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# Builder Bulletin

www.probuiltmodularhomes.com

NOVEMBER 2011

FEATURED HOME

CONGRATULATIONS TO THE UNIVERSITY OF MARYLAND FOR TAKING FIRST PLACE IN THE U.S. DEPARTMENT OF ENERGY'S SOLAR DECATHALON 2011

Students at the University of Maryland designed a solar-powered, energy-conserving WaterShed House that was inspired by the Chesapeake Bay.

*(See photo on the back page)*

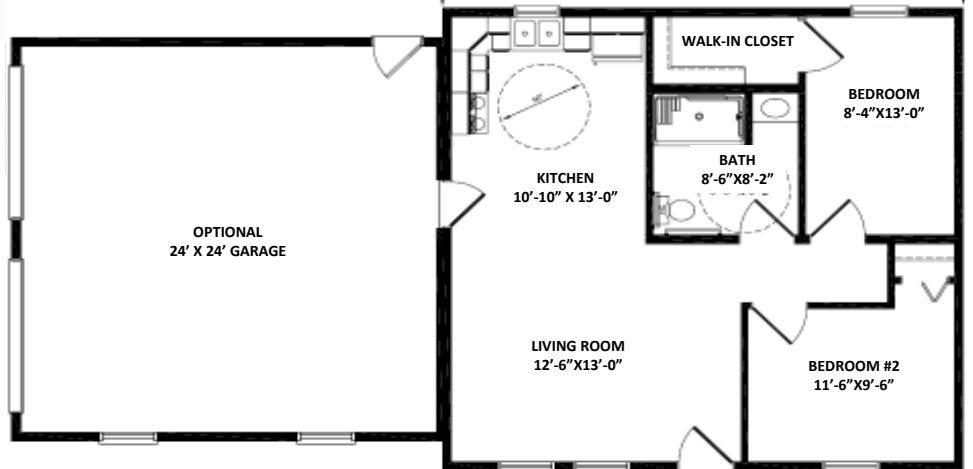
**INSIDE THIS ISSUE:**

- Specification Modifications
- Factory and Model Tours
- Engineering Message
- Cut-Away
- Service Message

**ACCESSIBLE Elmhurst**

27'-6" x 29'-0"

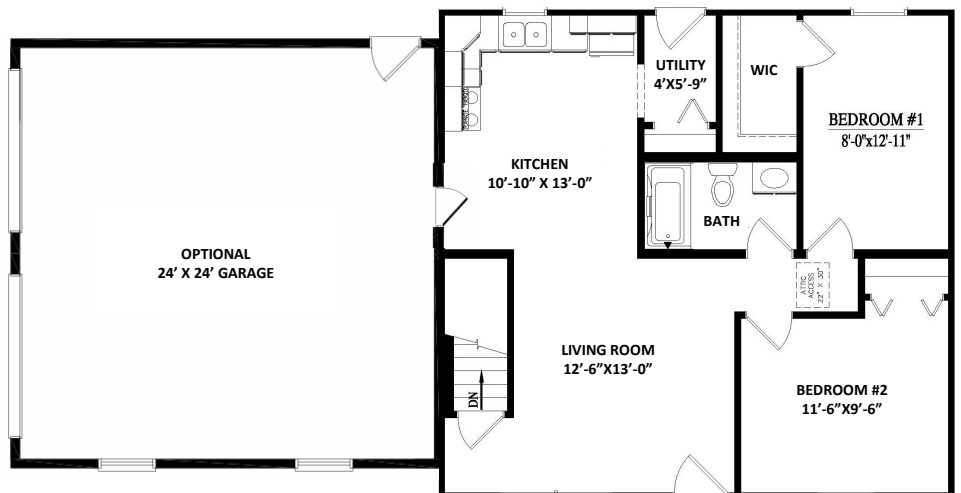
(Shown with Optional 24' x 24' Garage)



**NON-ACCESSIBLE ELMHURST**

27'-6" x 29'-0"

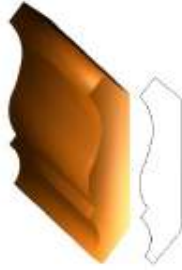
(Shown with Optional 24' x 24' Garage)



# SPECIFICATION MODIFICATIONS

The craftspeople and staff at ProBuilt Homes take pride in building a quality modular home. For this reason, we occasionally need to add, remove, or change products.

