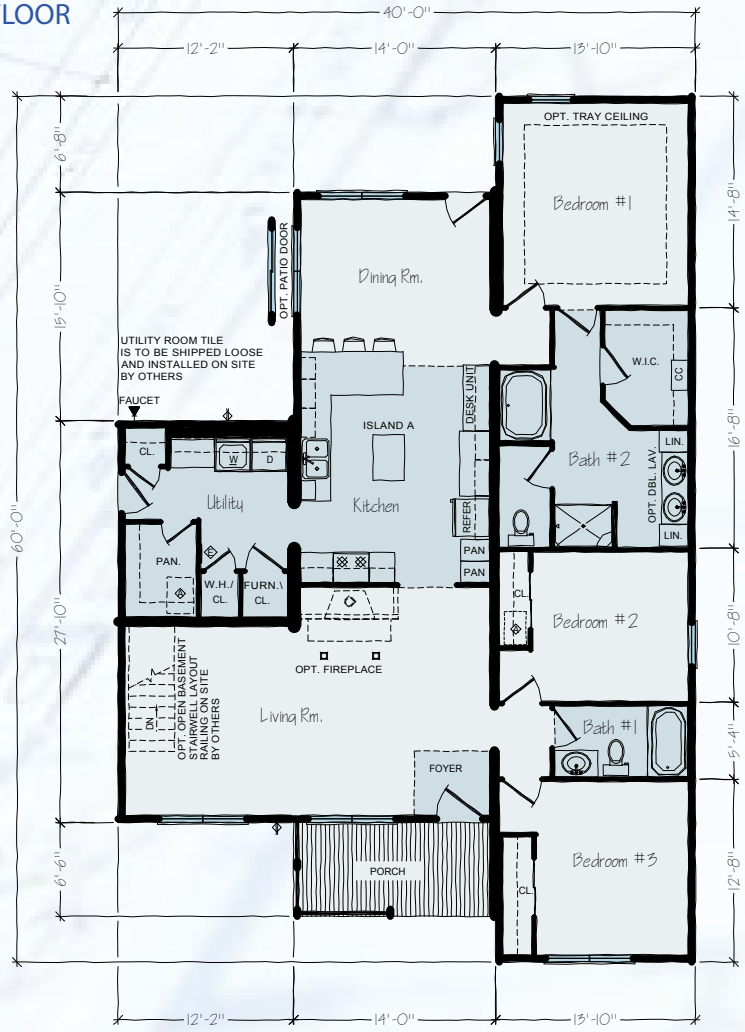


EXECUTIVE SERIES

• 1,795 SQ FT • 3 BR • 2 BA

Model ER3-28

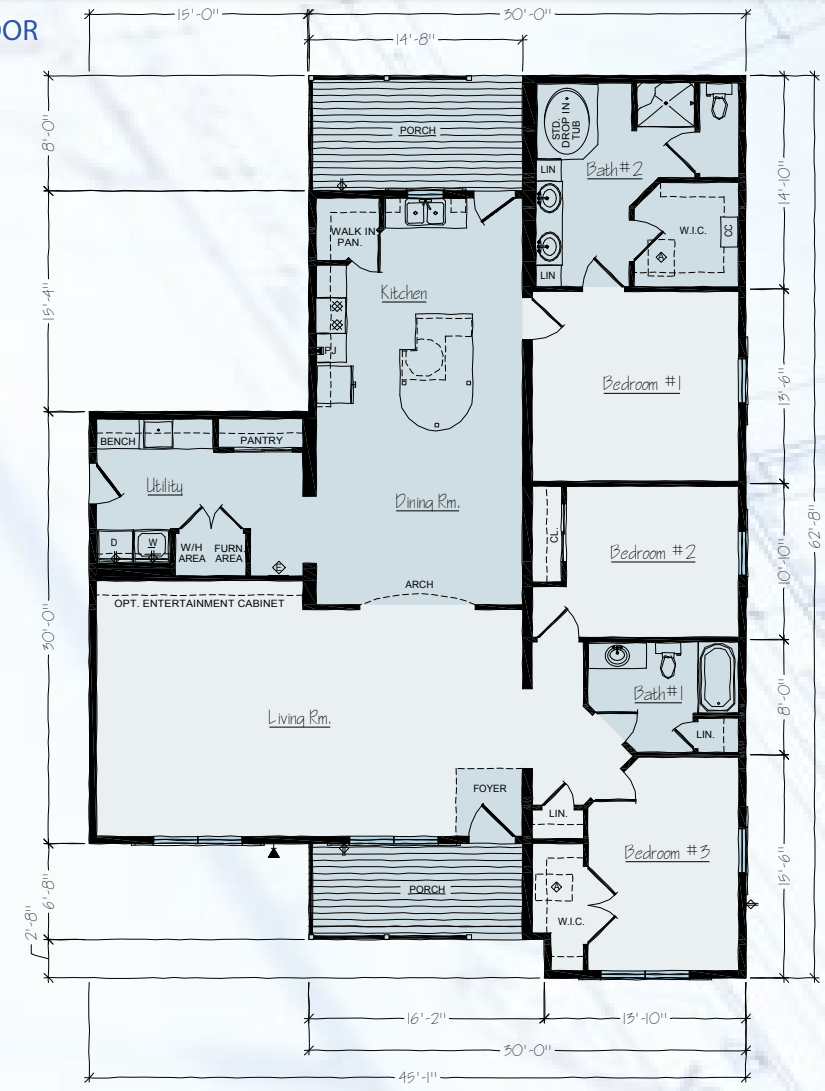
FIRST FLOOR



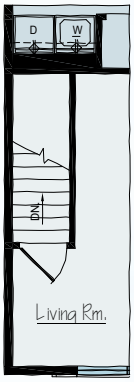
Model ER3A-30

• 1,930 SQ FT • 3 BR • 2 BA

FIRST FLOOR



OPTIONS



