

Sales, Erecting & Finishing of Fine Modular Homes

We Are the Largest Two-Story
Modular Builder in the Area

THE GOOD GUYS

Three Options to Choose From:

Option A - Delivered and set on your foundation.

Option B - Same as Option A, but also includes finishing from top of the foundation to the peak of the roof.

Option C - "Turn Key" This package includes
Full Basement, 8' Ceiling
(except Bi-Level models)
Gas Fired Heat, Central-Air.



Syracuse - 28x44 - Full Basement



For Narrow Lots - 24' Across Front

Standard Features

Inside

- Appliance Package
- 6 Panel Colonial Doors
- Oak Cabinets, Railings
- Gas Heat/Central Air

- 30-Year Architectural
- Roof - Shingles
- 2x6 Ext. Walls
- Low E Windows

Outside

All Homes on Full Basements

Visit us at www.CreativeModularHomes.com
Call for more information!

(732) 227-0027

**224 Rt 18 East Brunswick
NJ 08816**

NJ State
LICENSED
BUILDERS

Our
Homes are
FULLY
WARRANTED



Sales, Erecting & Finishing of Fine Modular Homes

Lot Owners Come Back To Quality!

Our company is known for innovative design and construction at affordable prices. We are building contractors with over 20 years of experience, specializing in pre-manufactured Modular Homes and Commercial Buildings. We are the largest two-story modular builders in the area. We are NJ State Licensed Builders and the largest two-story builders in the area. All of our homes are fully warranted.

From Ranches to Two-Story Homes, we build it all. Financing is available for land and house packages with as little as 5% down. We build all of our homes with 2 x 6 walls and R19 wall insulation.

We have established three new concepts to make your dream home possible.

Option A Delivered and set on your foundation.

Option B Same as option A, also including finishing from top of your Foundation to the peak of the roof.

Option C "Turn the Key", the complete package.

This package includes a 12 coarse full basement (except Bi-level models), Gas fired heat and central air-conditioning.

Completed to the Certificate of Occupancy.

Here is a sampling of our homes. There are many more models available.

Thank you for your interest in our homes.

We look forward to hearing from you in the future.

Rich Burnett
Rich Burnett

Mark Ignomirello
Mark Ignomirello

224 Route 18 North ■ East Brunswick, New Jersey 08816
Phone 732.227.0027 ■ Fax 732.227.0029
www.CreativeModularHomes.com

All information in this booklet is the property of CMHL. All homes elevations are artists renderings and may vary from actual construction. All floor plans and room sizes are approximate.

Sea View

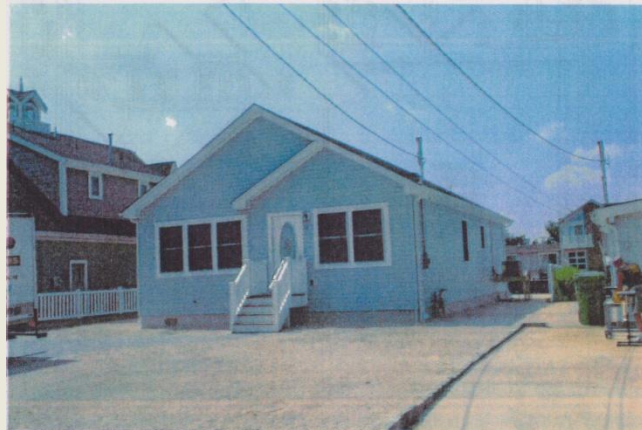


1,972 sqr ft.

