



Manufactured Homes



FULL SERVICE DESIGN BUILD GENERAL CONTRACTOR

www.USModularinc.com

**CA Contractor Lic. No. 943047
CA HCD Dealer Lic. No. DL1241679**

Publication Date: 06-11-2020



Manufactured Homes



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We offer:



Park Installations



Private Land Installations



Home Sale Only



Two Story Homes



Site Built/Installed Options

USModular additional services list includes, but is not limited to:

- Garage • Carport • ADA Ramp • Storage Shed • Solar • Decks & Covers
- Awning • Sun Room • Air Conditioning • Smart Home Technology
- Landscaping Design & Construction • Fences • Walls • Stucco Exterior
- Concrete – Driveways, Sidewalks, Patios • Custom Flooring
- Tile Roofing • Swimming Pool Design & Construction



FULL SERVICE DESIGN BUILD GENERAL CONTRACTOR



Manufactured Homes

This brochure is a sampling of the manufactured homes offered by USModular, Inc. Contact us today to discuss your new home project! We are a Full Service Design Build General Contractor.

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Single Family Manufactured Homes

Welcome to USModular Home Builders, Southern California's premier full service design and build general contractor for the construction of your Manufactured Home. We have built hundreds of units across Southern California using prefabricated construction and are experienced and knowledgeable in dealing with all aspects of the building process.

With 75 combined years in general contracting, real estate development we learned a few things along the way. We handle all aspects of your project from initial site visit, to creation of budget/contract through permits and construction, utility connections and finally handing you a set of keys for your new Manufactured Home whether it's being built in a Park or on Private Property...all with minimal disruption to area residents as the Manufactured Home is typically set on a foundation at your property in **ONE DAY!**

What is a Manufactured Home?

A Manufactured Home is designed and built to the Federal /HUD building code and it is built indoors in a licensed home building facility using modern designs, technology, appliances and finishes.

Your home is certified by State appointed third-party inspectors before it leaves our home building facility for the following quality assurances:

- **Indoor Air Quality**
- **Federal and Local Code Compliance**
- **Structural Strength and Safety**
- **Plumbing Plans and Systems**
- **Fire Safety**

USModular offers much more than just the house – we are a General Contractor / Real Estate Developer AND a licensed Manufactured Home dealer. We utilize our 75+ combined years' experience to help you build your HOME!

Single Family Manufactured Homes

Frequently Asked Questions

• Why Build a Manufactured Home?

Manufactured Homes were developed by the Federal Government in 1976 to have a standard building code and to help lower costs of construction by elimination a lot of the local and state building requirements. The net effect is we can build these homes faster and less with less cost. With modern designs, appliances, finishes – today's Manufactured homes are high quality, beautiful homes meant to give you a lifetime of enjoyment whether you live in a traditional Mobile Home Park or if you build your home on private property

• How much does it Cost to build a Manufactured Home?

There are many local and site specific factors to determine the complete cost to build your new Manufactured Home Including access to your property, topography, utility location, sewer or septic, local permits/ fees. Once you have found a floor plan that you like – contact USModular to determine the cost of the Manufactured Home, plus other estimated costs including transportation, foundation, utilities, etc. Manufactured Homes typically are up to 30% less expensive than a Modular home or a site built home.

• How long will it take to build a Manufactured Home?

A lot depends on you. How long you take to choose style, code and floor plan will determine length of project. Once the Manufactured Home plan is chosen and contract is signed it typically takes from is 2-3 months to get building permit and build a project. Much of this time is spent on the State and Local approval of the building plans. Once we have permit in hand the USModular team will act very fast and typically can complete a project within 1-3 months.



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R-Series

Standard Specifications

Standard Specifications

CONSTRUCTION

8' Flat Ceiling Throughout
 12" Eaves Hitch End Only
 Nominal Eaves Sides & Rear - All Except 28' & 40' Wides
 6" Eaves Sides & Rear - 28' & 40' Wides Only
 20# Roof Load
 2x4 Exterior walls
 2x6 Floor Joists 16" On Center
 3/12 Roof Pitch
 5/8" Tongue & Groove Floor Decking
 R-22 Ceiling Insulation
 R-13 Wall Insulation
 R-11 Floor Insulation

EXTERIOR

36" Inswing Steel Front Door
 Standard Front & Rear Porch Lights
 Class A Shingles
 Cemplank Vertical Siding
 Cemplank Facia
 Cemplank Perforated Soffit
 32" Inswing 6-Panel Rear Door
 Shutters Hitch & Front Door Side - Single Wides Only
 4" Cemplank Window Trim Throughout
 Low "E" Dual Glaze Windows Throughout

KITCHEN

Granite Counters With Single Eased Edge
 4" Granite Backsplash
 Bank of Drawers
 Lined Overhead Kitchen Cabs
 Brushed Nickel Kitchen Faucet
 Cabinet W/ No Doors Over Refrigerator
 Stainless Steel Undermount Sink
 Flat Panel MDF Cab Doors

INTERIOR

T&T Throughout With Rounded Corners
 6-Panel Interior Doors
 White 2-1/4" Door Case Molding
 Brushed Nickel Lighting & Hardware Throughout
 Carpet In Closets Throughout
 3" Baseboard Molding in Wet Areas Only
 Standard Heat Registers Throughout
 Wire Vented Shelving Throughout
 Simply Stated Carpet
 #4 Rebond Carpet Pad
 Linoleum in Kitchen, Dining, Baths & Utility

APPLIANCES

Deluxe Gas Range
 18 CF Frost Free Refrigerator
 30" Vented Range Hood With Light

PLUMBING/HEATING/ELECTRICAL/UTILITY

Gas Forced Air Furnace
 Shutoff Valves Throughout
 Wire & Vent For Electric Dryer
 Wire Shelf Over Washer & Dryer
 30 Gal Electric Water Heater
 100 AMP Electrical Service
 Exterior GFI Receptacle
 Carbon Monoxide & Smoke Detectors
 6" LED Can Lights Throughout

BATHS

Granite Counters With Single Eased Edge
 4" Granite Backsplash
 1 PC Fiberglass Tub/Shower
 Brushed Nickel Faucets & Hardware
 Undermount Bath Sinks



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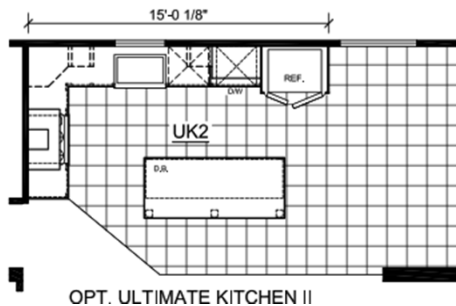
R-Series

Manufactured Homes

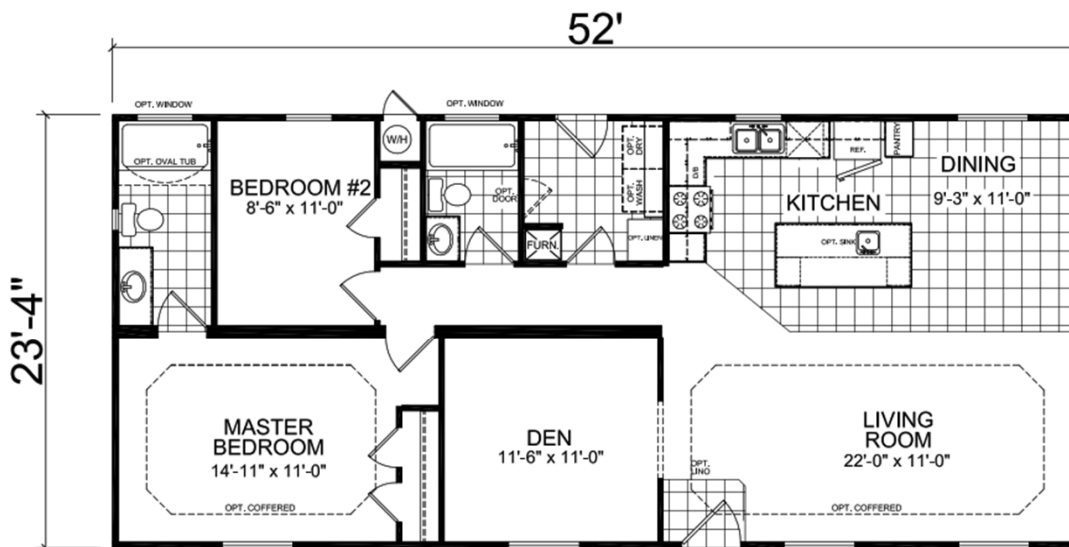
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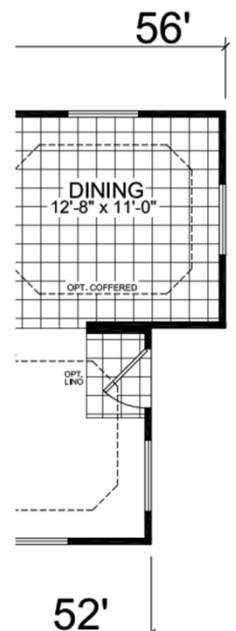
1213 Square Feet
2 Bedrooms
Optional 3rd Bedroom
2 Baths
Utility Room
Kitchen with Island



MODEL 3522D
1213 SQUARE FEET



Optional Off-Set



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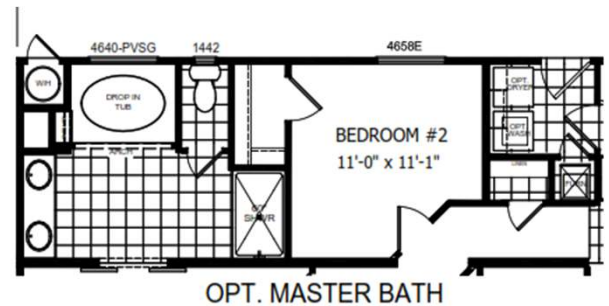
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Model: 3563D

A modern, single-story house with a covered front porch. The house features a dark grey shingled roof, brown horizontal siding, and a white front door with a small transom window. A large window with white trim and horizontal blinds is visible on the right side of the house. The porch has a white railing and a small set of steps leading up to the door. The house is set on a gravel lot with a clear blue sky in the background.



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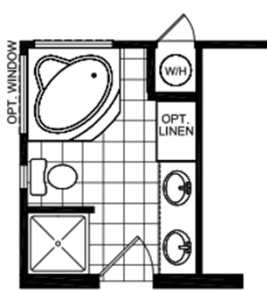
R-Series

Manufactured Homes

Model: 3563F



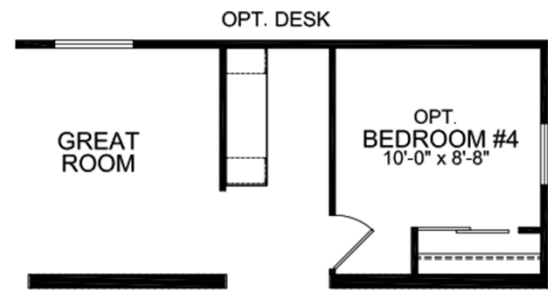
1306 Square Feet
3 Bedrooms
Optional 4th Bedroom
2 Baths
Utility Room
Family Room/Great Room



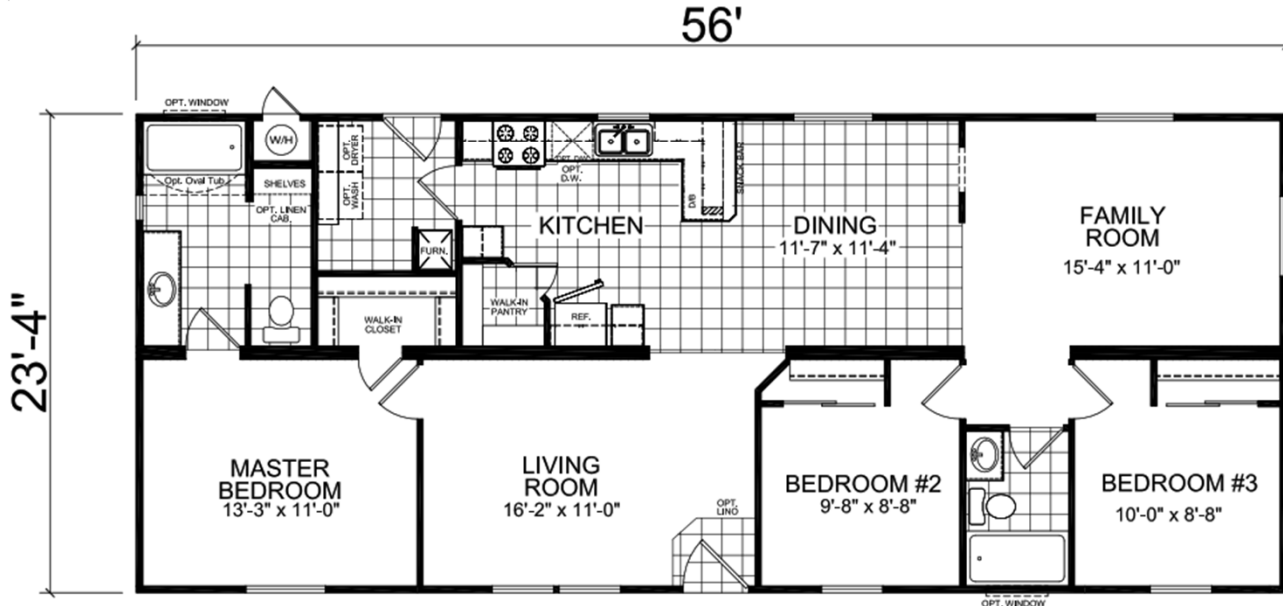
GLA
OPT.