**P**roBuilt Homes is now offering a beige primer scheme throughout the home. This option includes a crown molding finish between the walls and the white ceilings (painted white or stained natural).



**W**e are pleased to announce the addition of Whirlpool® Appliances to our available options. With six packages to choose from, there is something for every taste. Each package includes an installed microwave-range hood, and installed dishwasher, a ship-loose range, and a ship-loose refrigerator. Please see our appliance package literature for details.

**W**e have upgraded our lighting packages to meet customers' needs. Our standard package includes a choice between brushed nickel and bronze. In addition, we offer upgrades brushed nickel, upgraded antique bronze, and ENERGY STAR certified options. Please see our lighting literature or visit the lighting section of our website at <http://www.probuiltmodularhomes.com/interiorlighting> for details.

**D**ue to ever increasing delivery and lead times as well as continual quality and service issues, we will no longer offer Silver Line® windows as an option. We continue to offer 7D® as our standard window and Plygem® as an option. Both brands offer a .32 or lower U-value making them more energy-efficient.

**W**e are currently able to purchase Corian® at a 15% reduced price; therefore, we are passing the 15% savings on to you.

**O**ur vinyl flooring supplier has notified us that Armstrong® has discontinued the following patterns: **91100** and **91125**. Congoleum® has discontinued pattern **LG602**. Please remove them from your sample boxes. At this time, they are offering no replacements.

## LAMINATE FLOORING OFFERED BY PROBUILT HOMES

**E**ffective immediately, all laminate flooring offered by ProBuilt Homes will be shipped loose in the home. In doing this, the long term effect benefits both you the builder and your retail customer for various reasons.

First, this eliminates the potential damage to the laminate that could occur during the shipping and setting of the home. As the home travels down the road and during the picking of the boxes at set there is always risk of the flooring buckling.

Secondly, this will eliminate any potential damage caused by the set crew pulling ship-loose materials from the home during set.

Thirdly, any damage that may occur from the finish carpenters buttoning up the home for occupancy is eliminated, following the same rationale as the Shaw® Carpet installation which is done after the interior button-up is done.

Lastly, this will eliminate the laminate from gathering moisture that would cause buckling or warping of the boards with the changing climate conditions until the heating/cooling system is installed in the home.

After all site-work is completed, the laminate flooring can be installed for a more professional, crisp installation.

## FACTORY and MODEL TOURS

AVAILABLE BY APPOINTMENT

**I**f you or your retail customers are interested in a factory and/or model tour, please contact your sales representative to schedule an appointment.

CEILING STATION



MODEL HOME (Cape Cassandra)



FLOOR STATION



MODEL HOME (Sunroom)



WALL SET STATION



OPTIONAL FIREPLACE



WALL SET STATION



# ENGINEERING MESSAGE

## MASSACHUSETTS STRETCH CODE ADOPTED IN PARTS OF MASSACHUSETTS

The Massachusetts Stretch Code states that “a residential house must be 20% more energy efficient than the base energy code. This is not a state code; but to date, 95 municipalities within Massachusetts have adopted this code. The code is entirely performance based and the house specifications will be determined by a HERS rater on an individual basis. For modular construction, there will need to be two (2) HERS raters in this process—a primary rater and a secondary rater. The primary rater will be contracted by the builder to formulate the energy calculations of the entire house (called REM RATE). The builder will then provide a copy of these specs to ProBuilt so we can incorporate them into the plans and order. The secondary HERS rater will be contracted by ProBuilt Homes. The secondary rater will inspect the factory portions and installation of all the specification listed on the REM RATE. These will include items such as insulation, can lights, bath fans, etc. The secondary HERS rater will be in contact with the primary HERS rater to discuss any potential problems or help field any questions.

### KEY POINTS

1. Since new Stretch Code areas are being added monthly, verify with your local jurisdiction if the area you are building in has adopted the Stretch Code.
2. Tell the factory that the Stretch Code is being enforced on the home you are building and request a factory HERS inspection.
3. Give your plans and order to a HERS rater to see if any materials need to be upgraded for the house to pass the Stretch Code. Forward these specifications to the factory so that the order may be updated — Remember to specify all ENERGY STAR upgrades such as can lights and bath fans.