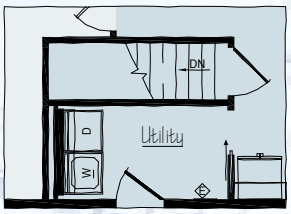
BASEMENT OPTION

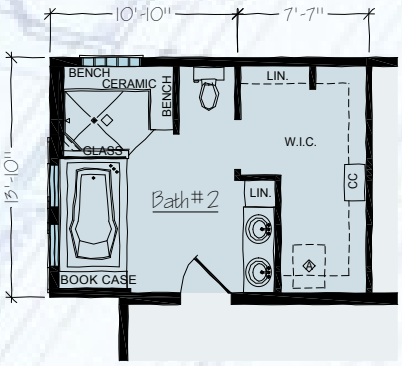
TYLER

• 2,096 SQ FT • 3 BR • 2 BA

Model ER10-28

OPTIONS





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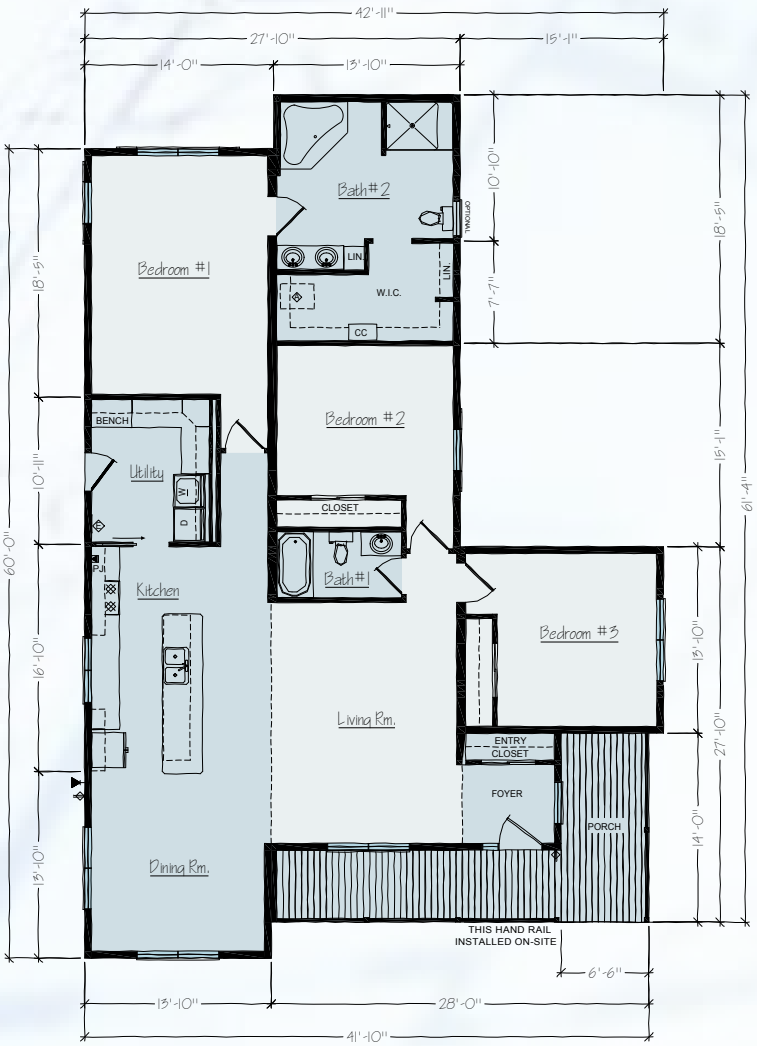
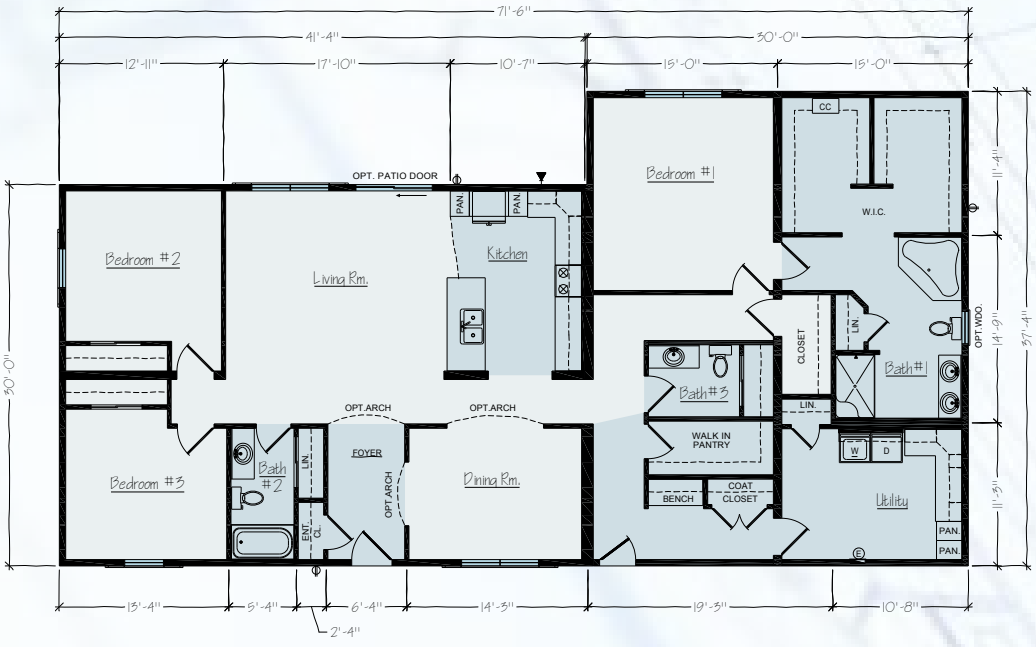