Second Floor Plan Layout
8 foot Ceilings
Shown with Optional 9 foot Ceilings

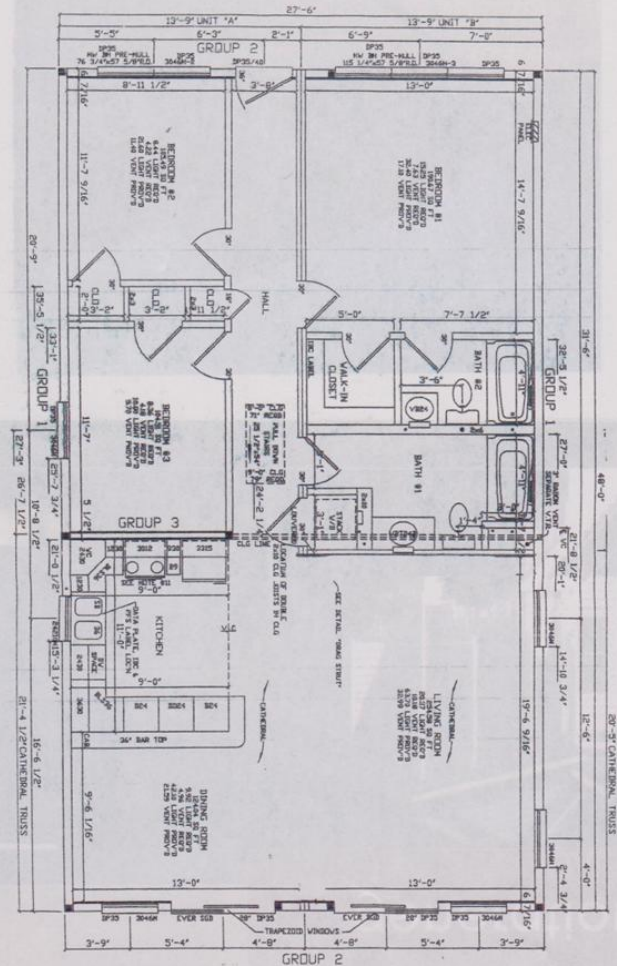


Galaxy

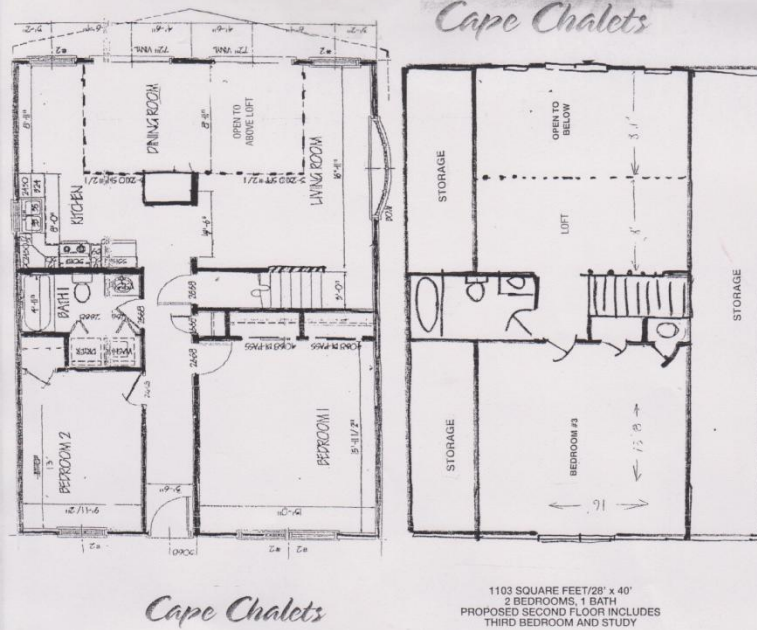


Galaxy

1,320 sqr. Ft.



Cape Chalets



1800 sqr. Ft. total



Sandstone



2,981 sqr. ft

First Floor Plan Layout
9 foot Ceilings



Second Floor Plan Layout
8 foot Ceilings



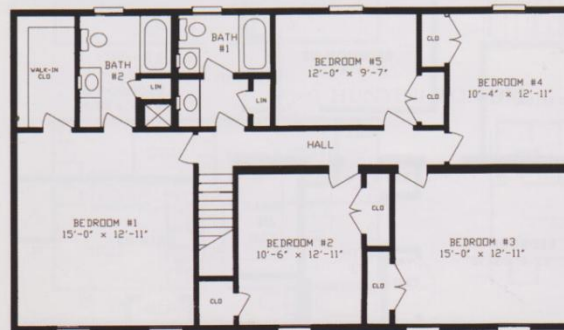
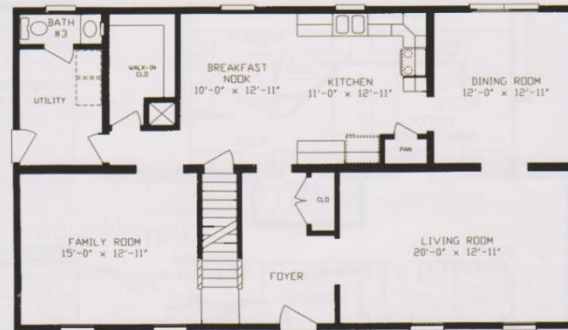
ARLINGTON



