

SICA STANDARD MODULAR HOME SPECIFICATIONS

BUILDING CODE & QUALITY ASSURANCE COMPLIANCE: (REVISED 07/20/23)

- International Residential Code - 2021 (New Jersey Edition) - One and Two Family Dwellings
- 115/120/125/130 MPH Wind Zone Construction - Hurricane/High Wind Resistant Construction
- National Standard Plumbing Code - 2021
- International Fuel Gas Code - 2021
- National Electric Code - 2020
- International Energy Conservation Code - 2021
- International Mechanical Code - 2021
- Uniform Construction Code - State of New Jersey
- Continuous Manufacturer and Third Party On-Line Quality Control Inspections
- SQS - Every Home Built to Sica Quality Standards

PAPERWORK:

- Approved Modular Home Blueprints with Approved New Jersey Foundation Plans Included(*)
- Sica obtains the Local Building Permit (Local Building Permit Fees are Included) (*)
- Sica procures required Building Inspections (*)
- Sica obtains the Certificate of Occupancy(*)
- Comprehensive Ten Year Home Owner's Warranty Included
- Engineering/Survey Package: Typically would include: Survey, Topography, Plot Plan, Grading Plan, Soil Boring Log, Home Foundation Stake Out with Construction Elevations established, Foundation Location Survey, Finished Floor Elevation and Stake Out of Property Corners. Final As-Built Surveys are required by all Building Departments and all Banks. Lots in a Flood Hazard Zone would also require NAVD Flood Zone Data and a FEMA Certificate of Elevation. Waterfront Lots may require CAFRA approval from the Department of Environmental Protection prior to submission of Local Building Permit Application. Lots with a Septic System would require a Test Pit with Soil Identification and Analysis, Septic System Design based upon Soil Conditions and Home to be built together with a Professional Engineer's Septic System Certification. Sica orders, obtains and coordinates all Engineering and Survey Work directly with the Engineering/Survey Firm approved by the Buyer. The Engineering/Survey Firm will Contract directly with the Buyer and will Invoice the Buyer directly for their Services. Contact us for further information.

LOT IMPROVEMENTS:

- Any Tree Clearing, Brush Clearing, Stump Removal and/or Vegetation Removal shall be at an additional charge, if required
- General Grading (Allowance is \$750)
- Masonry Foundation Excavation and Foundation Backfill Utilizing Existing Material on the Site (Allowance is \$1,250)
- Any Driveway and Any Landscaping by Others
- Home to Curblin Connection of City Water and City Sewer Included. Allowance based on a run of 50' feet or less to Point of Attachment. Any Water or Sewer Wet Tap, Lateral or Connections Fees are not included (if any). Typically these fees are paid directly to the Town or Municipal Utility Authority. No in-street construction included.
- Fill or the Removal of Fill is not included and shall be an additional cost to the Buyer, if required.
- Septic System shall be required for Lots that do not have City Sewer available at the Lot. Design based on Lot Soil Conditions and design of Home. Septic Systems shall be at an additional charge to the Buyer based upon Approved Engineering Designs and Specifications.

- A Domestic Water Well shall be required for Lots that do not have City Water available at the Lot. Domestic Water Wells and any Water Treatments Systems shall be at an additional charge to the Buyer. Additional Charge Based on Depth and Type of Domestic Water Well and/or Water Treatment System installed based on Subsurface Water and Soil Conditions.
- Natural Gas from Curb to Home Included. Natural Gas must be in street in front of Home and readily available to service same. Allowance based on a run of 100' or less from the Point of Attachment. Any Costs or Fees over \$100 shall be at additional cost to the Buyer. Please note that the Natural Gas Utility Company reserves the right to determine the final Gas Meter Location. Alternate Fuel Systems utilized if Natural Gas is not available to service the Lot. Contact us for further information.
- Overhead Electrical Connection from Curb to Home Included. Electrical Service must be in street in front of Home and readily available to service same. Allowance based on a run of 50' or less from the Point of Attachment. Any Costs or Fees over \$100 shall be at additional cost to the Buyer. Please note that the Electric Utility Company reserves the right to determine the final Electric Meter/Panel Box Location.
- Telephone and/or CATV Exterior Cables shall be located on the same side of the home as the Electrical Service. Telephone and/or CATV Exterior Cables shall be grouped or coiled for access and connection by the appropriate Utility Company or Service Provider.