OPT. ULTIMATE KITCHEN II



4th BEDROOM OPTION



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R-Series

Manufactured Homes

Model: 3603B

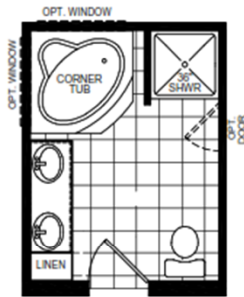


1400 Square Feet

3 Bedrooms

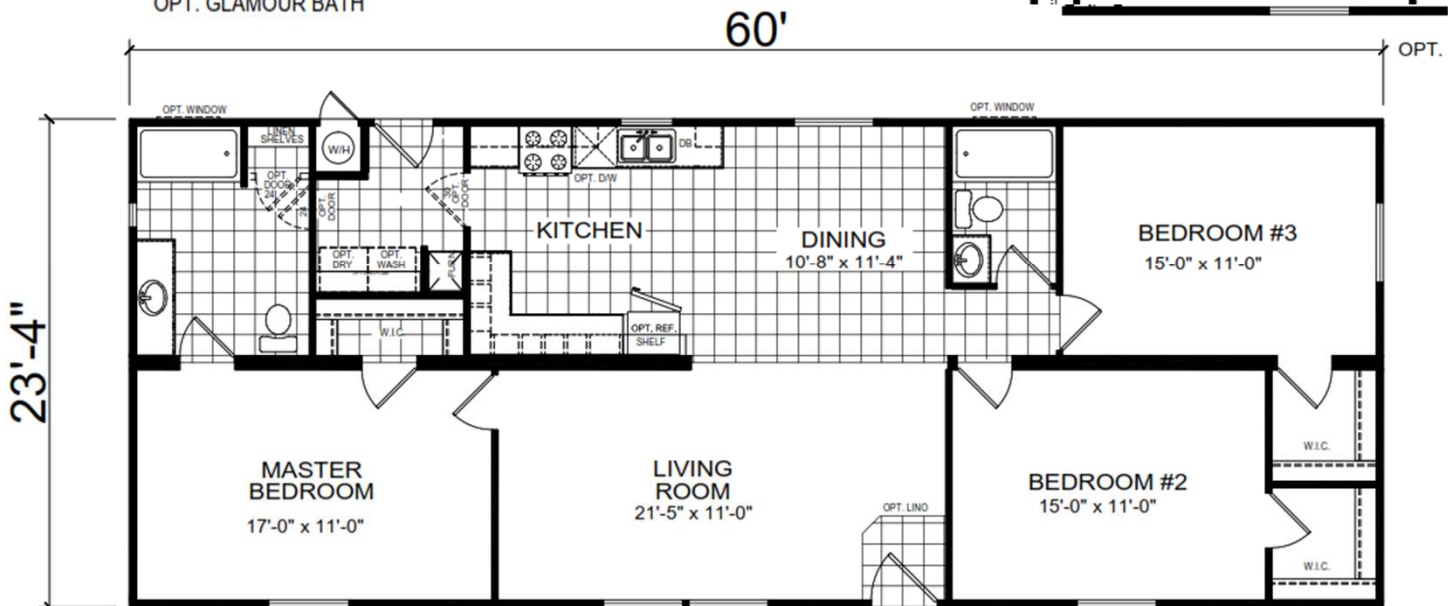
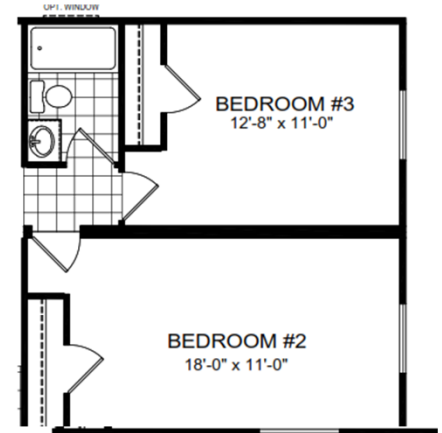
2 Baths

Utility Room



OPT. GLAMOUR BATH

OPT. BEDROOMS



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Model: 3602L

OPT. BOX BAY

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R-Series

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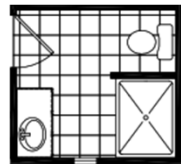
Model: 4563K



1493 Square Feet
3 Bedrooms
Optional Master Retreat
2 Baths
Utility Room
Front & Rear Porch

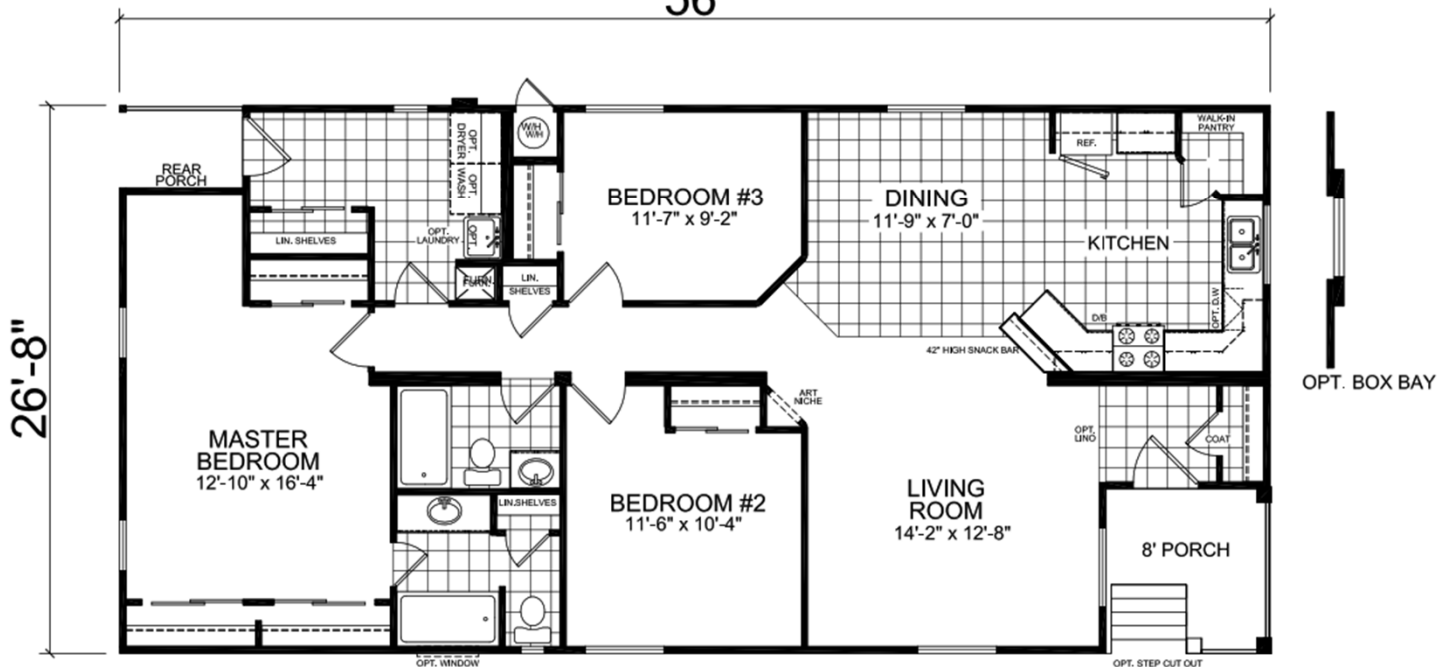


OPT. MASTER BATH W/48" SHOWER



OPT. RETREAT

56'



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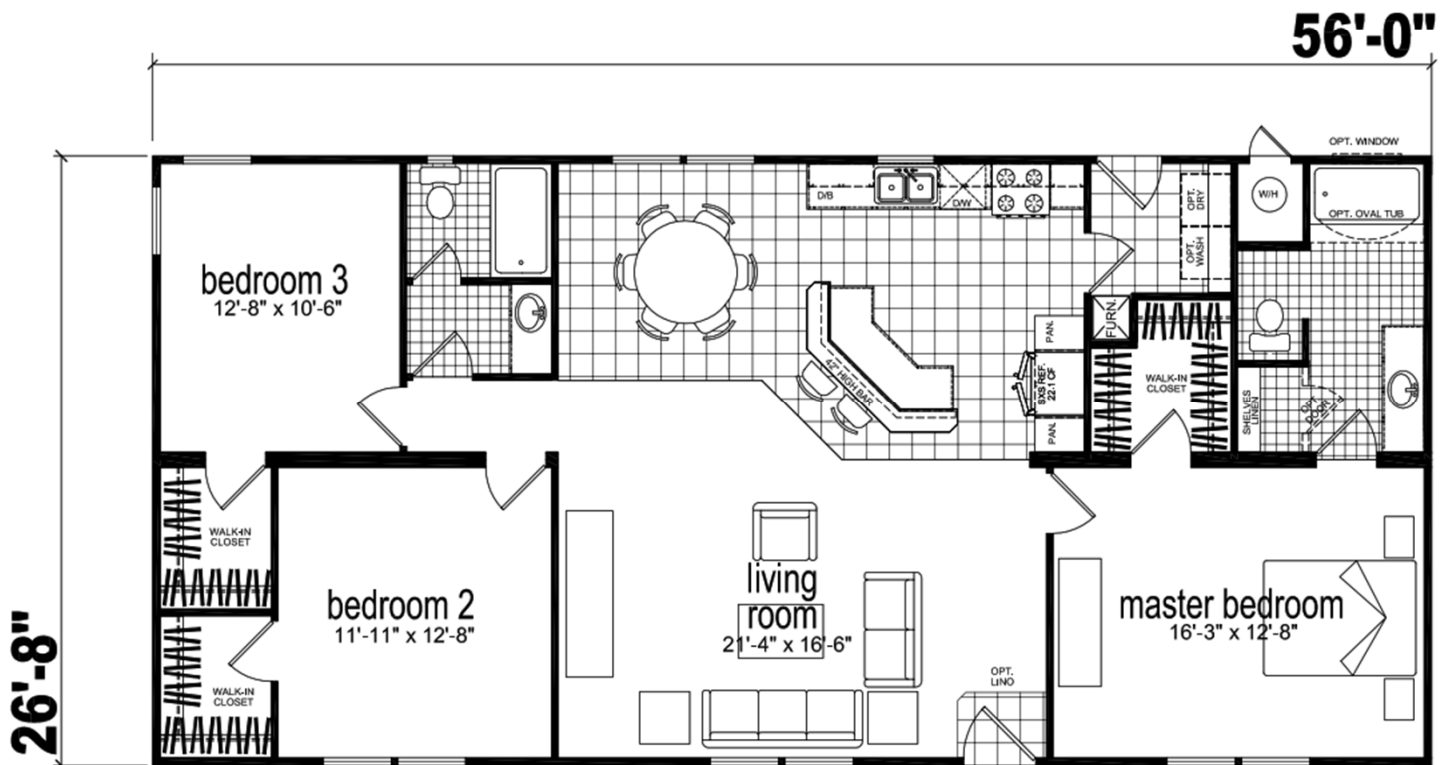
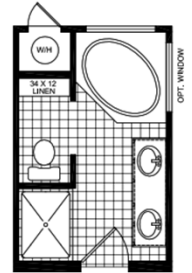
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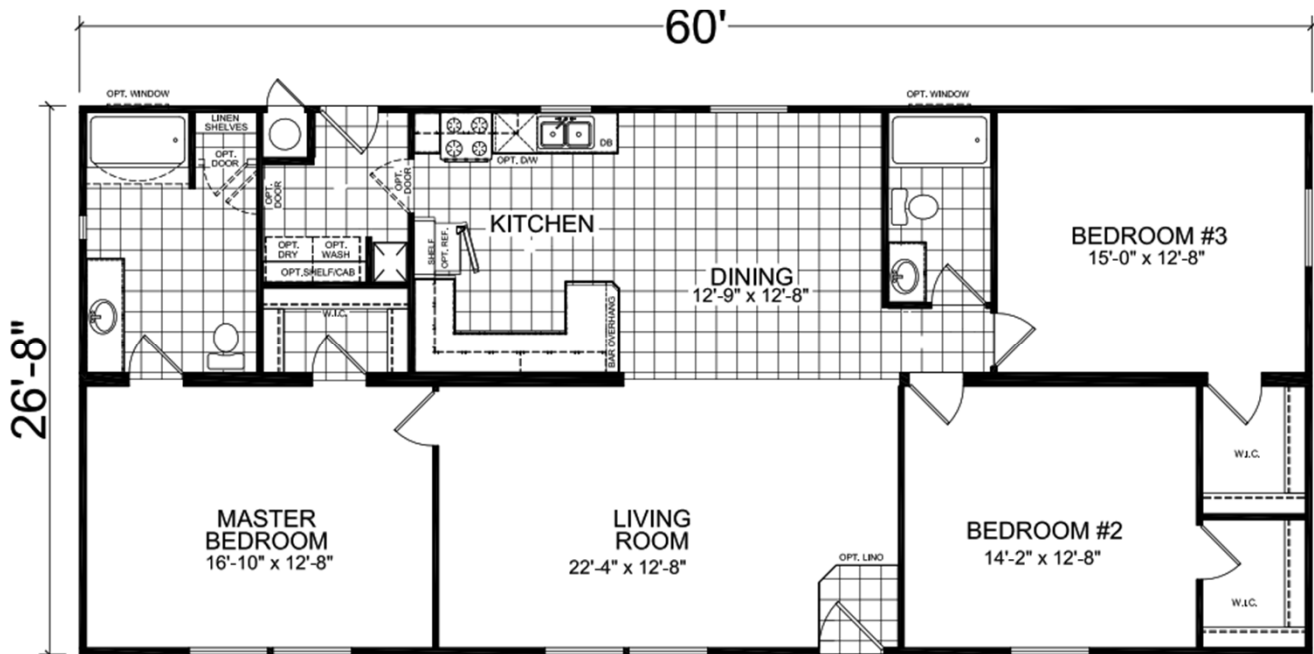
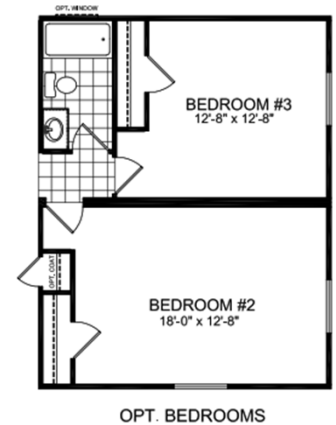
Model: 4563M



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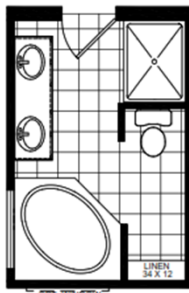
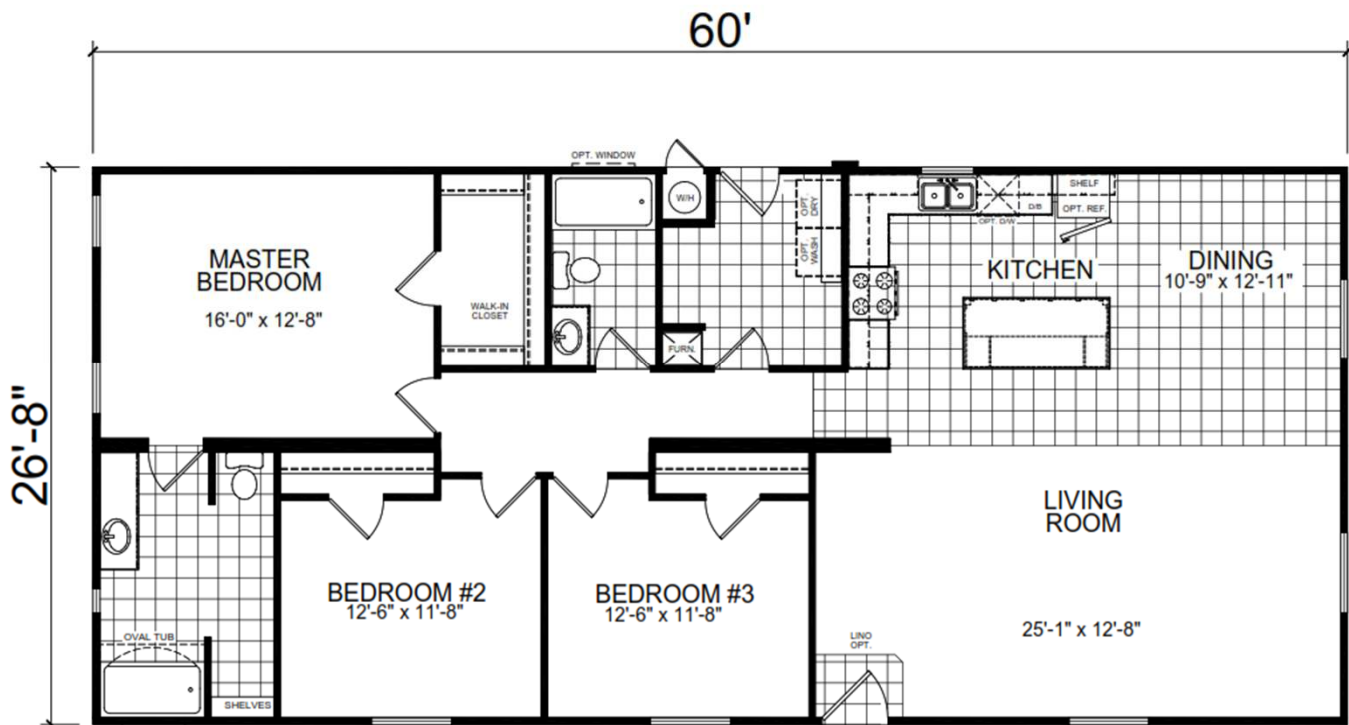
Model: 4603B