Artist Rendering Only

ARLINGTON 28x48 Two Story 2640 Sq. Ft. Total

First Floor



2640 Sq. Ft. Total

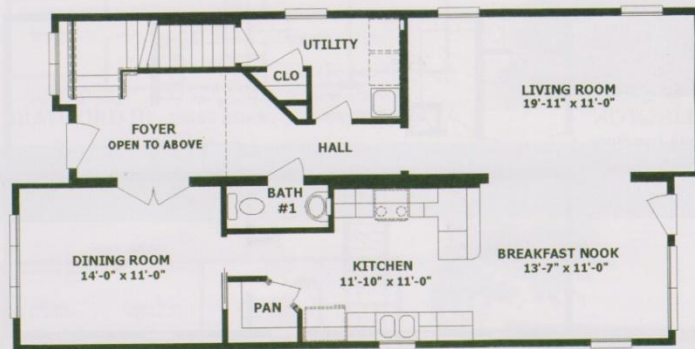
Second Floor



DELAWARE I



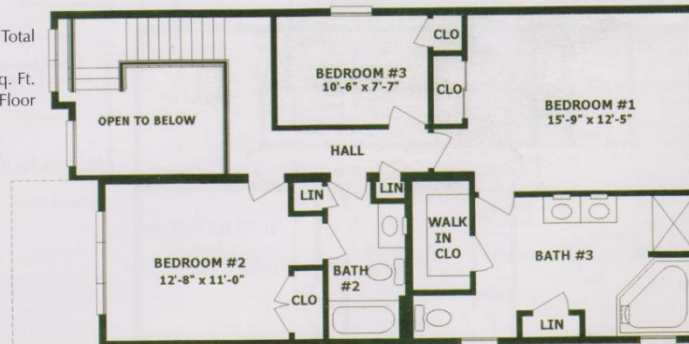
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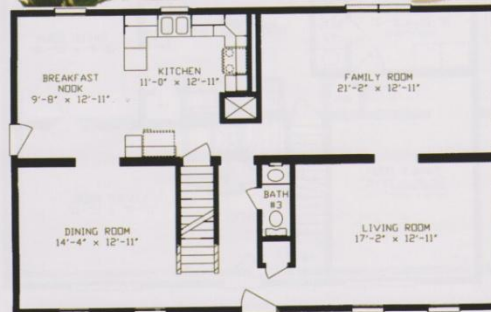
DELAWARE I
24x44 Two Story
2100 Sq. Ft. Total

1074 Sq. Ft.
First Floor

2100 Sq. Ft. Total
1026 Sq. Ft.
Second Floor



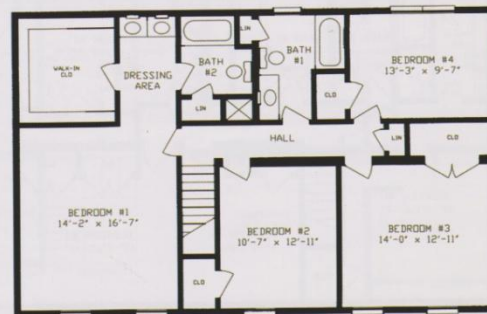
FLEMINGTON



FLEMINGTON
28x44 Two Story
2420 Sq. Ft. Total

First Floor

2420 Sq. Ft. Total
Second Floor



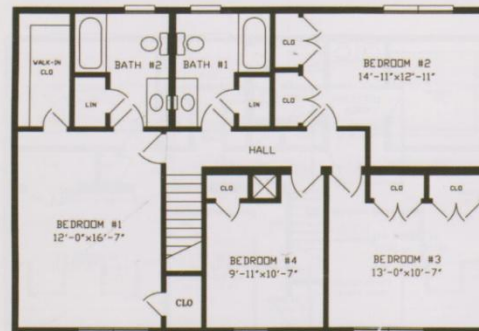
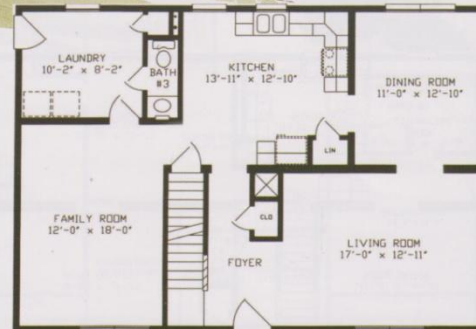
DUTCHESS