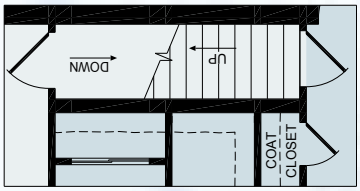
COLUMBUS

Model ER11-30

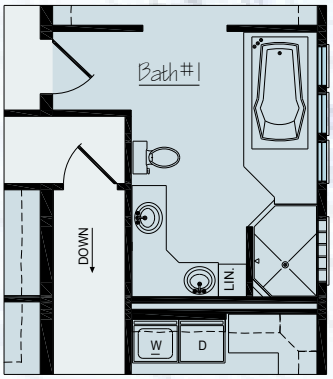
• 2,360 SQ FT • 3 BR • 3 BA

FIRST FLOOR





OPTIONS

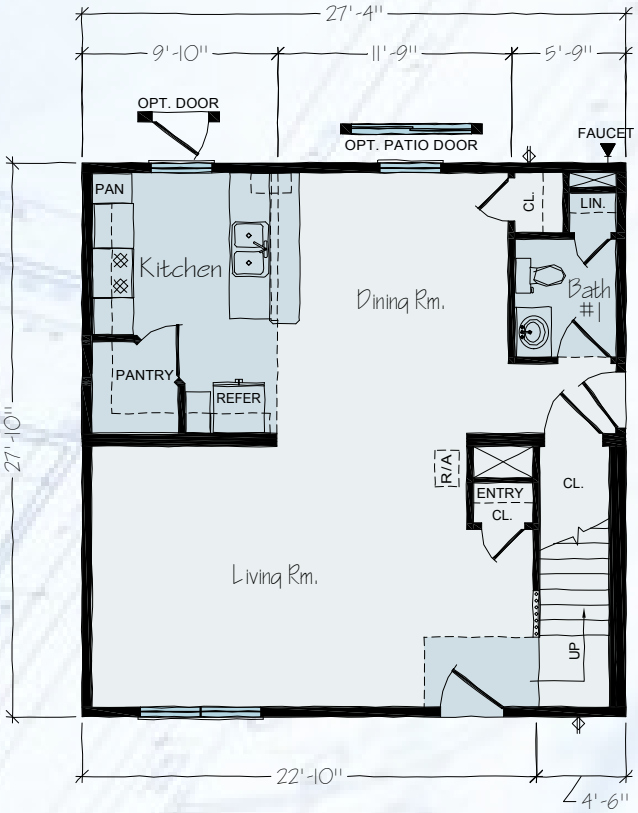


SEAGULL SERIES

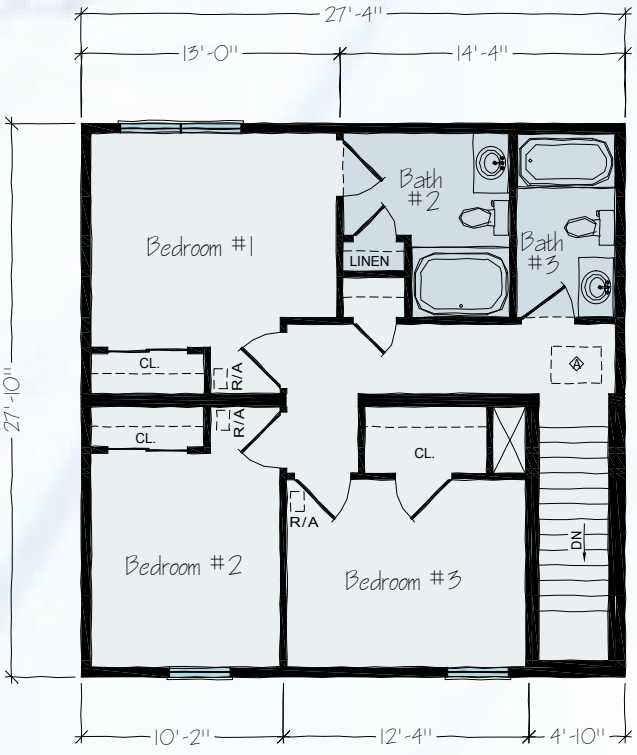
• 1,522 SQ FT • 3 BR • 3 BA

Model TS14-28

Model TS14-28

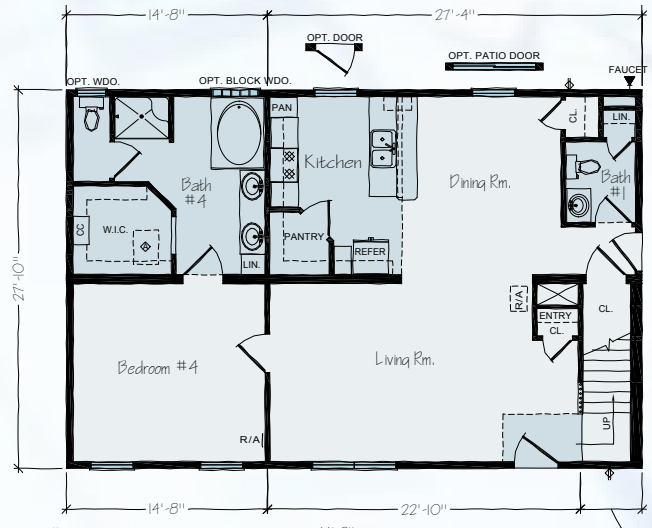


SECOND FLOOR

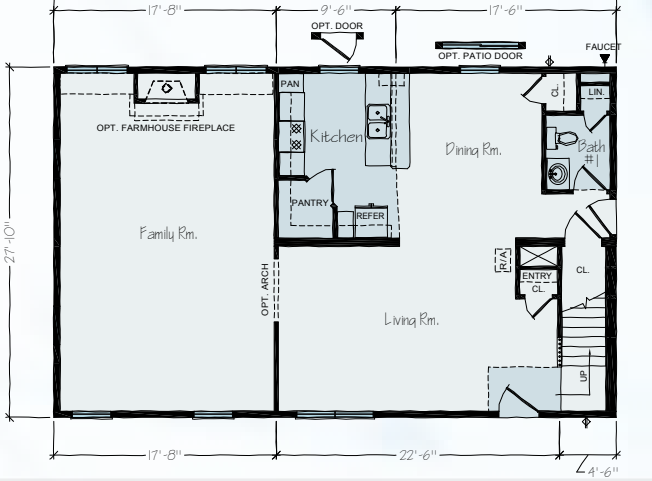


Model TS14A-28 • 1,930 SQ FT • 4 BR • 4 BA

Model TS14B-28 • 2,004 SQ FT • 3 BR • 3 BA

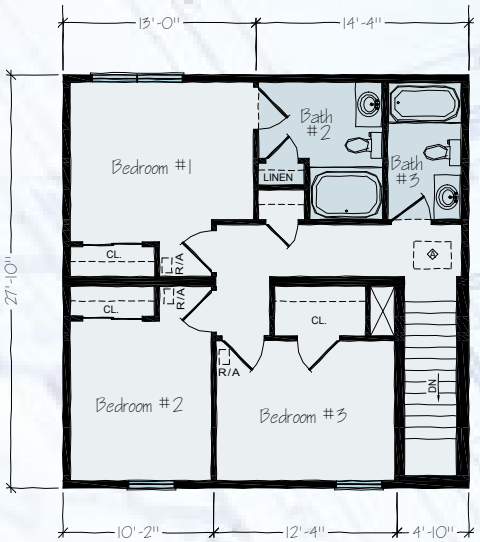