FOUNDATION SYSTEMS:

- Raised Piling Foundation System:
 - Per Architect or Professional Engineer Design
 - Each design specific to site conditions and house being constructed
- Crawl Space Foundation:
 - 16" X 8" Steel Reinforced Concrete Footings
 - (5) Concrete Block High
 - All 8" Concrete Block
 - Lockable Access Door
 - Foundation Ventilation Vents per Code
 - Exterior Footing/ Foundation Drain Systems Optional
- Full Basement - Superior Walls Precast Foundation System
 - Crushed Stone Footings
 - Xi Wall System - 8'2" or 9'0" Height
 - 5,000 PSI Concrete for Superior Strength
 - Dow Polystyrene Foam Insulation
 - 10-1/4" Overall Thickness
 - Steel Reinforced Top Beam, Footer Beam & Concrete Studs
 - (4) Basement Windows (Oversized)
 - 4" Reinforced Concrete Floor
 - Exterior Footing/ Foundation Drain System
- Detached Garage Foundation System
 - 16" X 8" Steel Reinforced Concrete Footings
 - (5) Concrete Block High
 - All 8" Concrete Block
 - 4" Reinforced Concrete Floor
- Any Additional Block Work or Masonry Work required or requested above our Crawl Space, Pre-Cast Basement Foundation or Garage Foundation Specifications shall be at additional cost to the Buyer

- For Flood Hazard Zone Foundation Construction: FEMA Compliant Flood Zone Foundation Construction for Homes erected in Flood Hazard Zone A or Zone V. Optional Special Construction may be required based upon specific Flood Hazard Zone and/or Subsurface Soil Conditions. Optional Special Construction could include, but is not limited to, Spread Footing, Structural Grade Beam, House and/or Foundation Pilings.
- Engineer Certified, Flood Hazard Zone A or Zone V FEMA Compliant Flood Vents: Please ADD an Allowance of \$350 per FEMA Compliant Stainless Steel Flood Vent. Final Number of Flood Vents Determined by FEMA and/or Building Code Requirements for Designed Foundation. FEMA Compliant Flood Vents are not required for Homes built upon an open House Piling Foundation System.

FLOOR SYSTEM:

- Treated Wood Sill with Sealer
- Double 2" X 10" Perimeter Band
- Multiple Member 2" X 10" Flush Girder (23'8" and Wider Homes)
- 2" X 10" Floor Joists at 16" on Center for 23'8" and 27'6" Wide Homes
- 2" X 10" Floor Joists at 12" on Center for 31'6" Wide Homes
- Floor Joist System for Custom Width Homes per Plan
- 4' X 8', 3/4" Tongue & Groove Sub Flooring/ Decking
- Monolithic Floor System - Glued and Nailed
- Floor Bridging and/or Blocking per Design
- R-30 Fiberglass Crawl Space Insulation

EXTERIOR WALL SYSTEM:

- Hurricane/High Wind Resistant Rated PlyGem White Vinyl, Double Hung, 3/4" Insulated Glass Windows with Tilt-in Cleaning Feature. PlyGem Windows and PlyGem Sliders Include Warm Edge HP2 Glazing for a 0.26 U Energy Factor. Full Size Screens Included
- 6" Exterior Window Flange Wrap Installed to Resist Air Infiltration and effects of Storm Driven Rains
- Vinyl Siding over Wind Barrier House Wrap. Buyer's Choice of Clapboard or Dutch Lap Style Siding in Buyer's Choice of either Double Four or Double Five
- Numerous Optional and/or Custom Siding/Exterior Trim Combinations Available
- Vinyl Shutters and/or 3-1/2" Window Lineals Optional
- 7/16" OSB Wall Sheathing with High Wind Reinforcing over Openings
- All Exterior Wall Framing 16" On Center
- 2" X 6" Exterior Walls with R-21 insulation with vapor barrier
- Insulated, Six Panel or Half Glass Fiberglass, Weatherstripped Front Door. (Same applicable to side or rear doors per plan)
- PVC Sill Flashing Installed at All Exterior Doors.