Artist Rendering Only

DUTCHESS 28x40 Two Story 2200 Sq. Ft. Total

First Floor



2200 Sq. Ft. Total

Second Floor

3



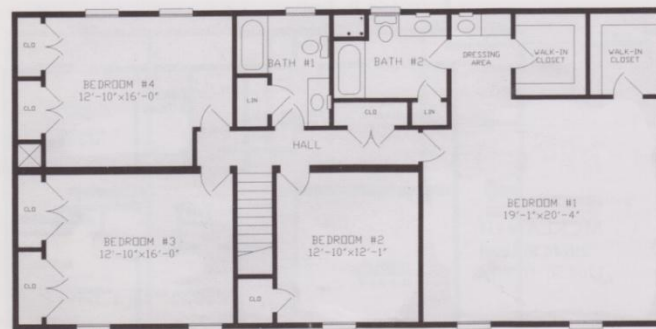
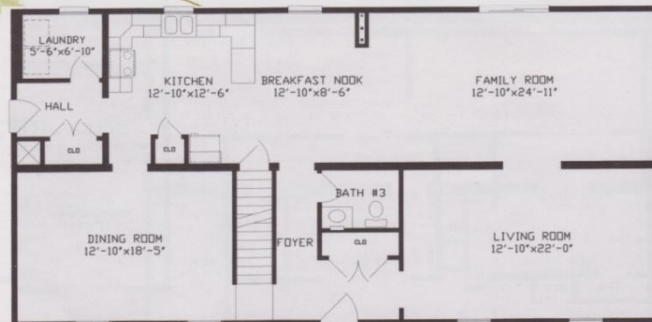
GLEN MANOR



Artist Rendering Only

GLEN MANOR
28x56 Two Story
3080 Sq. Ft. Total

First Floor



3080 Sq. Ft. Total

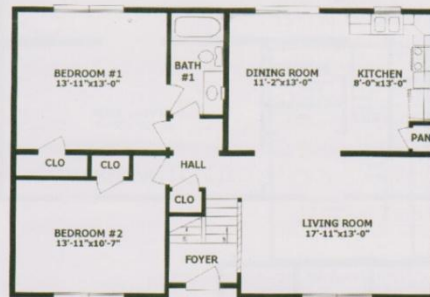
Second Floor



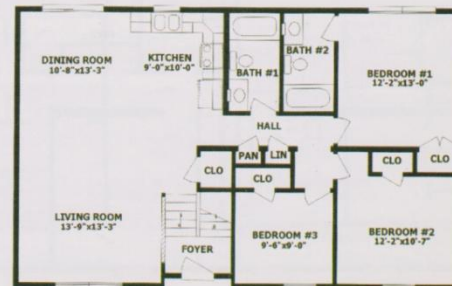
MCKEAN I, II, III



MCKEAN I
28x36 Bi-Level
984 Sq. Ft. Total



MCKEAN II
28x40 Bi-Level
1094 Sq. Ft. Total



MCKEAN III
28x44 Bi-Level
1204 Sq. Ft. Total



MONROE I

Artist Rendering Only

MONROE I
28x48 Two Story
1204 Sq. Ft. Total

First Floor

FAMILY ROOM
17'-0" x 12'-11"

UTILITY

DINING ROOM
12'-9" x 12'-11"

FOYER

KITCHEN
12'-0" x 9'-6"

BREAKFAST NOOK
8'-10" x 12'-11"

BATH #1

WALK IN CLO

Second Floor

BEDROOM #3
12'-1" x 12'-11"

BEDROOM #2
12'-2" x 12'-11"

BEDROOM #1
17'-1" x 12'-11"

BATH #2

BATH #3

SITTING ROOM
8'-7" x 12'-11"