Model TS14A-28



Model TS14B-28

Second Floor

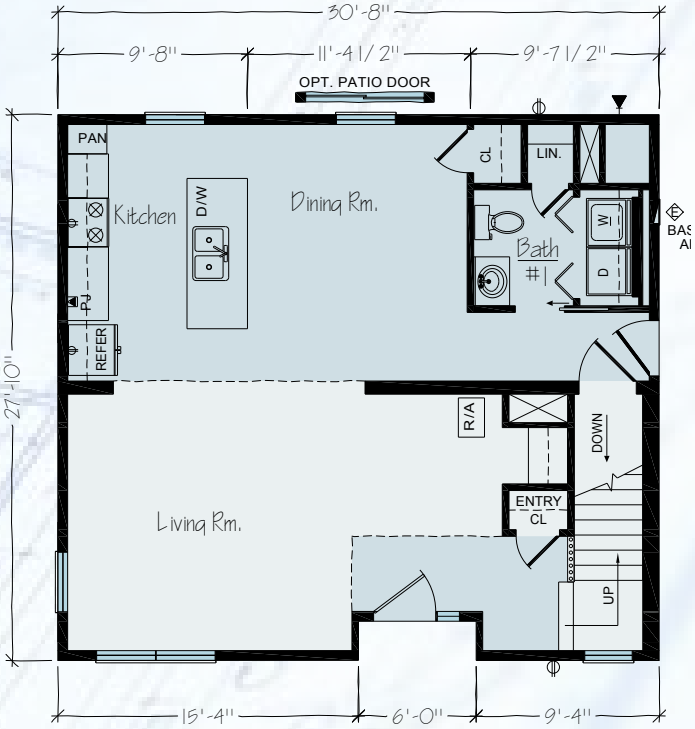


ADELYN

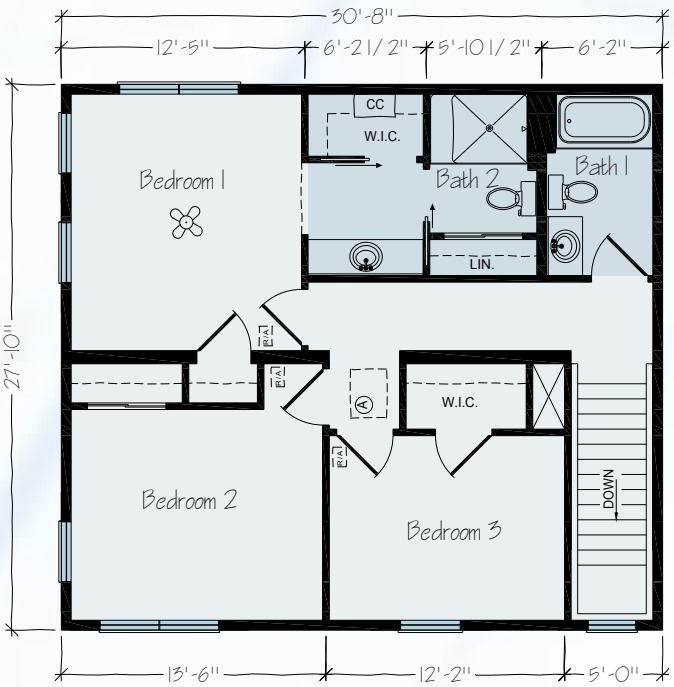
• 1,707 SQ FT • 3 BR • 3 BA

Model TS17-28

FIRST FLOOR



SECOND FLOOR

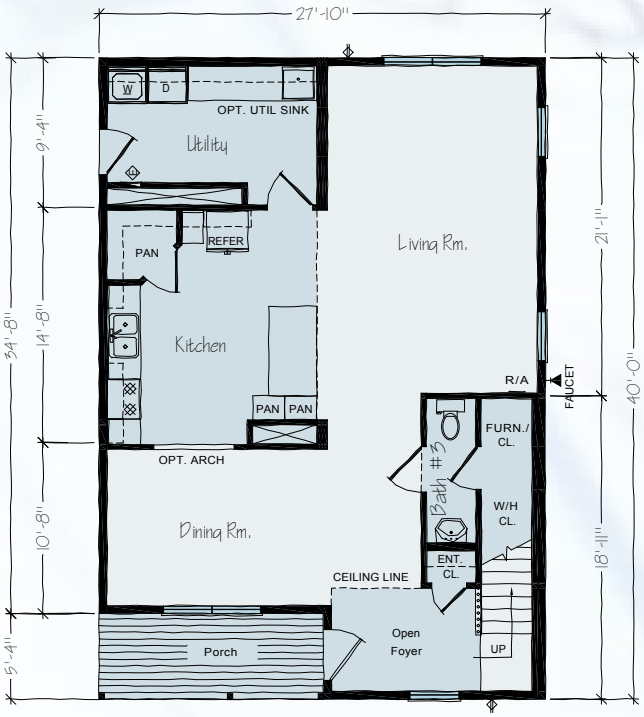


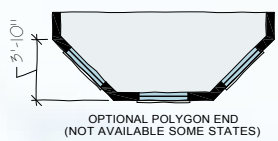
EL PASO

Model TS5-28

• 2,077 SQ FT • 3 BR • 2 BA

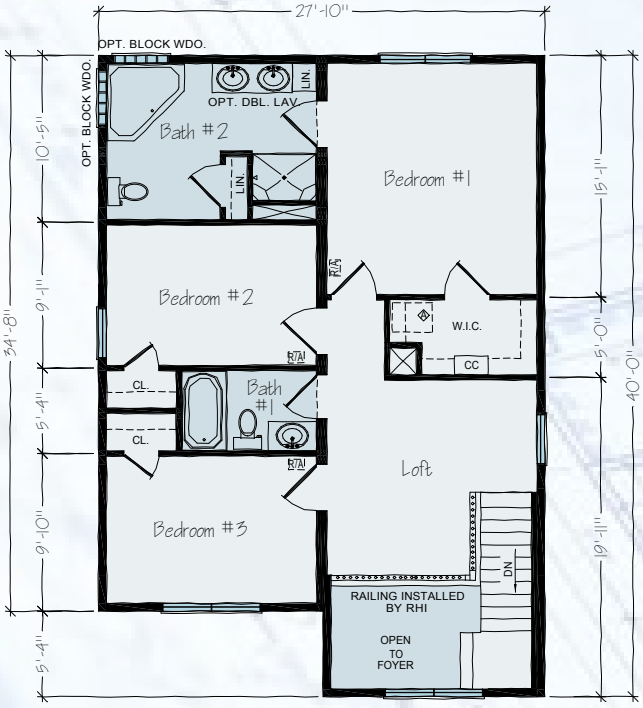
FIRST FLOOR

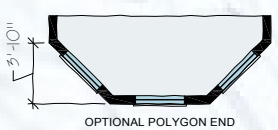




OPTIONAL POLYGON END
(NOT AVAILABLE SOME STATES)

SECOND FLOOR





OPTIONAL POLYGON END
(NOT AVAILABLE SOME STATES)