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R-Series

Manufactured Homes

Kitchen Island



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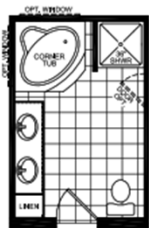
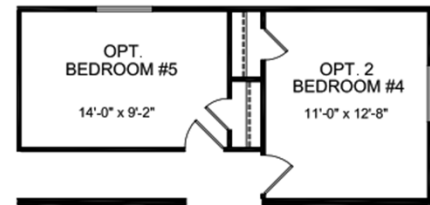
R-Series

Manufactured Homes

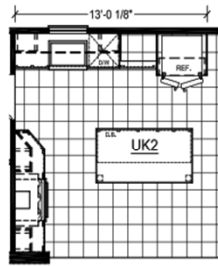
Model: 4663A



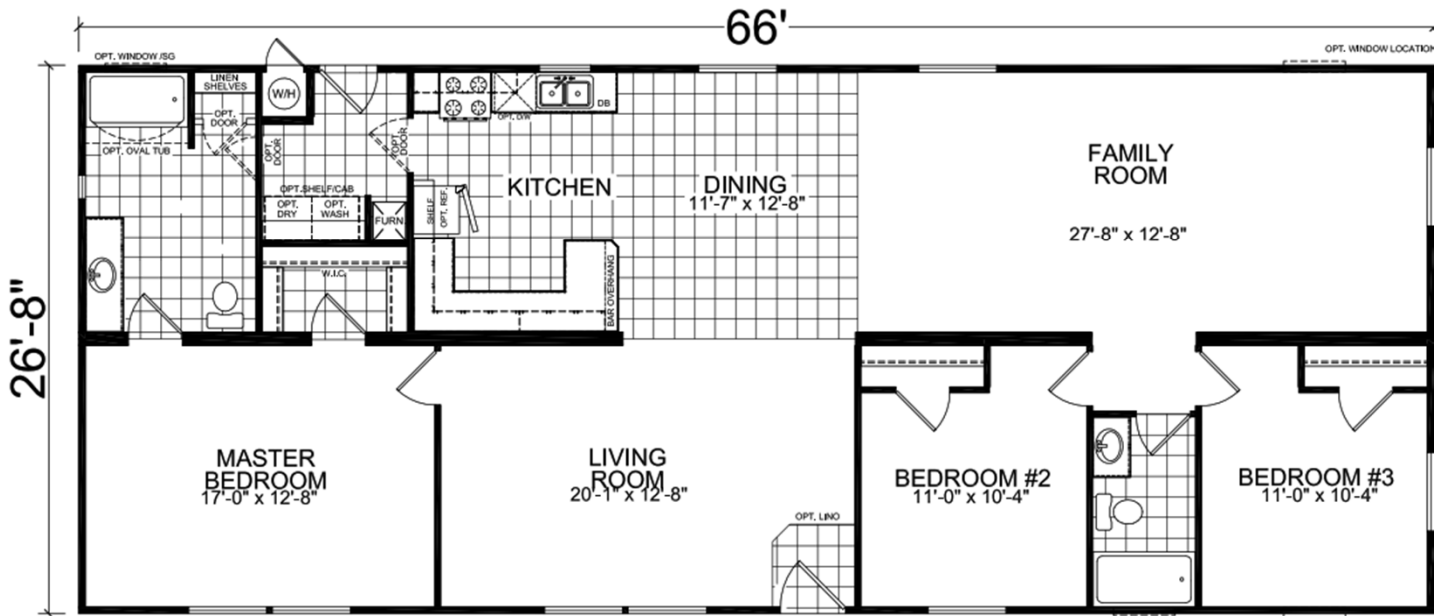
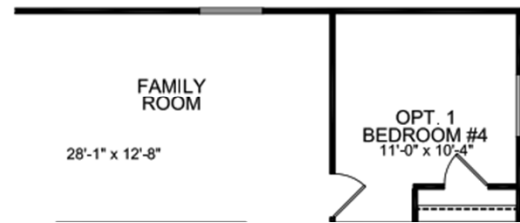
1760 Square Feet
3 Bedrooms
Optional 4th & 5th Bedroom
2 Baths
Utility Room
Living & Family Rooms
Optional Kitchen with Island



OPT. GLAMOUR BATH



OPT. ULTIMATE KITCHEN II



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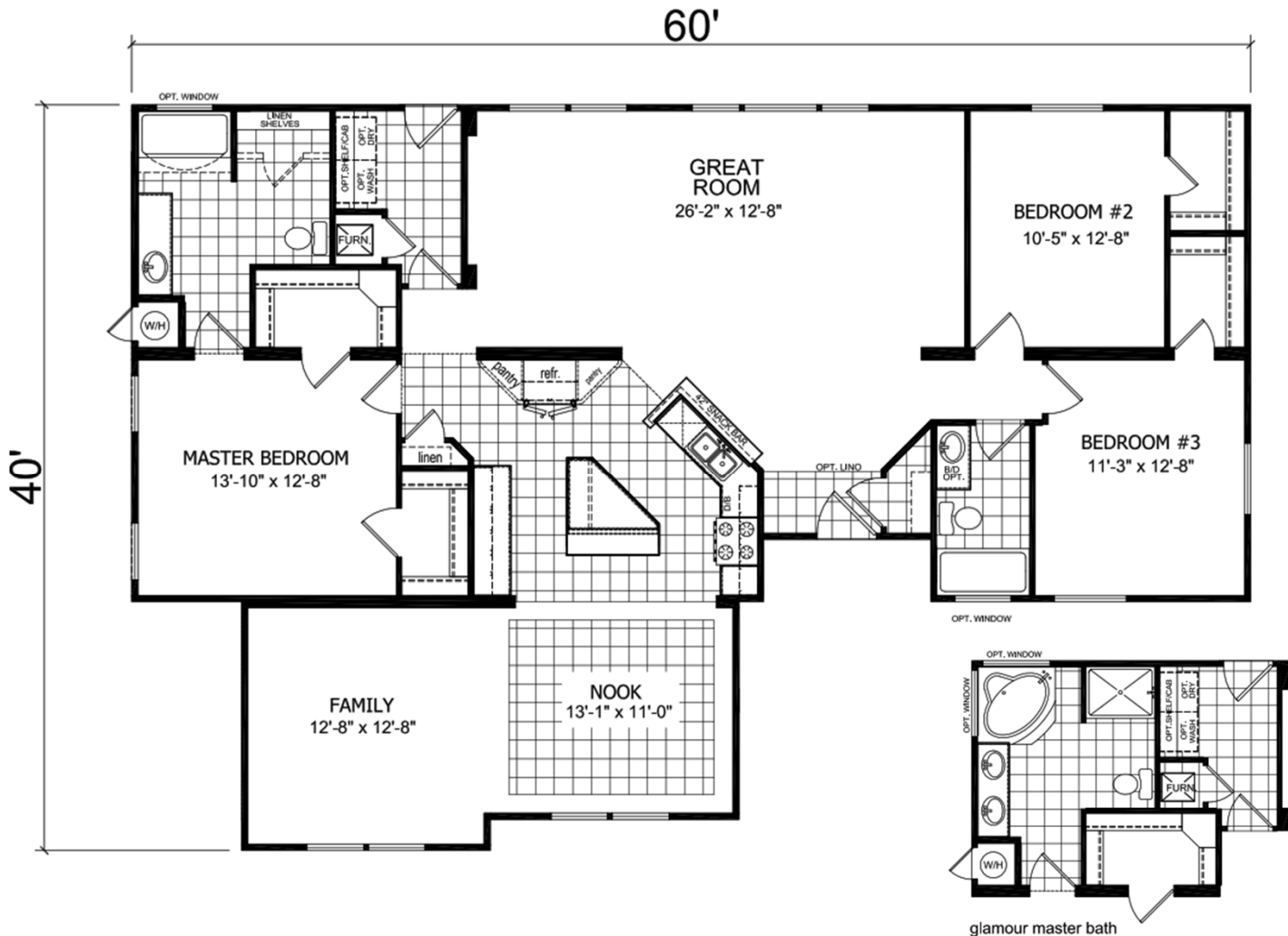
R-Series

Manufactured Homes

Model: 7623U



1904 Square Feet
3 Bedrooms
2 Baths
Great Room Design
Family Room
Utility Room
Kitchen with Island
WalkIn Closets All Bedrooms



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R-Series

Manufactured Homes

Model: 7553K



2200 Square Feet

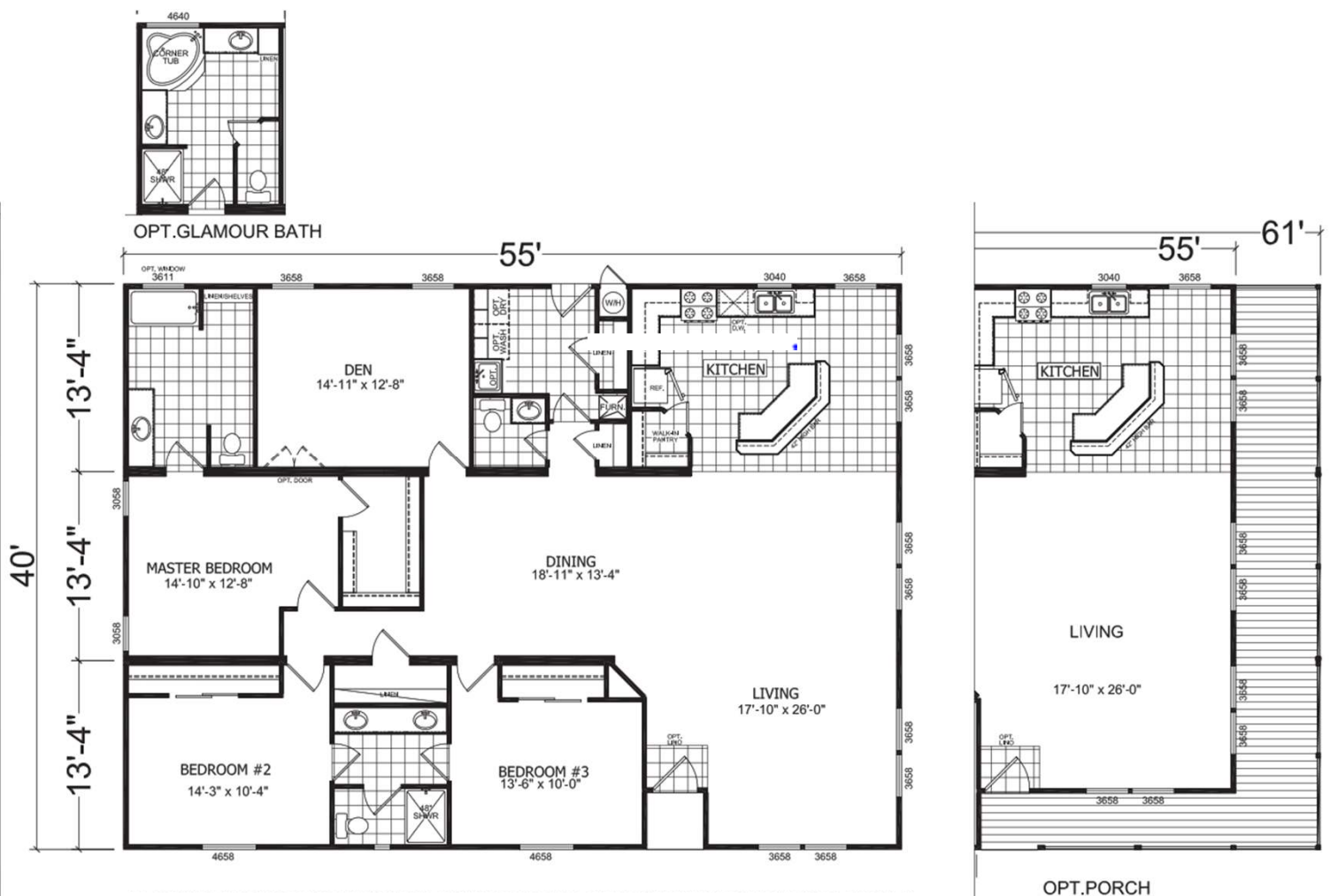
3 Bedrooms

2 Baths

Utility Room

Kitchen with Island/Breakfast Bar

Optional Porch



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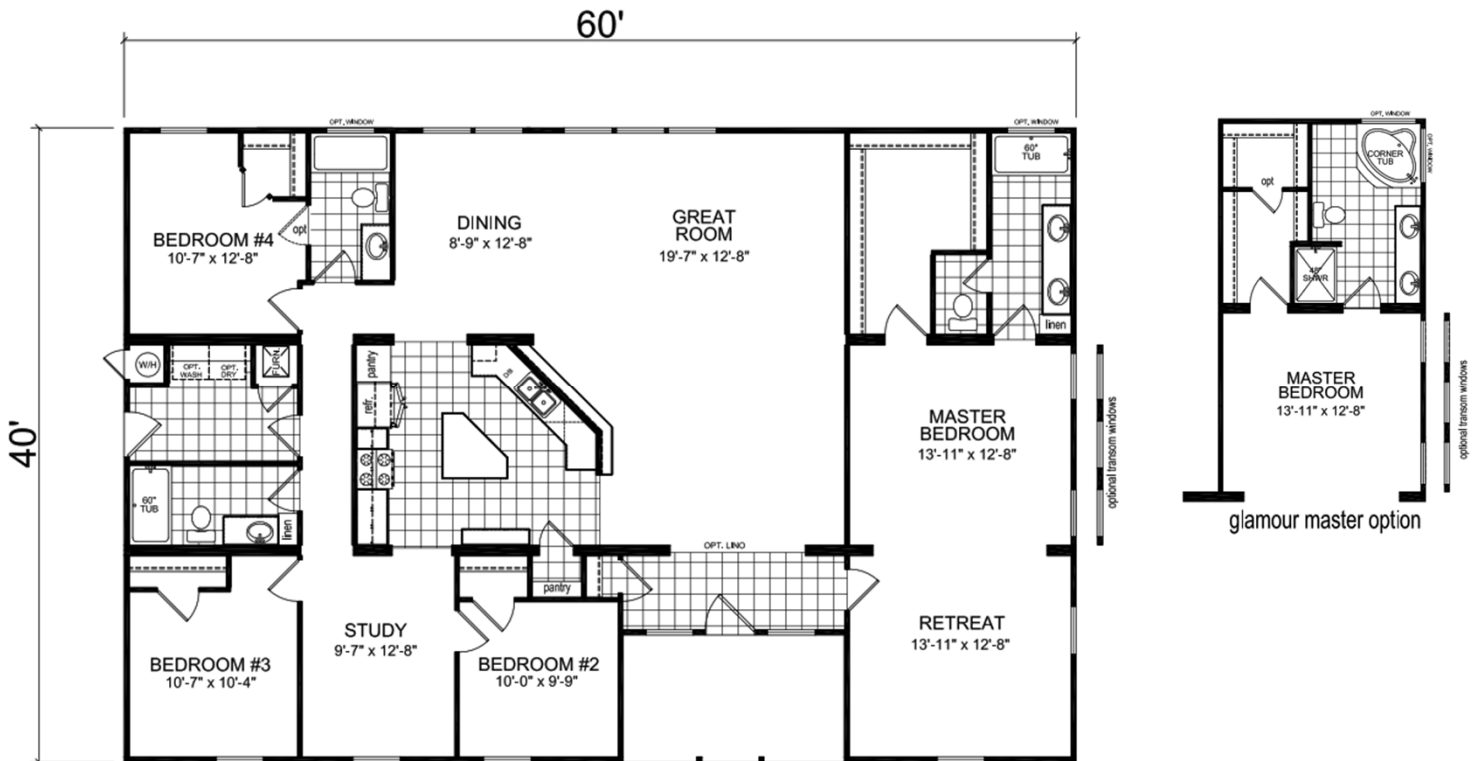
R-Series