OPEN TO BELOW

HALL

WALK IN CLO

WALK IN CLO

WALK IN CLO

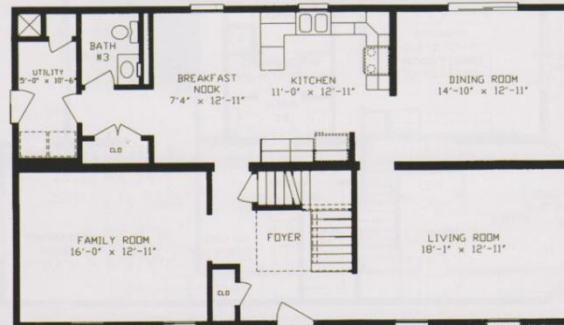
WALK IN CLO

1204 Sq. Ft. Total

7



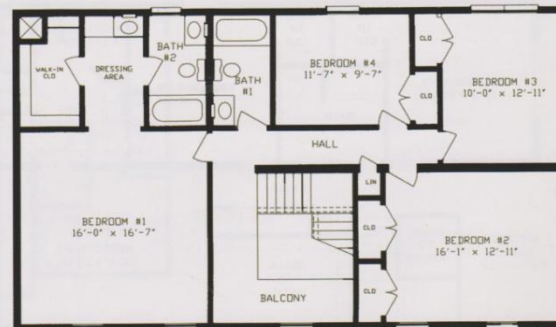
MONTGOMERY



MONTGOMERY II
28x48 Two Story
2640 Sq. Ft. Total

First Floor

2640 Sq. Ft. Total
Second Floor

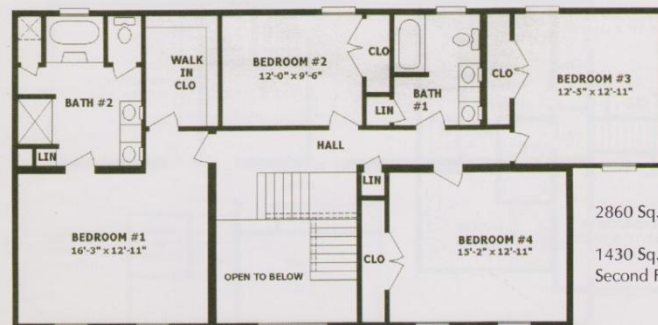
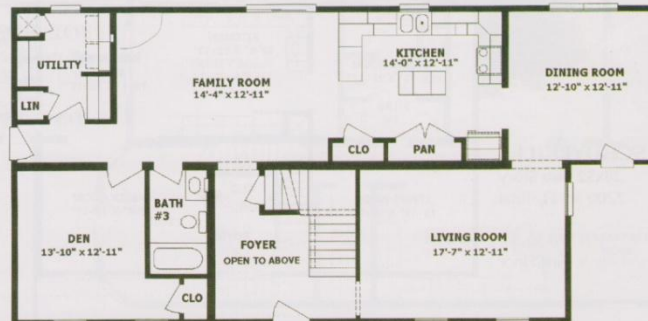


MONTGOMERY I



MONTGOMERY I
28x48/56 Two Story
2860 Sq. Ft. Total

1430 Sq. Ft.
First Floor



2860 Sq. Ft. Total

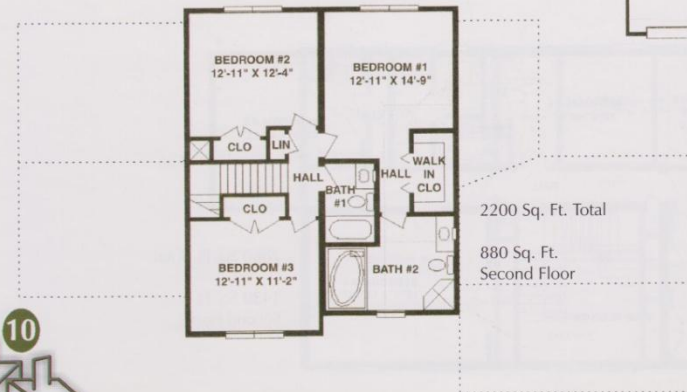
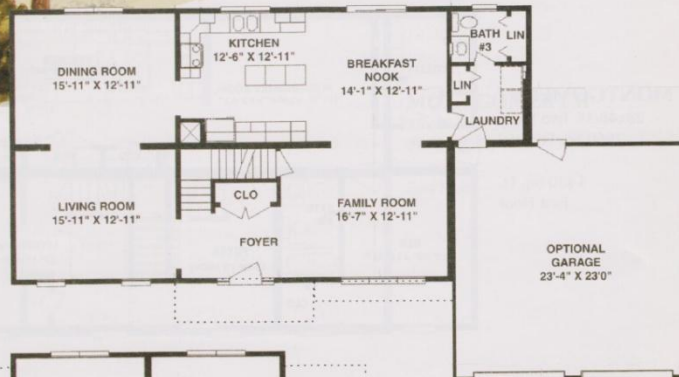
1430 Sq. Ft.
Second Floor