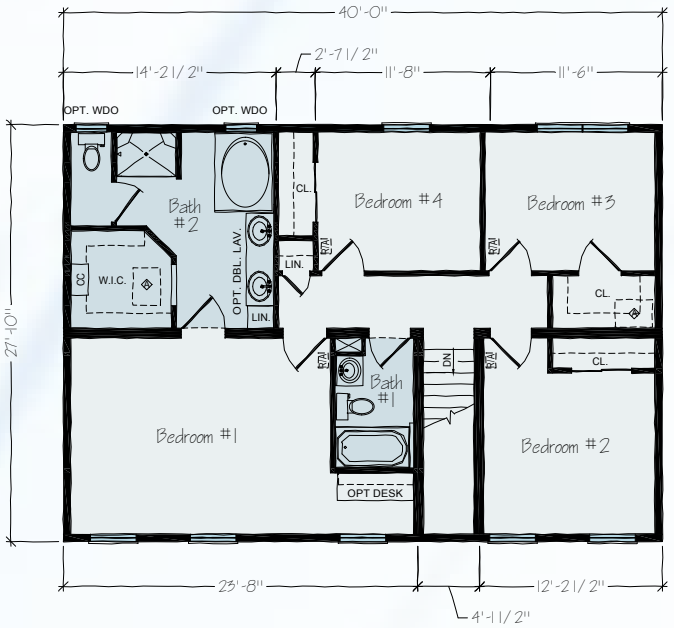
PALM TERRACE

• 2,227 SQ FT • 4 BR • 3 BA

Model TS7-28

FIRST FLOOR

SECOND FLOOR

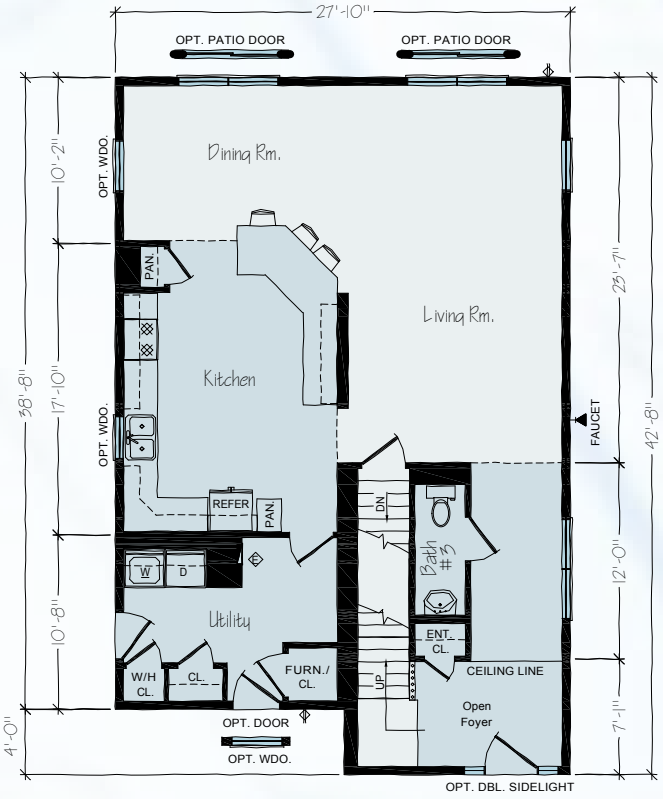


LAKE TERRACE

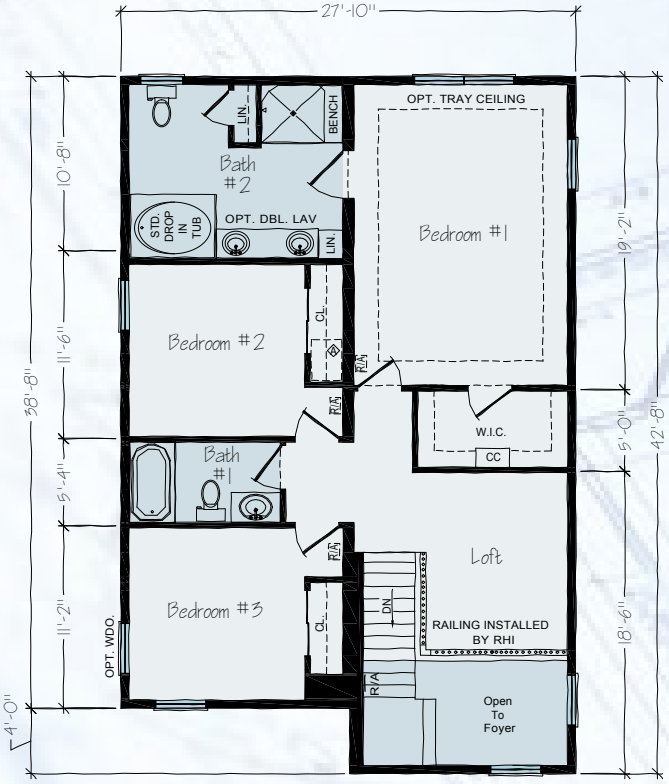
Model TS9-28

• 2,264 SQ FT • 3 BR • 3 BA

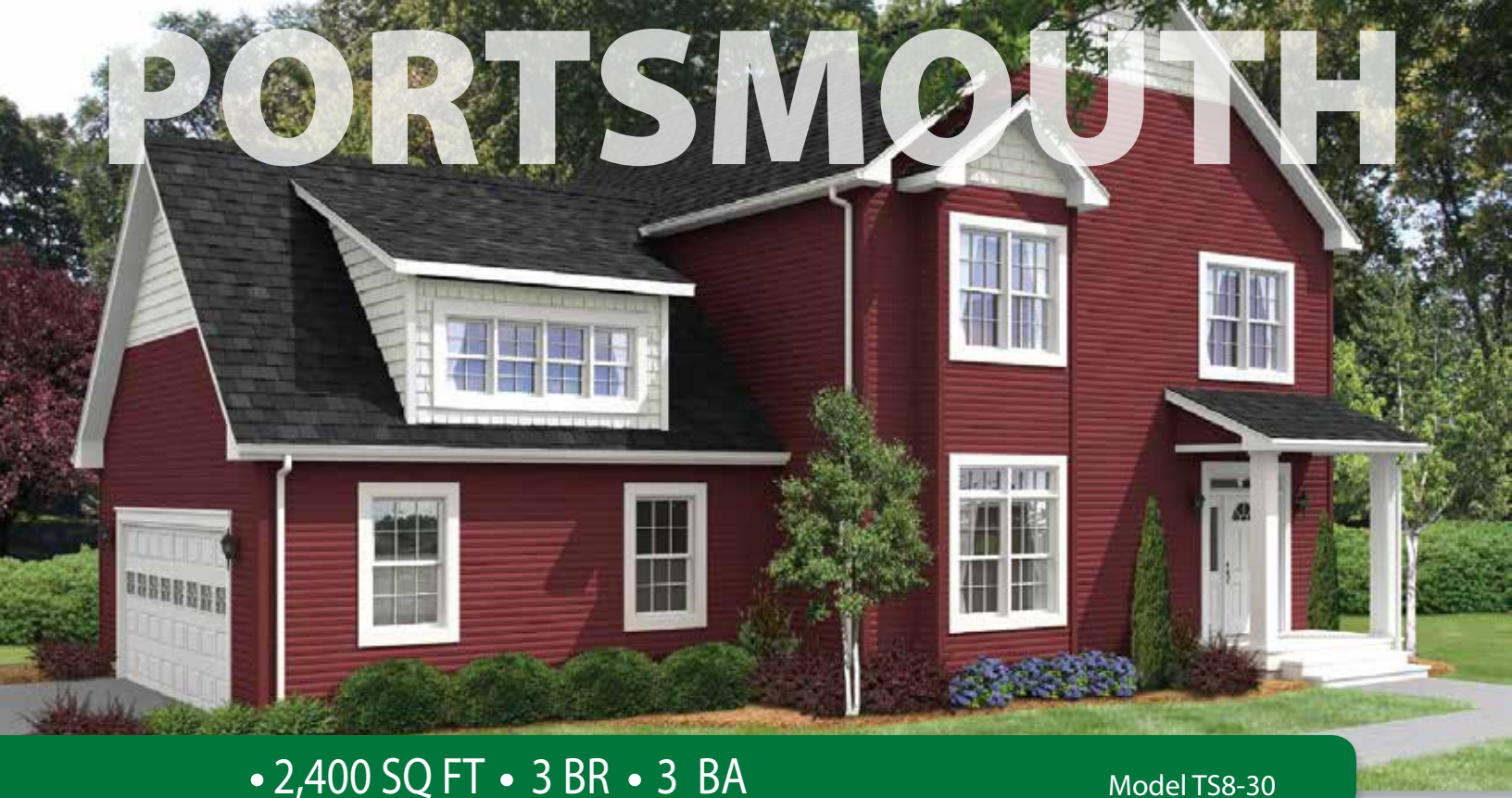