Manufactured Homes

Model: 7604B



2289 Square Feet
3 Bedrooms
Master Bedroom Retreat
2 Baths
Great Room Design
Study
Utility Room
Kitchen with Island/Breakfast Bar
Porch



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Standard Specifications

Electrical/Plumbing

100 Amp Service
 Rocker Switches Throughout
 Dual USB Recept - Kitchen
 Interior Panel Box
 Furnace: 56 BTU
 29 Gal Gas Water Heater
 Shut-Off Valves Throughout
 Plumb & Wire for Washer & Gas Dryer
Canyon Lake Lighting PKG:
 1-LT DOMED CHANDELIER – Qty. 1
 EXTERIOR LIGHT - Qty. 2
 (5) 6" CEILING LIGHT (BRUSHED Nickel) -
 KITCHEN (2), HALLWAY (1), Master Bath
 (1), Guest Bath (1)
Walk-in closet if Applicable
 Hollywood Bar Light – Qty. 2
 Master Bath (1), Guest Bath (1)

Cabinetry

4" Laminate B/Splash-Master Bath
 4" Laminate B/Splash-Guest Bath
 4" Laminate B/Splash-Kitchen
 Kitchen 3-Door Pantry (model specific)
 Cabinet Doors: Shaker (paper-wrap)
 Drawer Bank (3 drawers) - Kitchen
 12" Shelf Over Refer
 Cabinet Hardware - Nickel Round Knobs
 Side-Mount Drawer Guides
 Concealed Cabinet Door Hinges
 White-Lined Overhead Cabinets
 White-Lined Base Cabinets
 Wire Utility Shelf

Kitchen

Single Lever Faucet w/Spray - Chrome
 F/S Gas Range 30"
 18.1 CF Refrigerator
 Stainless Steel 6" Deep Sink

Interior

Knockdown Ceiling
 Closet - White Vinyl
 Mini Blinds T/O 1" Aluminum
 Rebond Carpet Pad
 Small Door Casing
 Tape & Texture - Wet Areas *
 Tape & Texture - Living Areas *
 Square Interior Corners - T/O *

Doors and Windows

36" 6-Panel Fiberglass Entry Door
 36" 6-Panel Fiberglass Rear Door
 Low – E Vinyl
 D/G Tempered Glass Windows T/O
 2- Panel Interior Doors T/O
 (2) Mortised Door Hinges – Nickel
 Tulip Interior Door Knobs - Nickel

Master Bath

1-pc 60" Fiberglass Tub/Shower
 Single Lever Faucet / Diverter – Chrome
 Towel Bar/Tissue Holder – Chrome
 Porcelain Single Lavy Bowl
 Exhaust Fan w/Switch
 Mirror with polished edge
 Hollywood Bar Light
 36" High Vanity

Guest Bath

1-pc Fiberglass Tub/Shower
 Single Lever Faucet / Diverter –
 Chrome
 Towel Bar / Tissue Holder – Chrome
 Porcelain Lavy Bowl
 Exhaust Fan
 Mirror with polished edge
 Hollywood Bar Light

Exterior

Insulation: R21-11-11 (28-11-11 model
 specific)
 Exterior Window Trim T/O
 Allura- Fiber Cement
 Exterior Vertical Siding
 Roof Pitch: 3:12 / 4:12 for All Single Wides
 12" Front Overhang
 Roof Load 20LB

Eaves & Overhang

12', 14' & 15' Wide
 - Optional 4", 6" or 12" Side Eaves -
 Optional 12" Rear Overhang
20' & 24' Wide
 - Optional 6" or 12" Side Eaves
 - Optional 12" Rear Overhang
28' Wide
 - Standard 6" Side Eaves
 - Optional 12" Side Eaves
 - Optional 12" Rear Overhang
30' Wide
 - Nominal 4" Side Eaves – STD
 - Optional 12" Rear Overhang

Effective: 8/5/19



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FCL-Series

Manufactured Homes

Model: 24563L

1306 Square Feet

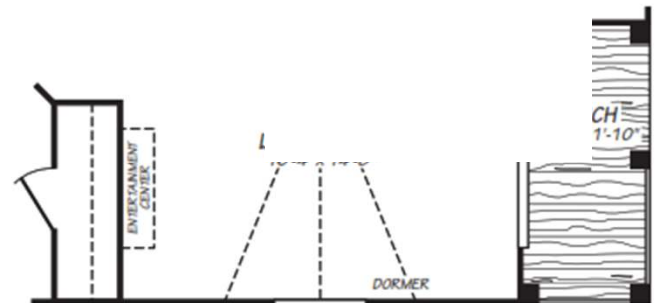
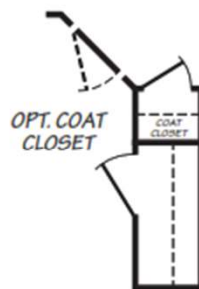
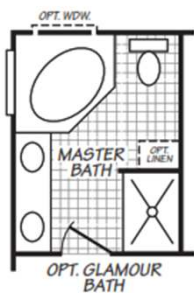
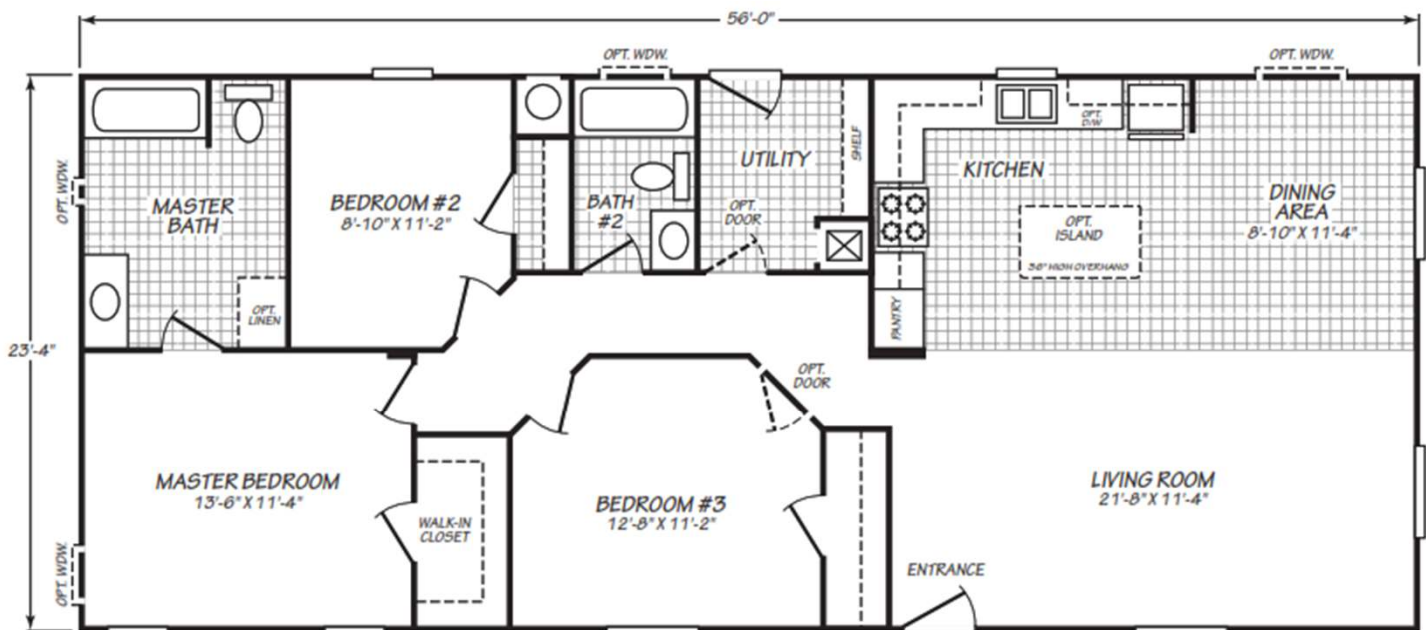
3 Bedrooms

2 Baths

Utility Room

Kitchen with Island

Optional Porch



OPT. PORCH & ENTERTAINMENT CENTER & DORMER



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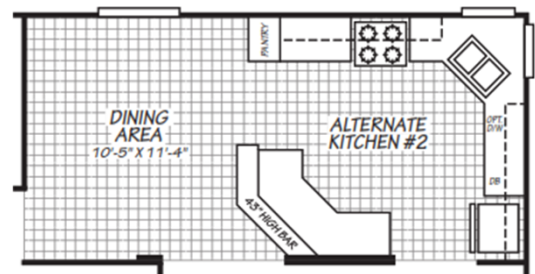
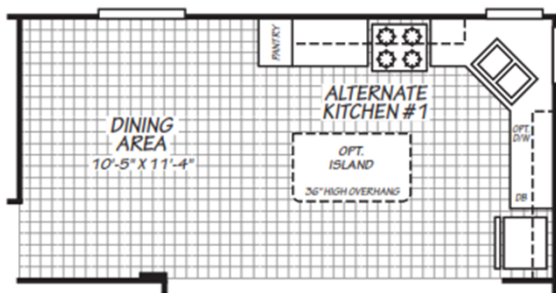
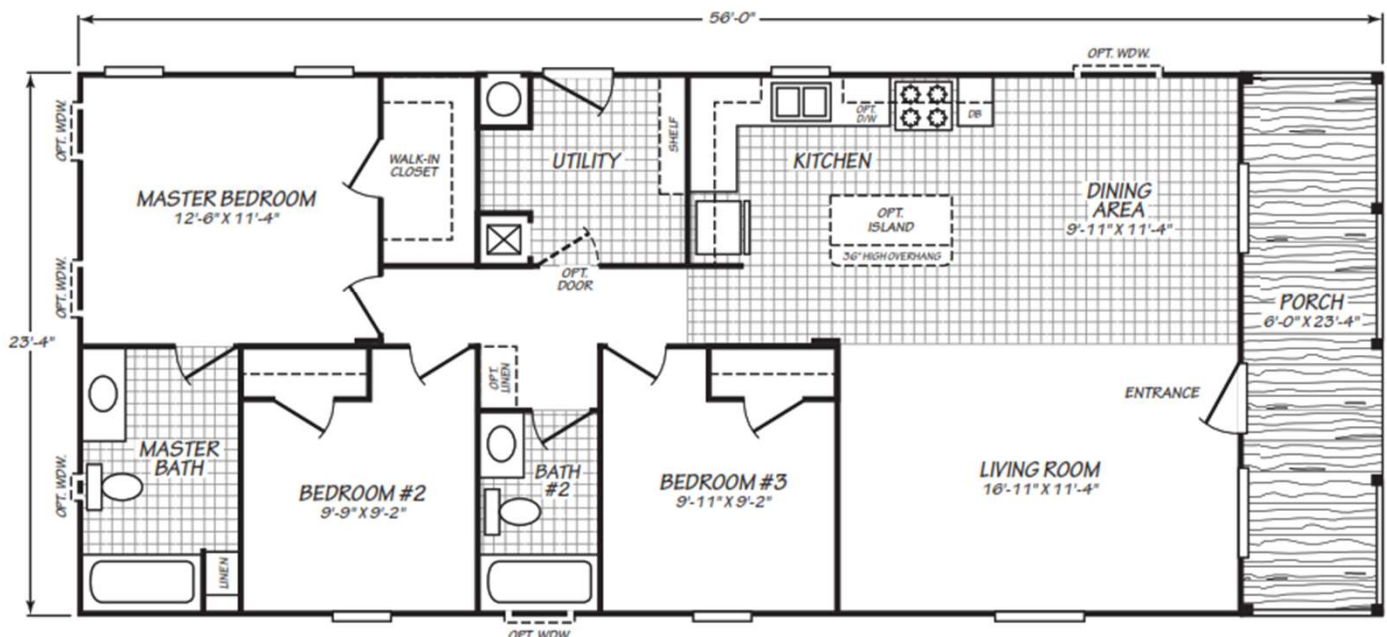
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Model: 24563P