INTERIOR WALL SYSTEM:

- 8'0" Ceiling Height Standard
- Optional 8'-6", 8'-9", or 9'0" First Floor Ceiling Height available on Select Models
- Optional 8'-6" Second Floor Ceiling Height on Select Models
- Optional Sloped and Vaulted Ceilings Available
- All Interior Wall Framing 16" on Center
- 2" X 4" Interior Walls. 2" X 6" at Plumbing Walls.
- Double 2" X 4" at Matewalls with Structural Sheathing
- Double Top Plate
- 5/8" Sheetrock Ceilings
- 1/2" Sheetrock Walls

- Painting Package includes:
 - Two Primer Coats (From Modular Home Manufacturer)
 - Finish Coat of Flat Latex Paint on all Walls and Ceilings (By Sica on the Job)
 - Finish Coat of Gloss or Semi-Gloss Latex Paint on all Doors & all Trim (By Sica on the Job)
 - Color: Off White
 Painting Allowance is \$4.50 per Square Foot of Living Area

ROOF SYSTEM:

- 5/12 Pitch Rafter Roof System at 16" on Center. Attic Pull Down Stairs Included Whenever Possible Otherwise Attic Access Panel Provided.
(Optional 3/12, 4/12, 7/12, 9/12, and 12/12 Roof Pitches Available)
(Optional Transverse, Hip, Gambrel or Complex Roof Systems Available)
- GAF Timberline HDZ 50 Year High Wind Resistant, Architectural Roof Shingles (Self Sealing)
- 7/16" OSB Roof Sheathing
- Continuous Eave and Ridge Vent
- R-38 Fiberglass Batt Insulation with Vapor Barrier
- Front, Rear, and Gable End Overhangs
- Fascia Covered with White PVC Aluminum Coated
- Vented White Vinyl Soffit
- White Aluminum Gutters and Leaders (Seamless). Optional Colors Available

FLOOR COVERING:

- Buyer's Flooring Allowance is \$3.50 per Square Foot of Living Area or \$31.50 per Square Yard. Allowance shall also include any and all floor preparation as required or recommended by the flooring manufacture and Flooring Material and Labor.
- All Flooring through Local Flooring Companies affording the Buyer Maximum Flooring Product Selections and Color Choice at no extra charge to the Buyer.

DOORS AND TRIM:

- Two Panel with Square Top Hollowcore Doors (Carrara) with Wood Colonial Trim (Paint Grade)
- Wood Window Sills at Each Window (Paint Grade)
- Optional: Paint Grade Flush Birch Doors, Paint Grade Six Panel Pine Door with matching Paint Grade Pine Trim or Clear Grade Six Panel Oak Doors and matching Oak Trim Available.
- Custom Interior Door and/or Custom Trim Packages Available as an Option
- Vinyl Coated Ventilated Closet Shelving
- Custom Oak Interior Colonial Handrails and Balusters (If Applicable). Sanding Sealer and Satin Polyurethane Finish by Sica on the Job.

KITCHEN:

- Wolf Classic Hanover Maple Painted White. Optional Styles, Paint & Stain Colors Available
- All Kitchen Cabinets Feature Traditional Overlay, Recessed Panel with Plywood Box Construction, 5/8" Dove Tail Drawers with Full Extension Under Mount Drawer Glides and Six Way Adjustable Soft Close Hinges
- Crown Moulding and Valance at Kitchen Wall Cabinets
- Square Edge, High Pressure Laminate Kitchen Countertops with Backsplash
- Quartz, Granite, Marble, Corian or Tile Countertops available as an Option
- Lighted Range Hood Vented to Exterior. (Standard Color Choice of White or Black. Optional Stainless Steel)
- Buyer's Choice of Single or Double Bowl 8" Deep Stainless Steel Sink
- Single Lever Faucet with Spray Attachment