SCHUYLKILL I



Artist Rendering Only

SCHUYLKILL I
 28x52 Two Story
 2200 Sq. Ft. Total
 1320 Sq. Ft.
 First Floor



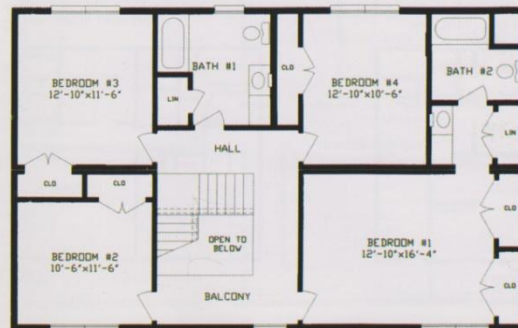
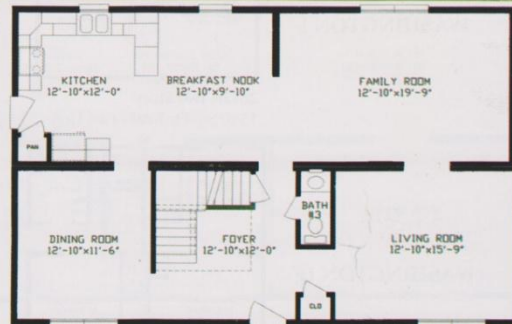
SYRACUSE