### KITCHEN ELEVATIONS

As we all know, kitchens are one of the largest selling points for a home buyer. Therefore, to assist our customers in visualizing their dream kitchen, all quotes will be accompanied by a colored, three-dimensional kitchen elevation. Please give kitchen colors and specifications to your ProBuilt sales representative so at quote stage we are able to render the most accurate kitchen elevation possible. (See example to the right)



# ProBuilt Homes, Custom Quality at Every Level



1. 10" Gable and Eave Overhangs
2. 7/12 16" OC Engineered wood trusses
3. 7/16" OSB roof sheathing
4. Full length attic ventilation system
5. 6-Panel interior hollow core doors
6. R-19 batt type wall insulation
7. House wrap weather barrier
8. 1/2" gypsum sheetrock is glued, screwed, and foamed on exterior walls and marriage walls
9. 2 x 6 Exterior wall studing 16" OC (double top plate on all load bearing walls)
10. 7/16" OSB Sheathing glued and fastened
11. Aluminum fascia and vinyl soffit
12. Architectural asphalt, self-sealing shingles with 30-year warranty
13. 36" freeze barrier under shingles
14. Vinyl, double-hung high performance, insulating glass windows with full screens
15. 2 x 4 interior wall studs at 16" OC with full 8' ceiling height
16. One exterior coach light at each exterior door
17. Door chime at front and rear
18. Exterior all-weather GFI receptacles front and rear
19. Insulated fiberglass exterior doors with no-maintenance PVC frame
20. 1/2" gypsum drywall with smooth finish on walls and 5/8" type x gypsum on ceilings—two coats white primer paint
21. 2 x 4 interior studing at 16" OC with full 8' ceiling height
22. FHA approved 25 oz. plush carpet with 6# pad
23. 5/8" tongue-and-groove OSB floor decking, glued and nailed (sanded in all vinyl areas)
24. 2 x 10 Floor Joists at 16" OC with mid-span blocking
25. 200 amp service panel with circuit breakers
26. 2 x 10 Double Band Joist
27. Double marriage band joist with 2 x 2 ledge strip
28. Copper water lines—Schedule 40 PVC waste and vent
29. Custom-comfort, high gloss vinyl floor coverings
30. Custom kitchen cabinets with recessed panel oak doors
31. 8" deep stainless steel sink with single lever faucet and spray
32. Custom Formica counter top
33. 3615 Wall Cabinet over refrigerator
34. Colonial-style wood window and door trim
35. Crown molding over kitchen cabinets
36. Wood sills on all windows
37. One-piece fiberglass tub/shower with single lever anti-scald faucet
38. Vanity drawer base cabinet with cultured marble sink bowl and single-lever faucet
39. R-30 batt type ceiling insulation
40. Low maintenance vinyl siding
41. Optional porches and decks
42. Metal strapping
43. Gable End Out-Lookers
44. Solid cabinet blocking

# SERVICE MESSAGE



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To All Our Valued Builders,

As you know, ProBuilt Homes strives to build the highest quality homes in the market place; but, from time to time warranty service issues arise. Listed below are issues that the builder will be responsible to inspect and correct at no charge to ProBuilt Homes:

1. All foundation sill plates are to be square and level prior to the set of the home.
2. Troubleshoot and correct any electrical issues at the time of the system check by the electrician before calling for an electrical inspection.
3. Test and repair any supply lines and drain lines that may have been altered during transit or setting as part of the on-site plumbing completion.
4. Adjust all tub and shower diverters for temperature and water flow as needed.
5. Adjust all interior and exterior doors if needed due to movement during transportation.
6. Secure any loose mouldings if needed due to movement during transportation.
7. Touch-up any minor imperfections in cabinets within reason.
8. Adjust cabinet doors if needed due to movement during transportation.
9. Repair all small cracks in drywall caused by movement during transportation.

All warranty issues to be repaired by ProBuilt Homes must be reported to the service office by fax or e-mail. Pictures of the service claim are always helpful.

ProBuilt Homes will only accept warranty claims from the builder and not the retail customer.

In the event the builder prefers to complete the repair himself or herself, an amount for the repair will be discussed and an authorization number will be issued. No claim will be paid without an authorization number. Any material purchased by the builder to resolve the claim must be accompanied by a receipt for the material cost. ProBuilt Homes will pay a maximum of \$25.00 per hour to the builder for the completion of authorized warranty claims. ProBuilt Homes will pay a maximum two hours labor at a rate of \$50.00 per hour for the completion of authorized electrical or plumbing warranty claims by a qualified plumber or electrician within reason.

ProBuilt Homes would like to thank you for your business and will work hard to keep it.

Sincerely,

Gary Martin, Service Manager