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FCL-Series

Manufactured Homes

Model: 24564A

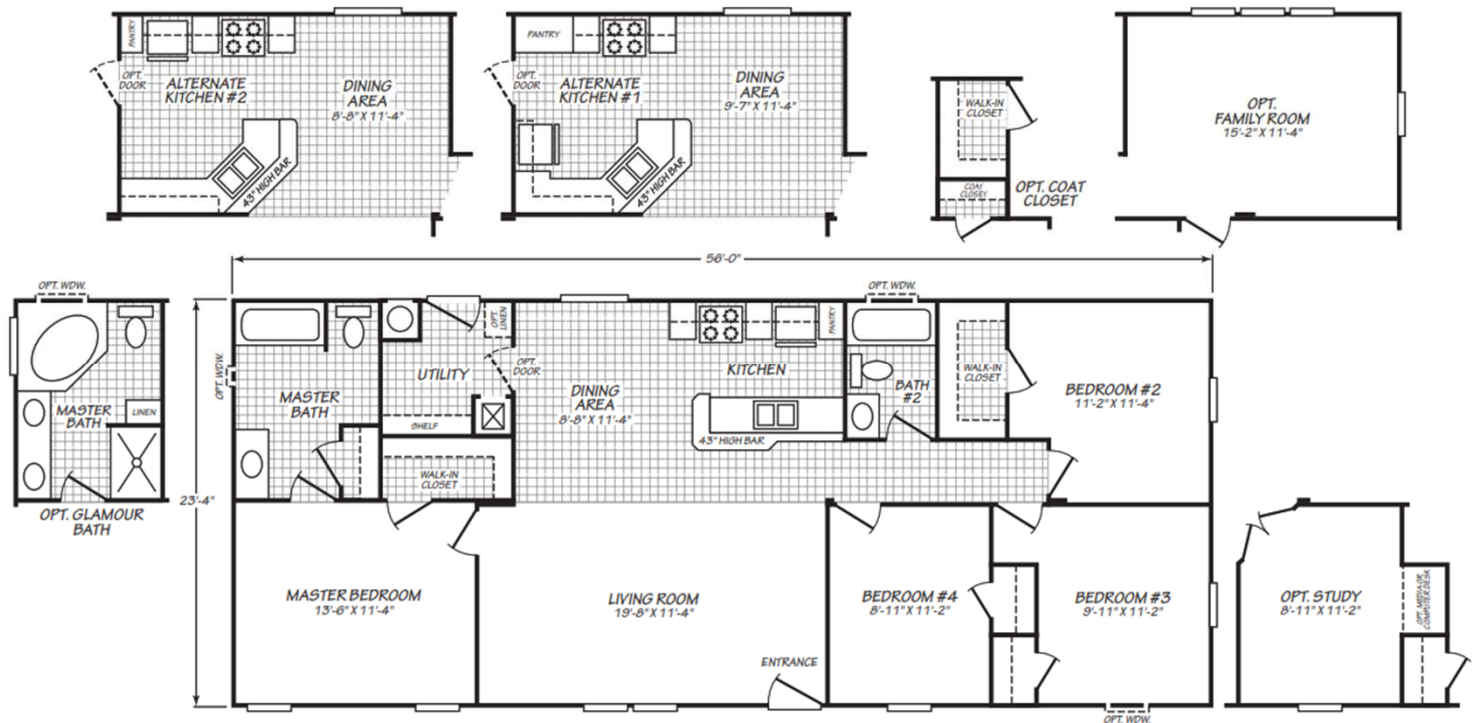
1306 Square Feet

4 Bedrooms

2 Baths

Utility Room

Kitchen with Island



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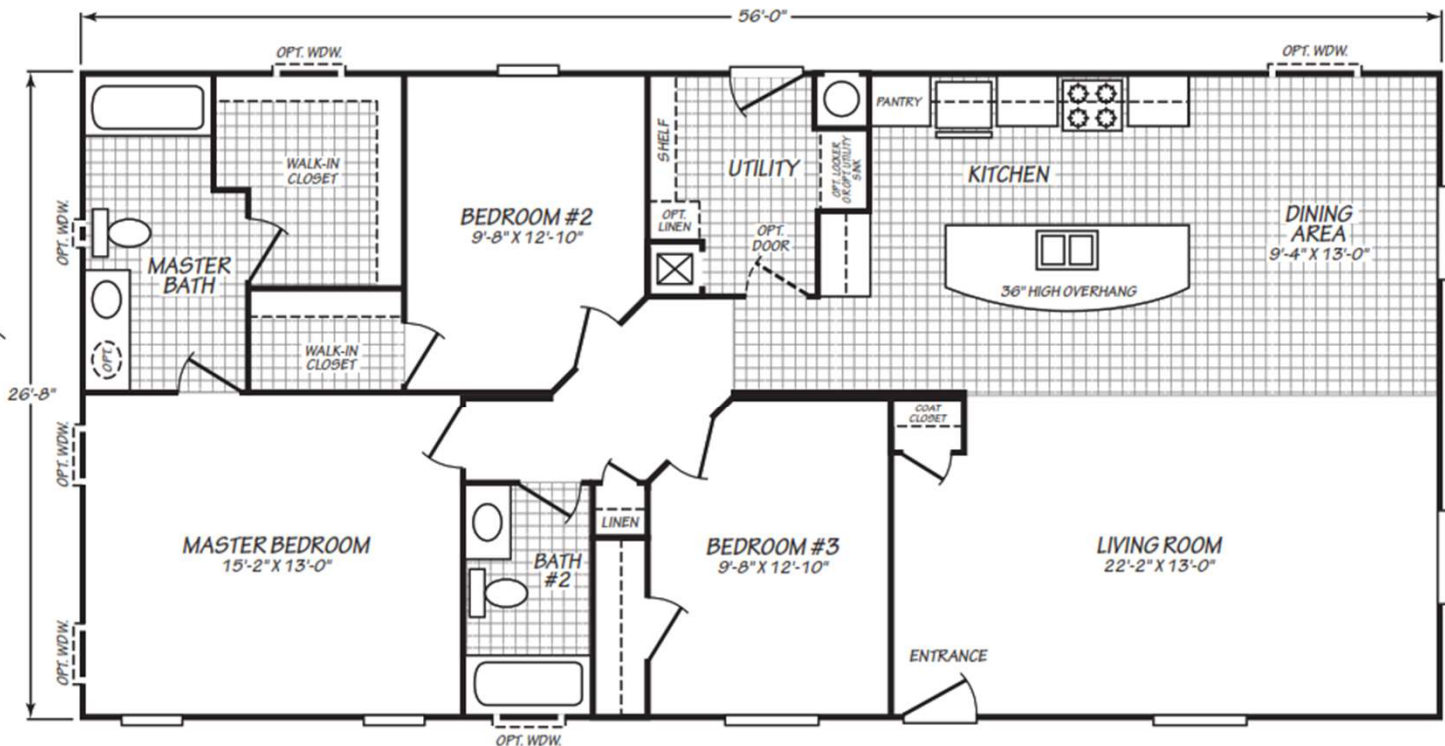
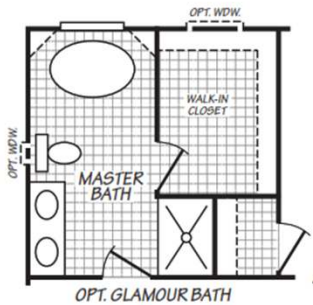
FCL-Series

Manufactured Homes

Model: 28563F



1492 Square Feet
3 Bedrooms
2 Baths
Utility Room
Kitchen with Island



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FCL-Series

Manufactured Homes

Model: 30563K



1680 Square Feet

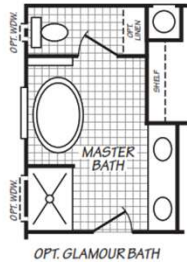
3 Bedrooms

2 Baths

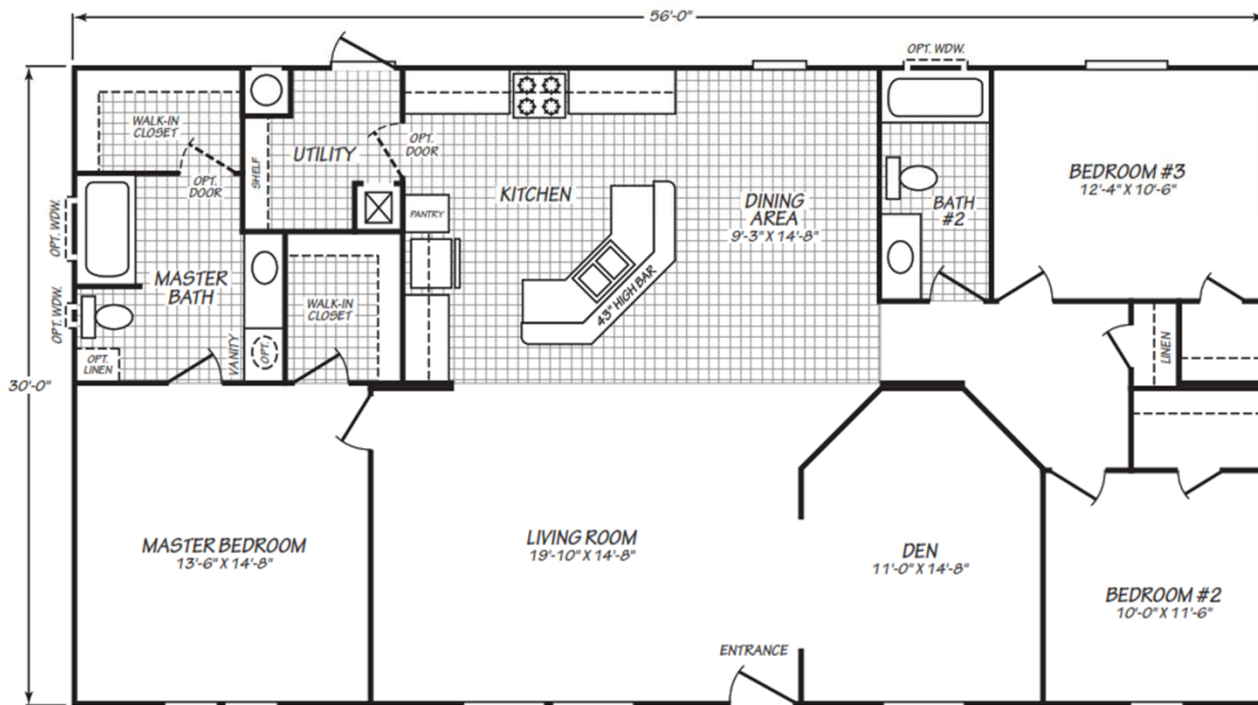
Utility Room

Kitchen with Island/Breakfast Bar

Walk-In Closets All Bedrooms



OPT. GLAMOUR BATH



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Standard Specifications

Electrical/Plumbing

100 AMP Service
Interior Panel Box
40 Gal. Gas Water Heater & 56 BTU Furnace
Plumb/Wire for Washer & Gas Dryer
Rocker Switches T/O
Dual USB Recept- Kitchen
Shut Off Valves T/O
Toe Kick Registers in Wet Areas
Wire & Brace (1)

Cabinetry

Hardwood Straight Cabinet Doors
Drawers over Doors
Drawer Bank – Kitchen & Master Bath
2 Door O/H Utility w/Wooden Pole
Lip Molding Under Overhead Cabinets
24" Deep Cabinet over Refrigerator
White Lined Base and Overhead Cabinets
Crown & Lip Molding - Overhead Cabinets
Nickel "Gateway" Cabinet Pulls
Concealed Soft-Close Cabinet Door Hinges
Side-mount Drawer Guides
Adjustable Shelves on All Kitchen Overheads

Kitchen

Porcelain Sink
Ceramic Tile Full Backsplash
Upgrade Gas Freestanding Range (White)
Upgrade Dishwasher (White)
25 CF SxS Refer w/Ice and Water Dispenser (White)
Single Lever Faucet w/Sprayer
Garbage Disposal

Interior

Knockdown Ceiling
Tape and Texture T/O & Bullnose Corners
Alternate Interior Paint Color: Eggshell Finish *
2" Faux Wood Blinds T/O
2" Door Casing & Baseboard Molding
Upgrade Carpet Pad
25oz. Carpet – Soft Sensation/That's Awesome
Wood Shelves with Rod in Closets
Luxury Vinyl Plank Entry *
Guest Closet
(4) 4" LED Recessed Can Lights – Living Room

Doors and Windows

Craftsman Style Front Entry Door
36" 9-Lite Inswing Rear Door
Vinyl D/G, Low-E, Tempered Glass Windows T/O
2-Panel Interior Doors T/O
Furnace Door Louvered
Ventilated Window – Both Baths
(3) Mortised Hinges & Lever Interior Handles (Nickel)
2-Panel Sliding Wardrobe Doors (model specific)

Master Bath

Glamour Bath (if applicable)
4" Ceramic Tile Backsplash (includes tub deck if applicable)
Mirrored Medicine Cabinet
Upg. Lavy Bowl
Nickel Single Lever Faucet & Diverter
Nickel Towel Bar / Tissue Holder
Elongated Toilet
36" High Vanity
(2) 4" LED Recessed Can Lights
Exhaust Fan

Guest Bath

Banjo countertop (if applicable)
4" Ceramic Tile Backsplash
1-Pc Molded Fiberglass Tub/Shower
Mirrored Medicine Cabinet
Upgrade Lavy Bowl
Nickel Single Lever Faucet & Diverter
Nickel Towel Bar / Tissue Holder
Elongated Toilet
Exhaust Fan

Exterior

Insulation R:28-11-11
Upgrade (Vogue) Hitch & FDS
4" Window Trim
10" Trim Fascia
Allura - Fiber Cement Vertical Siding
Roof Load 20LB
4:12 Roof Pitch
12" Front and Rear Overhang
Trimline Ventilated Roof System
Front Airfoil

Eaves

15 & 24 wide
- Optional 6" or 12" side eaves
28 wide
- STD 6" side eaves
- Optional 12" side eaves