FIRST FLOOR



SECOND FLOOR



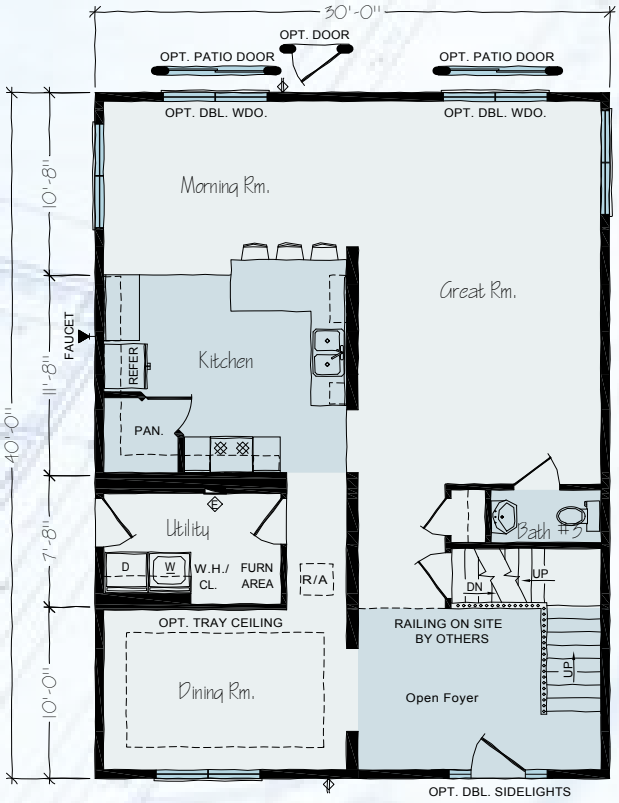
PORTSMOUTH



• 2,400 SQ FT • 3 BR • 3 BA

Model TS8-30

FIRST FLOOR



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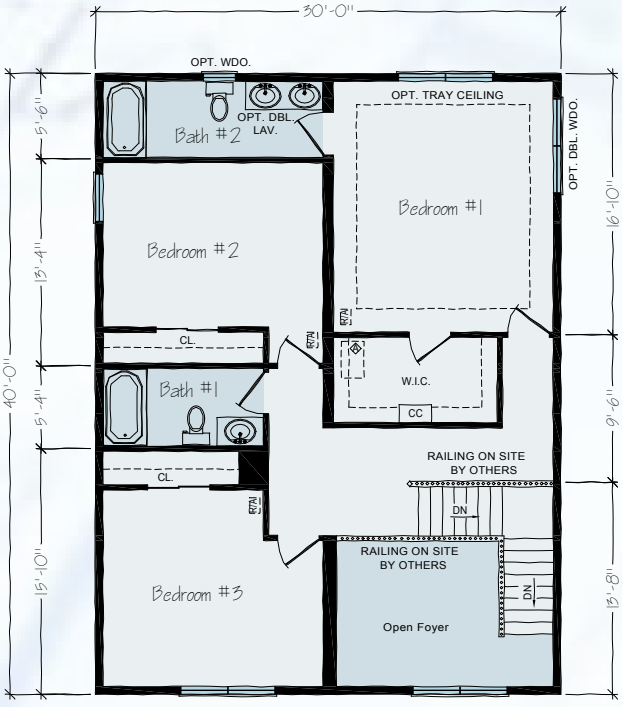
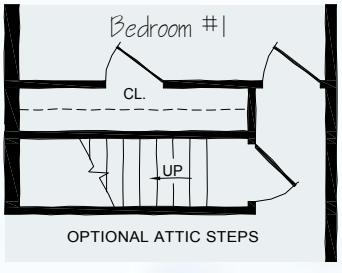