- Appliances: (Standard Color Choice of White or Black. Stainless Steel Optional)
 - 30" Freestanding Gas (or Electric) Range (Allowance is \$350)
 - Potscrubber Dishwasher (Allowance is \$250)
(*Stainless Steel Dishwasher is an Option*)

BATHROOMS:

- One Piece Fiberglass Tub/Shower Combination Unit with Shower Rod or One Piece Fiberglass Shower with Shower Rod per Plan. Units include AcryIX with ArmorCore Reinforced Bottom. Partial or Full Tiled Showers or Tubs Available as an Option.
- Anti Scald Shower Diverter
- Low Water Consumption Elongated Toilet
- Combination Ceiling Fan/Light with Exhaust Vented to Exterior
- Lighted Cosmetic Cabinet with Mirrors
- Wolf Classic Hanover Maple Painted White. Optional Styles, Paint & Stain Colors Available
- One Piece, Solid White Cultured Marble Vanity Top
- Granite, Quartz, Corian or Tile Vanity Tops Available as an Option
- Satin Nickel Faucets and Plumbing Accessories
- Single Lever Vanity Faucet
- Towel Bar and Tissue Holder
- Choice of Bath Fixture Color of either White or Bone

HEATING AND AIR CONDITIONING SYSTEM

- Efficient Gas Forced Warm Air Heat with Efficient Central Air Conditioning Included.
- Optional Efficient Gas Hot Water Baseboard Heat with or without Efficient Central Air Conditioning Available
- Optional High to Super Efficiency Rated Gas Forced Warm Air Heat Available
- Optional High to Super Efficiency Rated Gas Hot Water Baseboard Heat Available
- Optional High to Super Efficiency Rated Central Air Conditioning Available
- Multi Zone Heating and/or Multi Zone Central Air Conditioning available as an option
- Alternate Heating Systems available as an Option

PLUMBING SYSTEM:

- Tankless Gas Hot Water Heater.
Optional Power Vented 40 Gallon Gas Hot Water Heater, Electric or Boiler Mate Type Hot Water Heater Available
- ZurnPEX Hot and Cold Water Lines with Manufacturer's 25 Year Limited Warranty
- Shut Off Valves at each Plumbing Fixture
- PVC Drain and Vent Lines
- 2" Future Vent on All Basement Models
- Washer and Dryer Hook-Ups Included
- Separate Gas Shut Off Valves for each Gas Appliance/Unit
- Two Exterior Hose Bibs (Frost Free)

ELECTRICAL SYSTEM

- 200 AMP Main Panel Box with 40 Circuit Breaker Capacity with 200 AMP Exterior Disconnect
- Decora Style Switches and Receptacles
- Switched Bedroom Receptacle
- Dimmer Switches per National Electrical Code
- AC/DC Interconnected Smoke Detectors on each Floor and in each Bedroom
- Carbon Monoxide Detectors per Building/Fire Code
- Preselected Satin Nickel Lighting Fixtures
- Optional Lighting Fixtures Available

- Exterior Porch Light at each Door
- Outside Weatherproof GFI Receptacles
- All Kitchen and Bath Circuits are GFI
- Front Entry Wireless Doorbell
- Up to (5) Phone or CATV Outlets Included. Optional (2) Gang Recessed Media Boxes Available
- Paddle Fan Outlets Available as an Option

CONSTRUCTION DEBRIS REMOVAL:

- Cleanup, Removal or Recycling of All Construction Debris Created by Sica During the Construction Process is Included
- Every Sica Home Interior is Professionally Cleaned Upon Completion

NEW HOME WARRANTY:

- Comprehensive (10) Year New Home Warranty

Due to our continuing Product and Quality Improvement Program, our Sica Standard Modular Specifications are Subject to Change without Notice.

(*) Subject to the Terms and Conditions of the Construction Contract