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FCM-Series

TWO STORY

Manufactured Homes

Model: 24444X

2007 Square Feet

4 Bedrooms

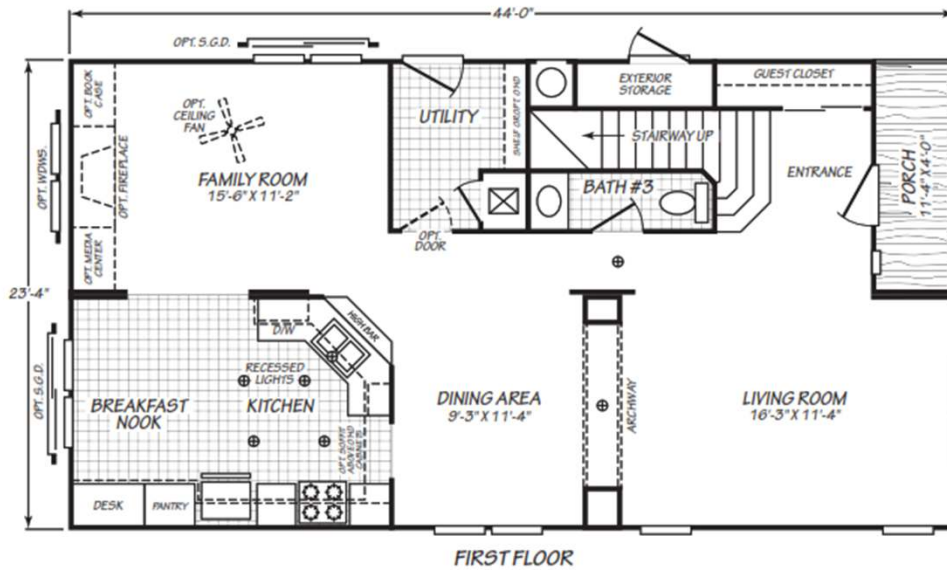
Optional Master Retreat

2-1/2 Baths

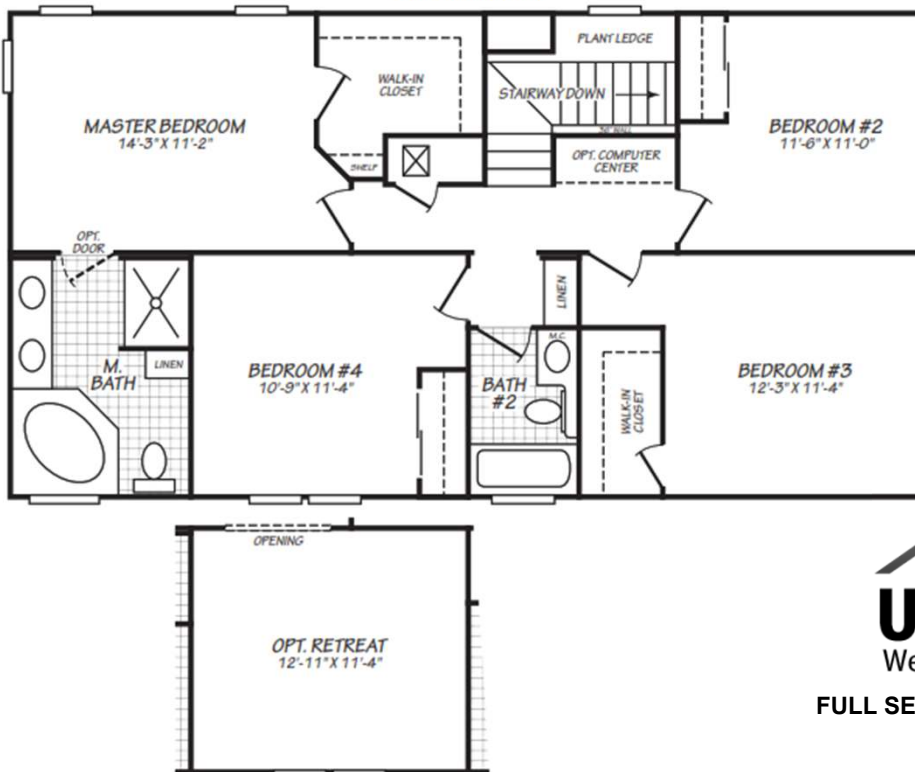
Utility Room

Kitchen with Breakfast Bar

Porch



SECOND FLOOR



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Manufactured Homes

Model: 15523T

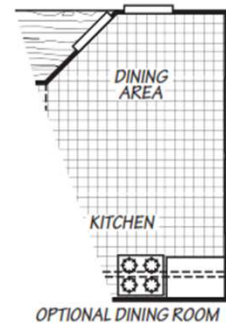
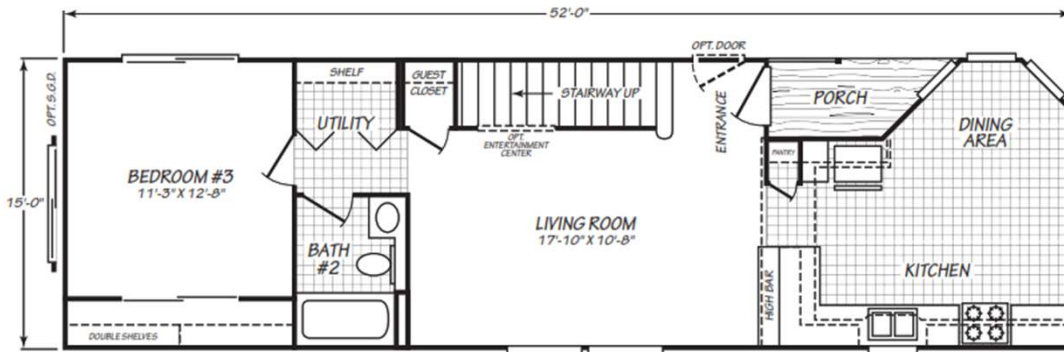
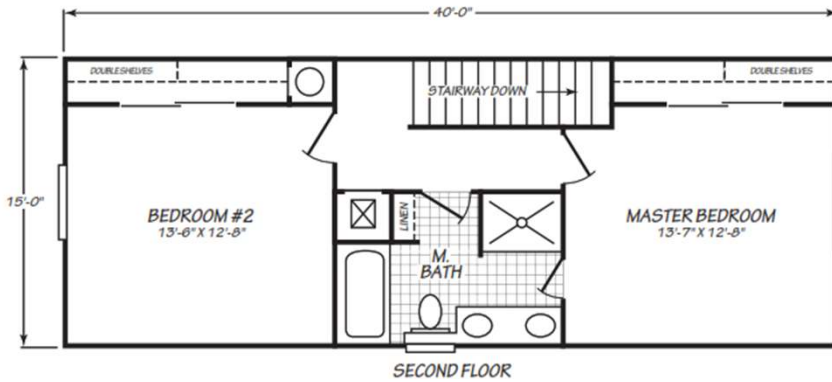
1317 Square Feet

3 Bedrooms

2 Baths

Pantry

Porch



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FCM-Series

TWO STORY

Manufactured Homes

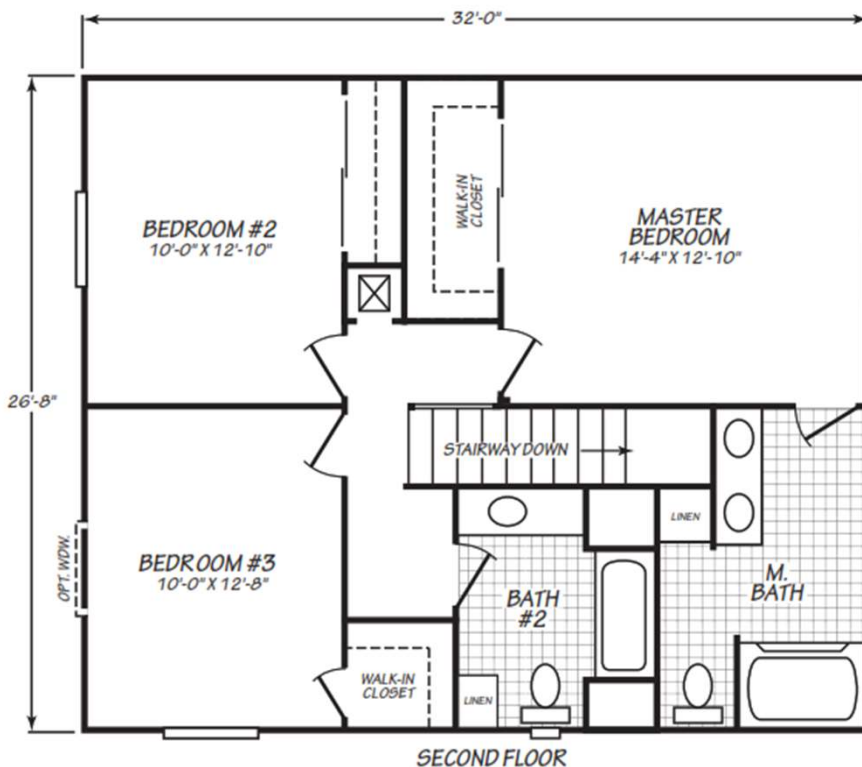
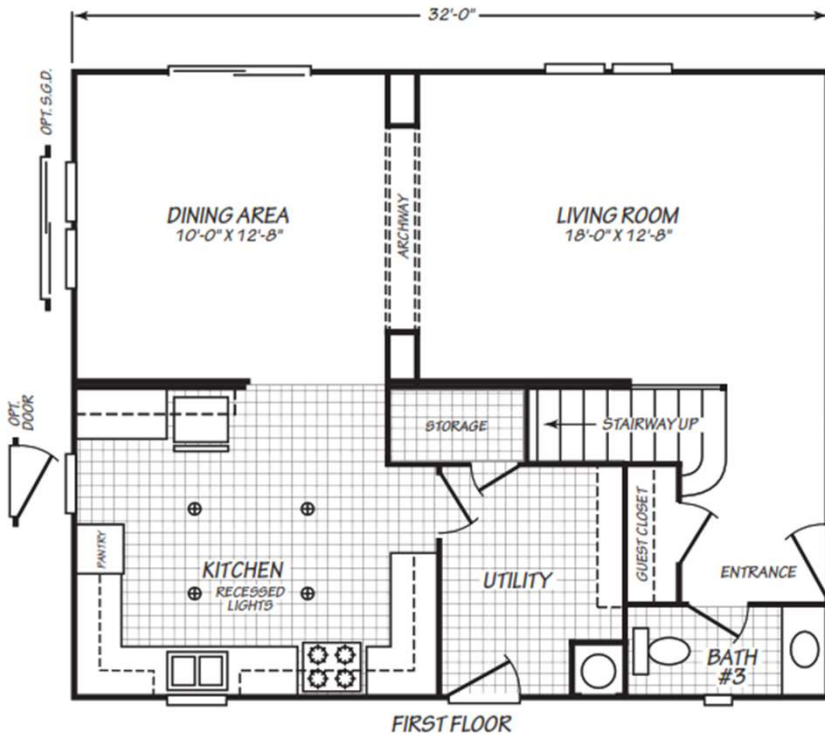
Model: 28323X

1706 Square Feet

3 Bedrooms

2-1/2 Baths

Utility Room



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FV-Series

Standard Specifications

Electrical/Plumbing

100 AMP Service
Interior Panel Box
40 Gal. Gas Water Heater & 56 BTU Furnace
Plumb/Wire for Washer & Gas Dryer
Rocker Switches T/O
Dual USB Recept- Kitchen
Shut Off Valves T/O
Toe Kick Registers in Wet Areas
Wire & Brace

Cabinetry

Laminate C-Tops T/O
Straight Hardwood Panel Cabinet Doors
Drawers over Doors
Drawer Bank – Kitchen & Master Bath (4)
2 Door O/H Utility w/ Shelf & Pole
Lip Molding Under Overhead Cabinets
24" Deep Cabinet over Refrigerator
White Lined Base and Overhead Cabinets
Crown & Lip Molding - Overhead Cabinets
Nickel "Bar" Cabinet Pulls
Concealed Soft-Close Cabinet Door Hinges
Side-mount Drawer Guides
Adjustable Shelves on All Kitchen Overheads

Kitchen

Porcelain Sink
Full Height Ceramic Tile Backsplash
Full Height Ceramic Tile Backsplash-Behind Range
Crescent Edge *
Upgrade Gas Freestanding Range w/ Range Hood (White)
Dishwasher (White)
25 CF SxS Refer w/Ice and Water Dispenser (White)
Single Lever Faucet w/Sprayer
Garbage Disposal

Interior

Knockdown Ceiling
Tape and Texture T/O & Bullnose Corners Alt.
Alternate Interior Wall Paint Color (Egg Shell Finish)
2" Faux Wood Blinds T/O (Standard Height)
2" Door Casing & Baseboard Molding
Upgrade Carpet Pad
25oz. Carpet – Soft Sensation/That's Awesome
Wood Shelves with Rod in Closets
Luxury Vinyl Plank Entry
(4) 4" LED Can Lights

Doors and Windows

Craftsman Style Front Entry Door
36" 9-Lite Inswing Rear Door
Vinyl D/G, **Low-E, Tempered Glass** Windows T/O
2-Panel Interior Doors T/O
Furnace Door – Louvered
Ventilated Window – Both Baths
(3) Mortised Hinges & Lever Interior Handles
2-Panel Sliding Wardrobe Doors (model specific)

Master Bath

Glamour Bath w/ Oval Drop-in Tub & 48" Shower
Ceramic 4" B/splash (Includes tub deck if applicable)
Crescent Edge *
Mirrored Medicine Cabinet
Porcelain Lavy Bowl
Single Lever Faucet & Diverter - Nickel
Nickel Towel Bar & Tissue Holder
Elongated Toilet
36" High Vanity
(2) 4" LED Can Lights
Exhaust Fan

Guest Bath

Banjo countertop
Ceramic 4" B/splash
Crescent Edge *
Mirrored Medicine Cabinet
Porcelain Lavy Bowl
Single Lever Faucet & Diverter - Nickel
1-Pc 60" Molded Fiberglass Tub/Shower
Nickel Towel Bar & Tissue Holder
Elongated Toilet

Exterior

Insulation: R 28-11-11
Vista Dormer
4" Choice Window Trim T/O
10" Choice Trim Fascia
Front Eyebrow, Col., and Lap (model specific)
Allura- Fiber Cement Vertical Siding
9' sidewalls with Flat Ceiling *
Non-Grid Transom Windows Throughout *
Roof Pitch 3:12 (2:12 on triple section homes) *
20LB Roof Load
12" Front and Rear Overhang
Trimline Ventilated Roof System
Front Airfoil

Eaves

24 wide
- Optional 6" or 12" side eaves
28 wide
- 6" side eaves
- Optional 12" side eaves
30 wide
- 4" side eaves Nominal STD
40 wide
- 6" side eaves
- Optional 12" side eaves



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FV-Series

Manufactured Homes

Model: 28573L



1510 Square Feet

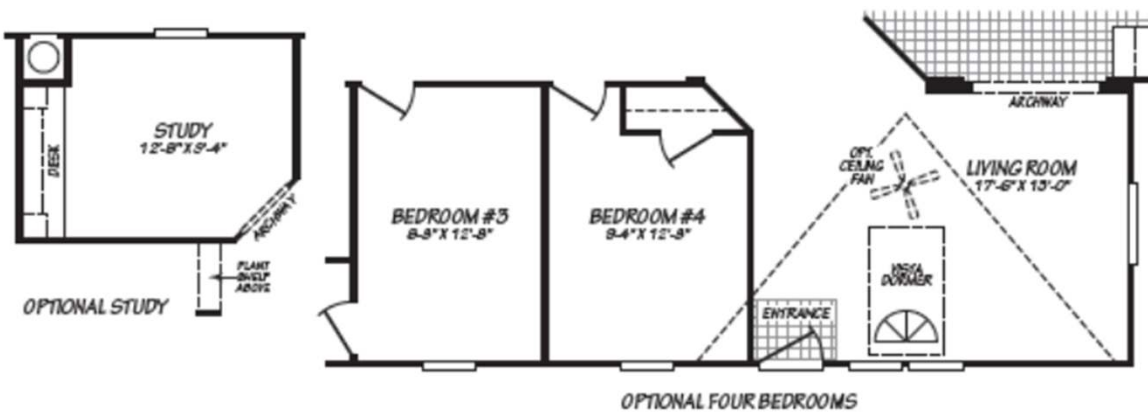
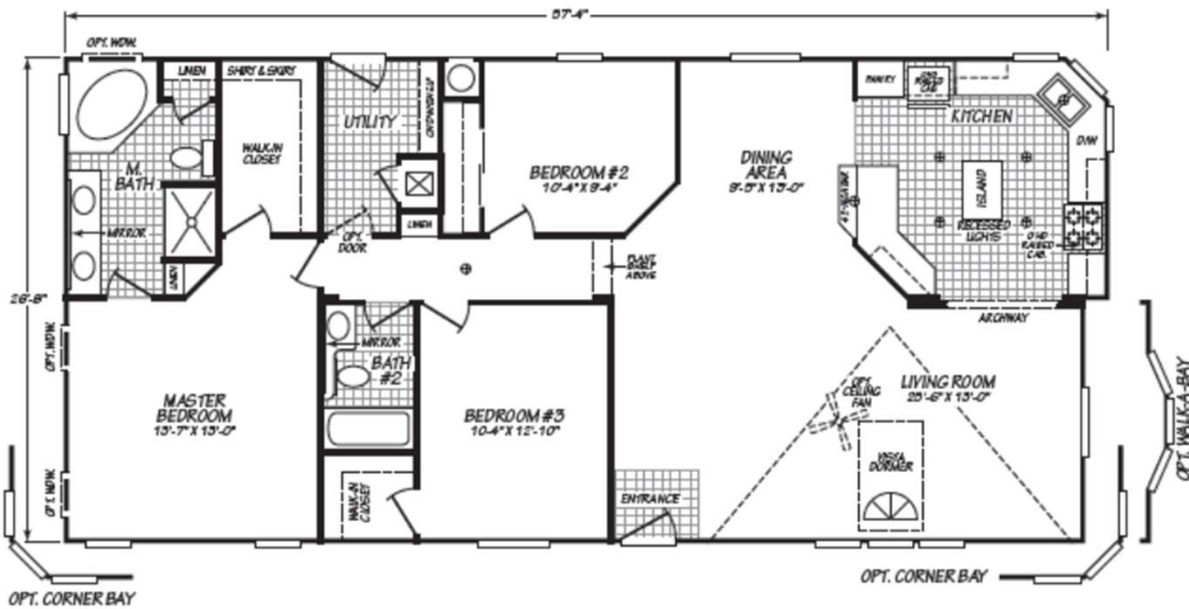
3 Bedrooms