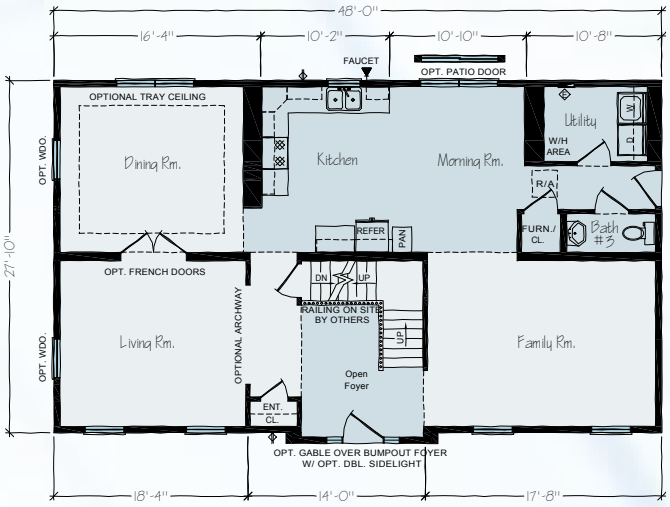


MANUEL

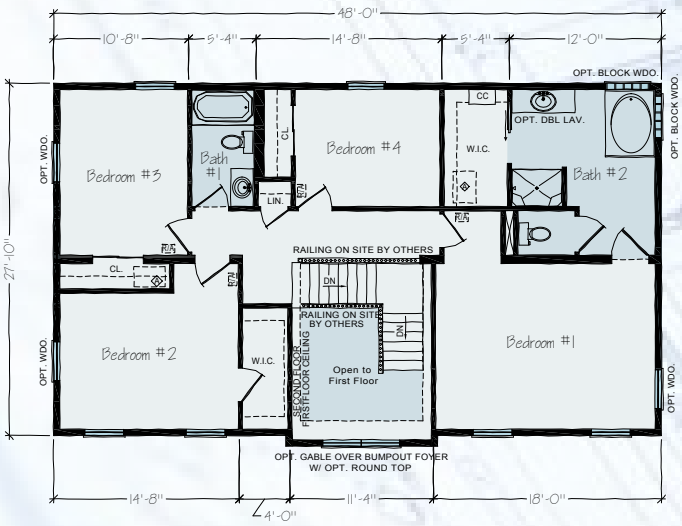
Model TS11-28

• 2,675 SQ FT • 4 BR • 2.5 BA

FIRST FLOOR



SECOND FLOOR

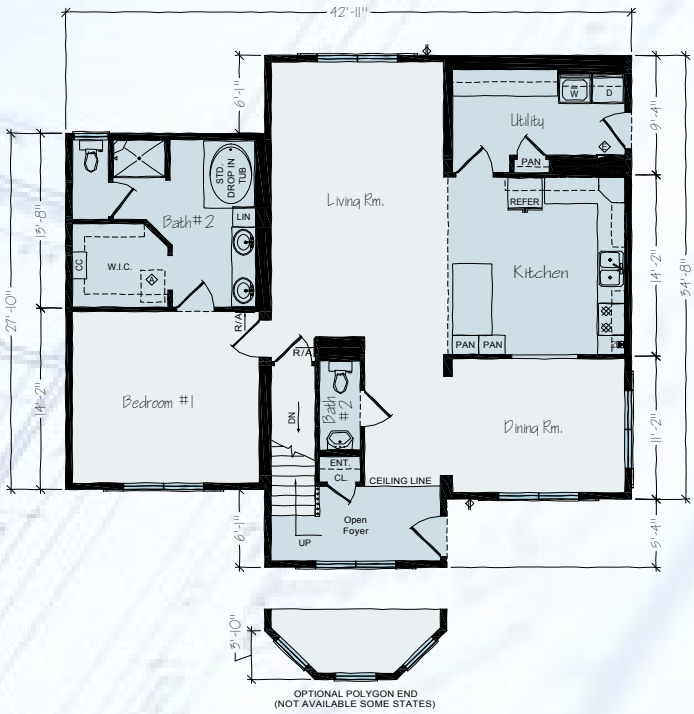


HYDE PARK

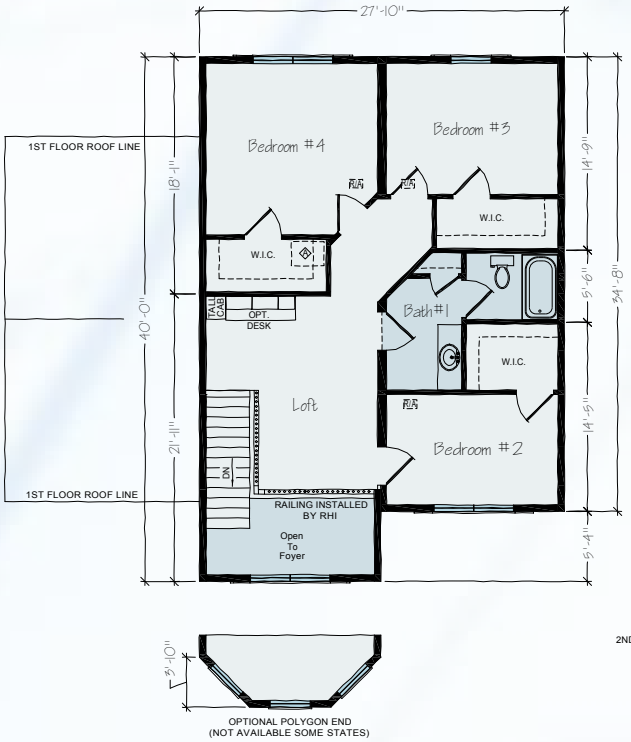
• 2,497 SQ FT • 4 BR • 2.5 BA

Model TS16-28

FIRST FLOOR