Optional 4th Bedroom

2 Baths

Utility Room

Kitchen with Island & Breakfast Bar



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Manufactured Homes

Model: 28573L

1510 Square Feet

3 Bedrooms

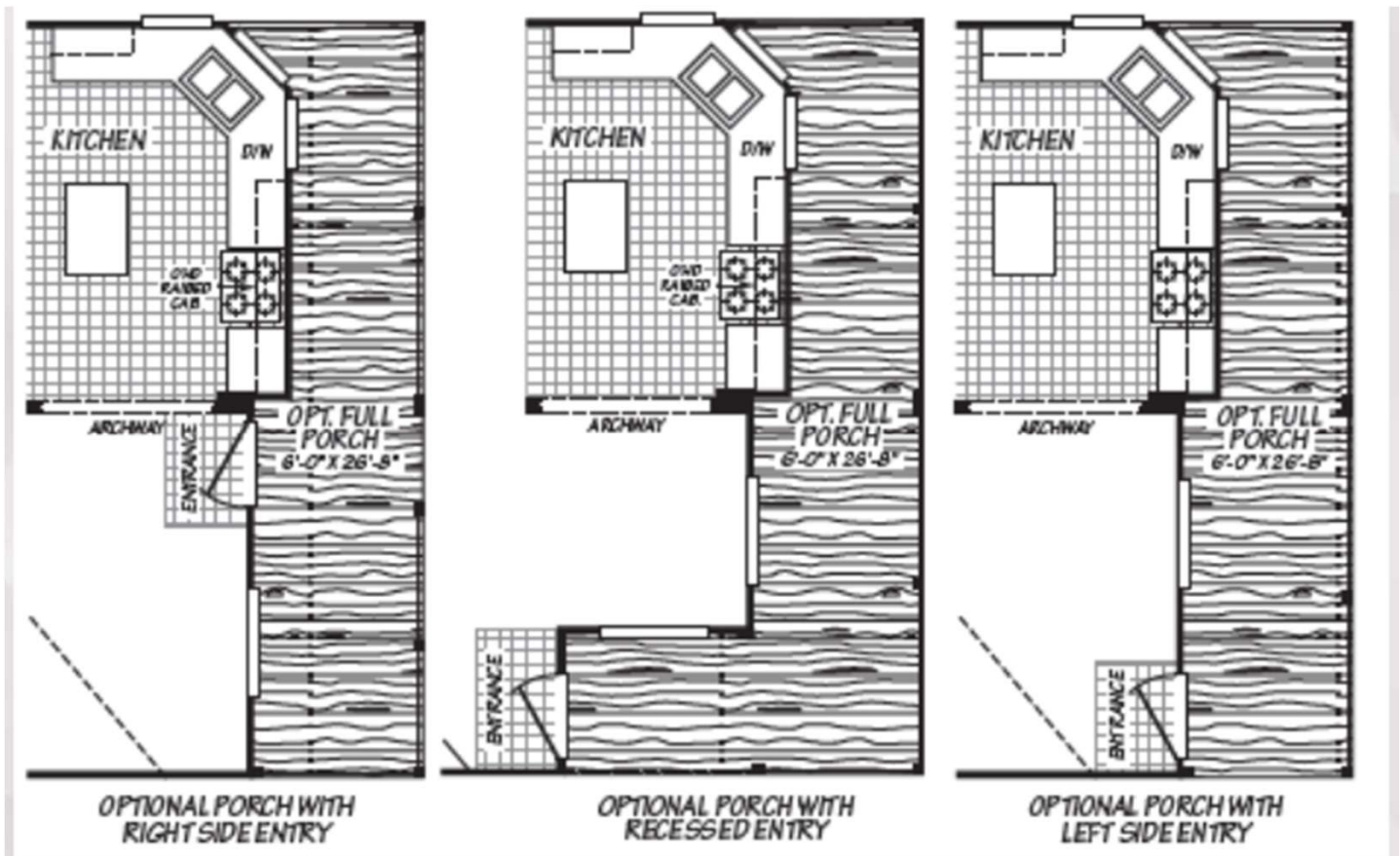
Optional 4th Bedroom

2 Baths

Utility Room

Kitchen with Island & Breakfast Bar

Optional Porches



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FV-Series

Manufactured Homes

Model: 28573M

1510 Square Feet

3 Bedrooms

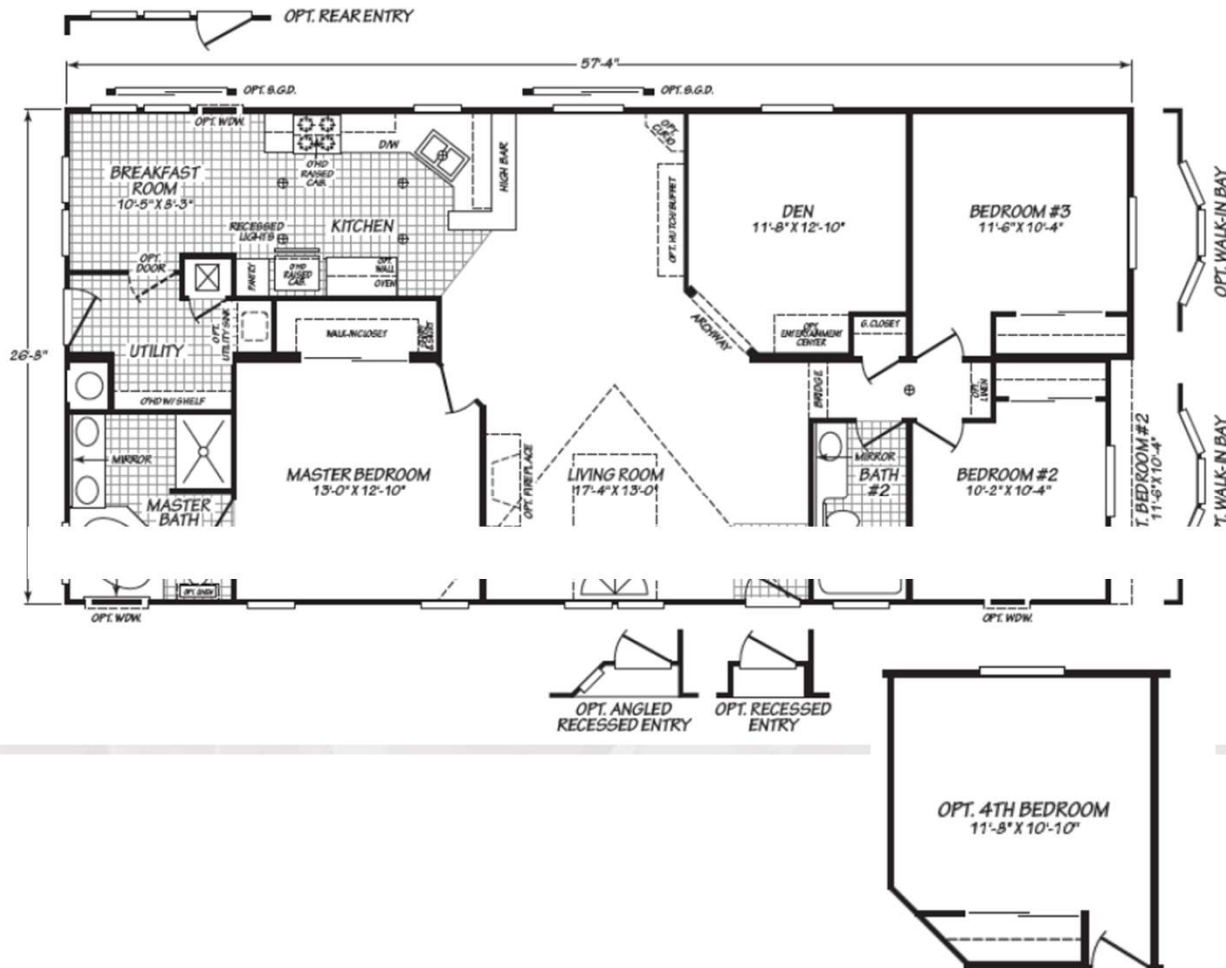
Optional 4th Bedroom

2 Baths

Den

Utility Room

Kitchen with Breakfast Bar



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FV-Series

Manufactured Homes

Model: 28603M

1599 Square Feet

3 Bedrooms

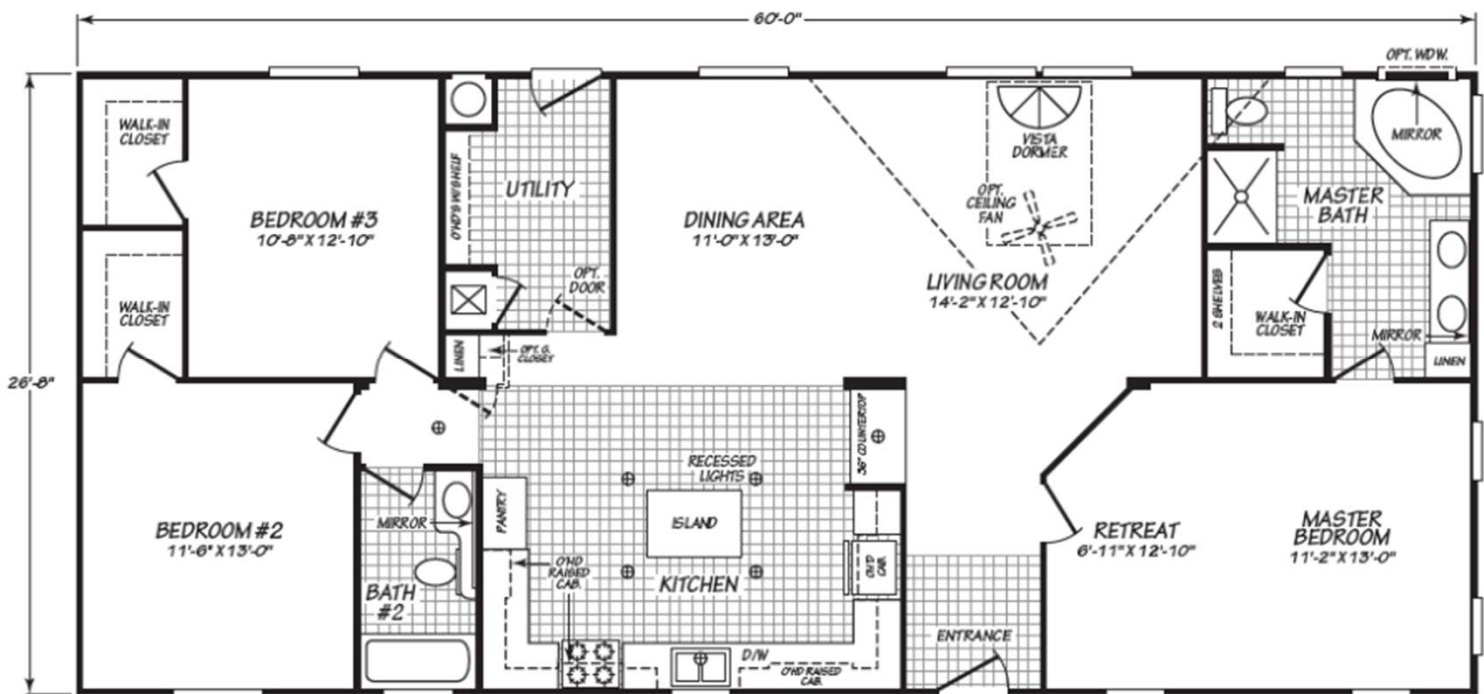
- Master with Retreat

2 Baths

Utility Room

Kitchen with Island

Walk-In Closets All Bedrooms



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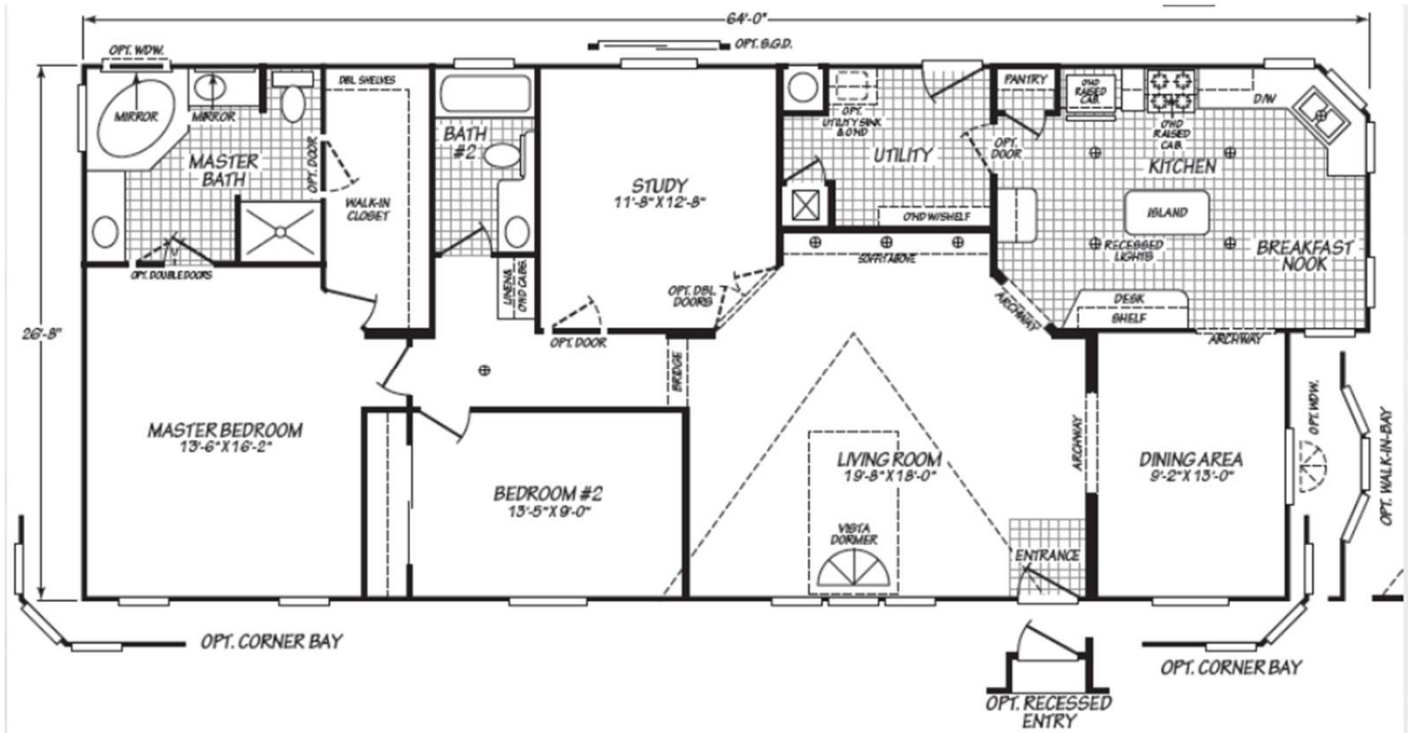
FV-Series

Manufactured Homes

Model: 28642K



1649 Square Feet
2 Bedrooms
Optional 4th Bedroom
2 Baths
Study
Utility Room
Kitchen with Island
Formal Dining Room



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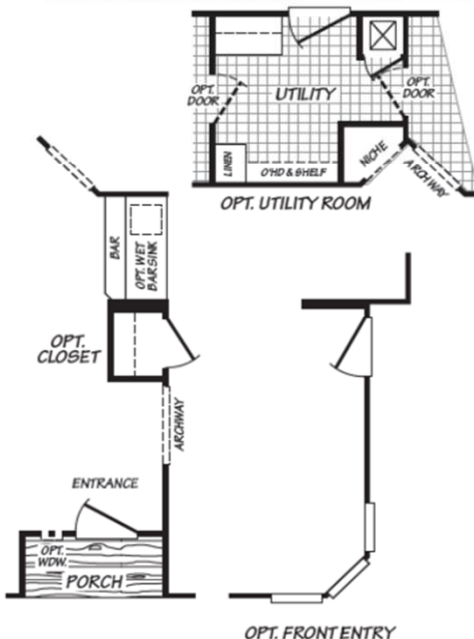
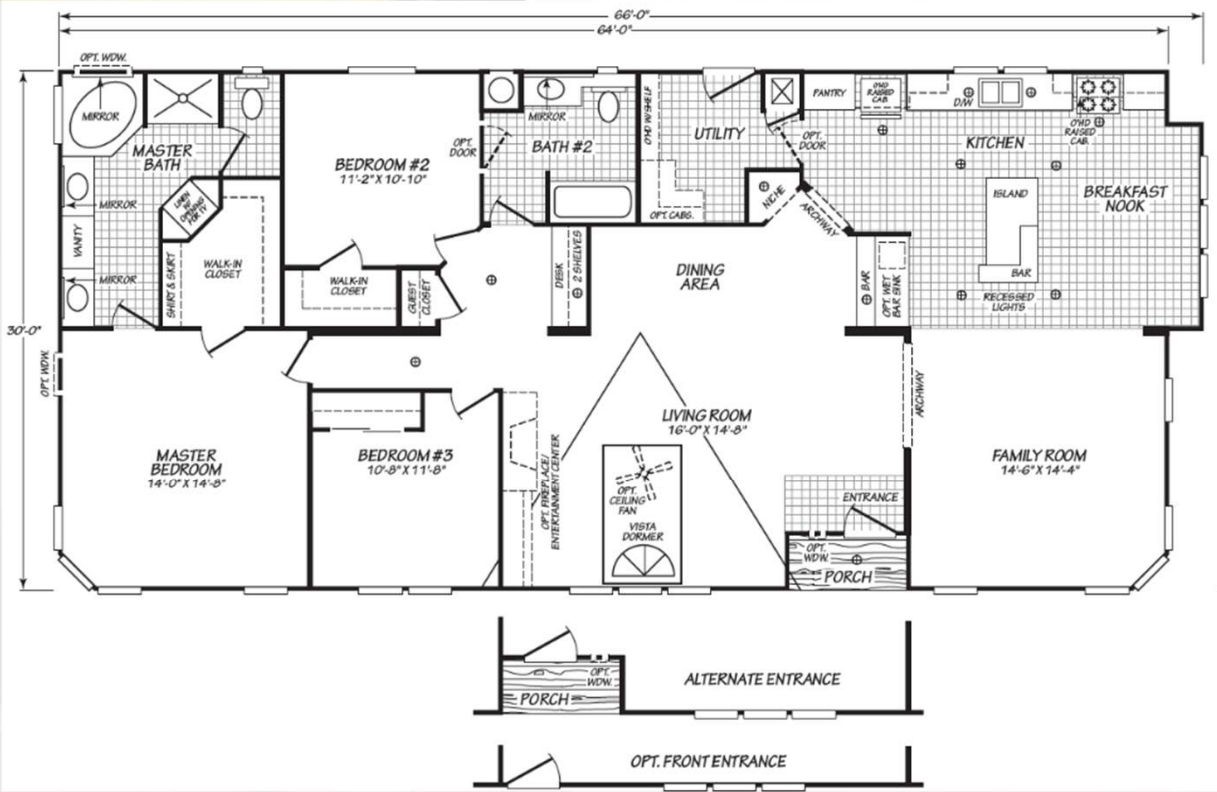
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FV-Series

Model: 30643K

Kitchen with Island & Breakfast Bar



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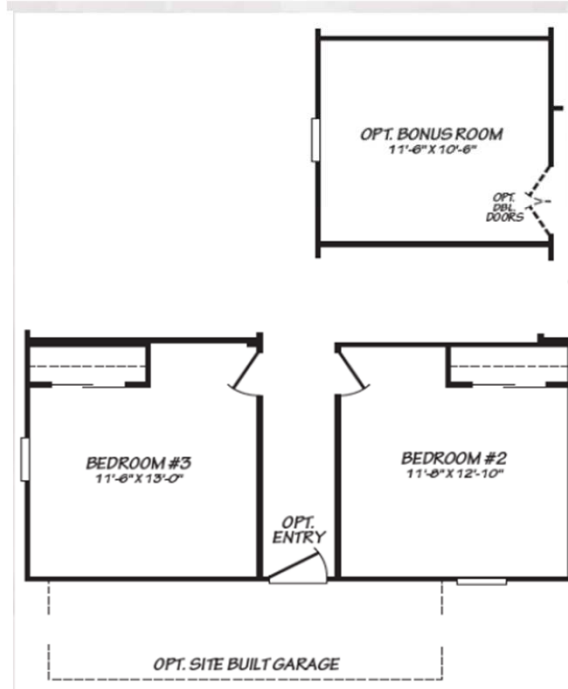
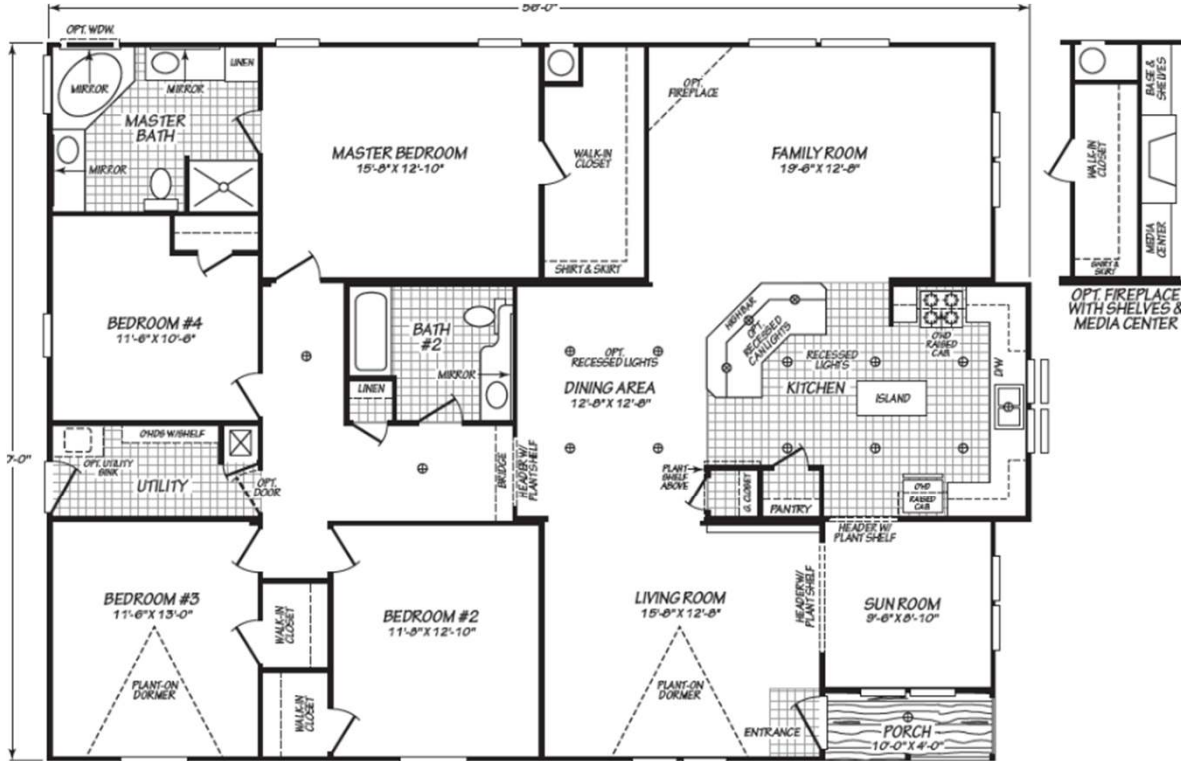
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FV-Series

Model: 40564K

Kitchen with Island & Breakfast Bar Porch



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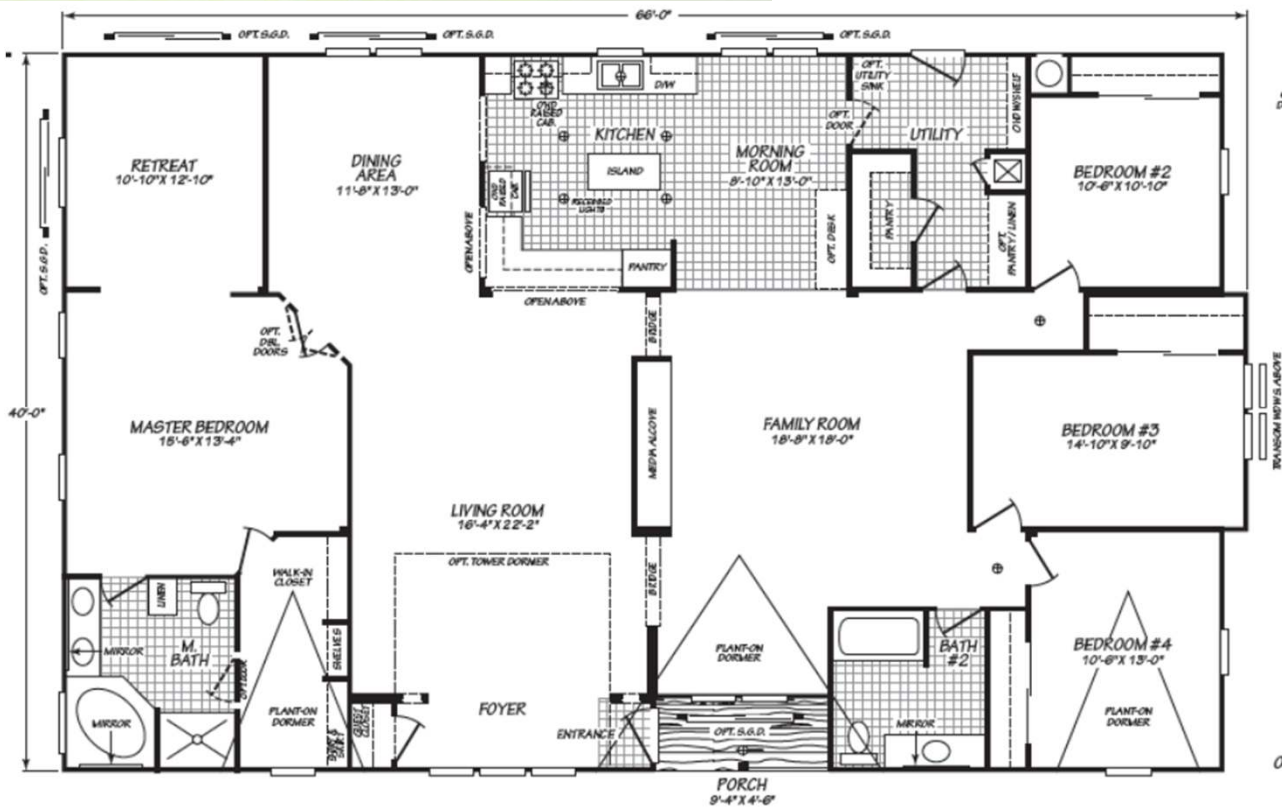
FV-Series

Manufactured Homes

Model: 40664B



2568 Square Feet
4 Bedrooms
Optional 5th Bedroom
Master with Retreat
2 Baths – Optional 2-1/2 Baths
Utility Room
Kitchen with Island
Porch



Continued on next page



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FV-Series

Manufactured Homes

Model: 40664B

Optional Layouts

2568 Square Feet

4 Bedrooms

Optional 5th Bedroom

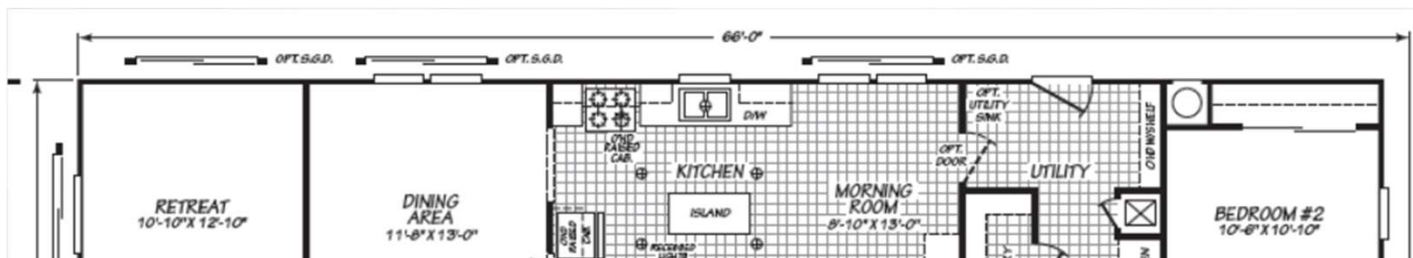
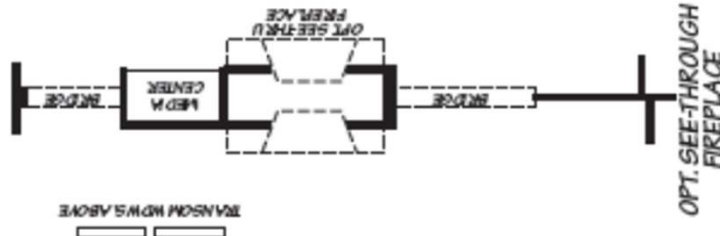
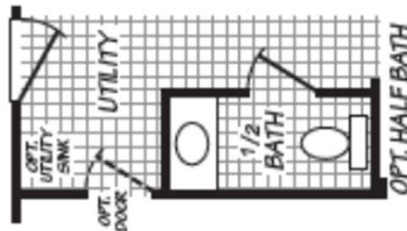
Master with Retreat

2 Baths – Optional 2-1/2 Baths

Utility Room

Kitchen with Island

Porch



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Two Story Homes
Accessory Dwelling Units**