SECOND FLOOR



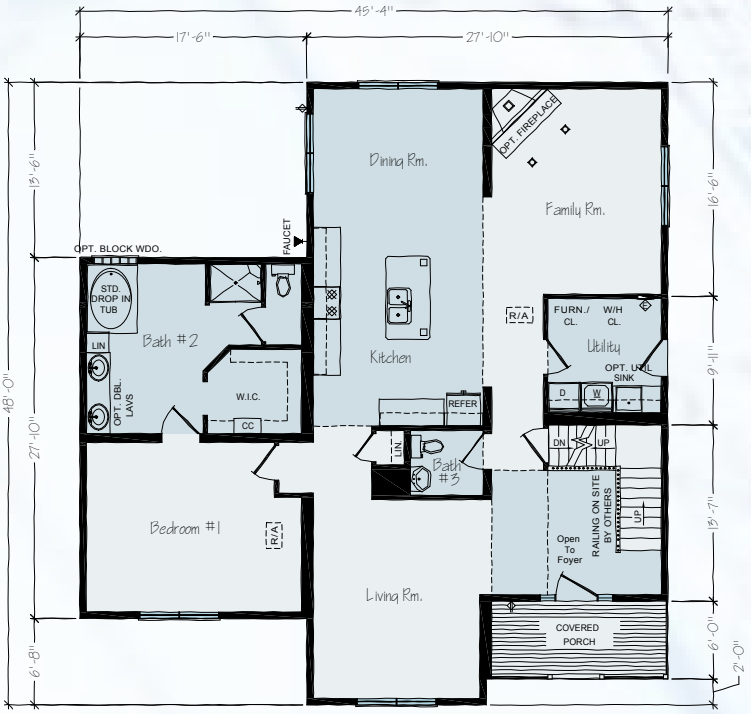
2ND FLOOR

GRAND ESTATE

Model TS13-28

• 2,725 SQ FT • 4 BR • 2.5 BA

FIRST FLOOR



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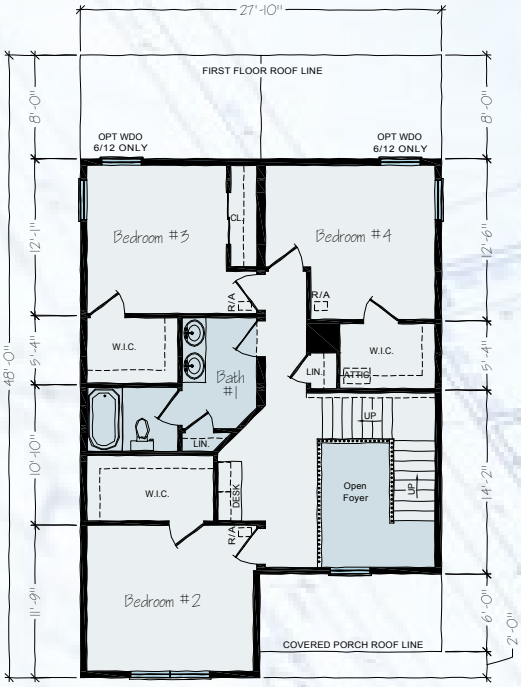

PINE RIDGE
HOMES

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