Artist Rendering Only

SYRACUSE
28x44 Two Story
2420 Sq. Ft. Total

First Floor



2420 Sq. Ft. Total

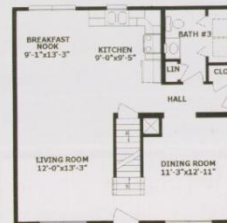
Second Floor

11

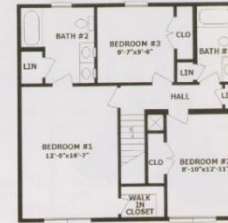
WASHINGTON I, II, III



WASHINGTON I

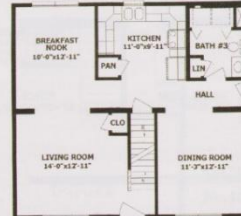


28x28 Two Story
1540 Sq. Ft. Total - First Floor

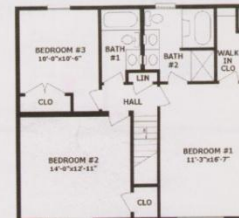


1540 Sq. Ft. Total
Second Floor

WASHINGTON II

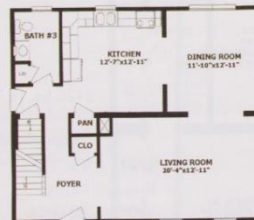


28x30 Two Story
1650 Sq. Ft. Total - First Floor

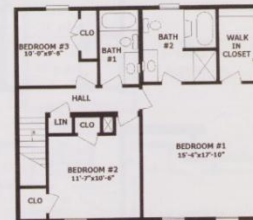


1650 Sq. Ft. Total
Second Floor

WASHINGTON III



28x32 Two Story
1760 Sq. Ft. Total - First Floor



1760 Sq. Ft. Total
Second Floor

WESTMORLAND

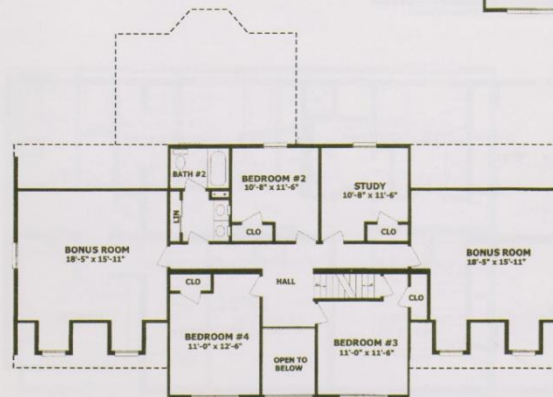
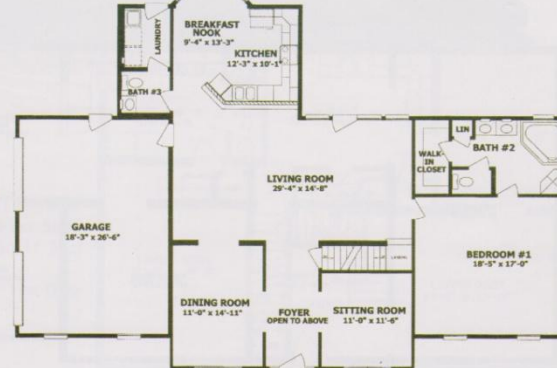


Artist Rendering Only

WESTMORLAND

32x68 Two Story
2378 Sq. Ft. Total

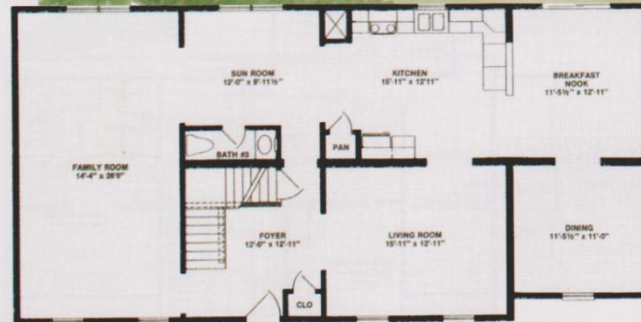
First Floor



2378 Sq. Ft. Total

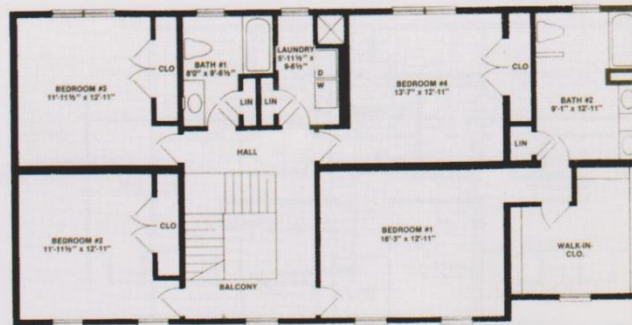
Second Floor

WILMINGTON



WILMINGTON
28x56 Two Story
3136 Sq. Ft. Total
First Floor

3136 Sq. Ft. Total
Second Floor



HUNTINGTON I, II, III

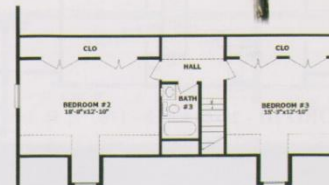


Artist Rendering Only

HUNTINGTON I

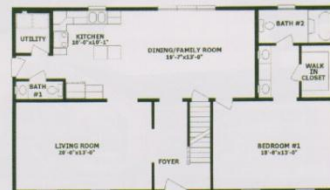


28x44 Cape
1210 Sq. Ft. - First Floor

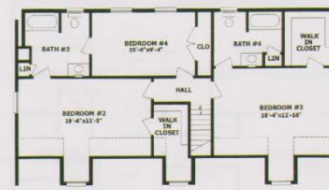


811 Sq. Ft. - Second Floor

HUNTINGTON II

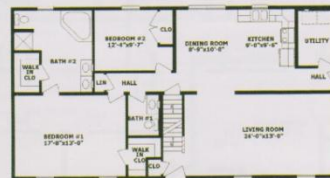


28x48 Cape
1320 Sq. Ft. - First Floor

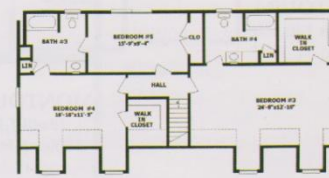


1036 Sq. Ft. - Second Floor

HUNTINGTON III

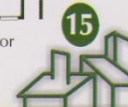


28x52 Cape
1430 Sq. Ft. - First Floor



1211 Sq. Ft. - Second Floor

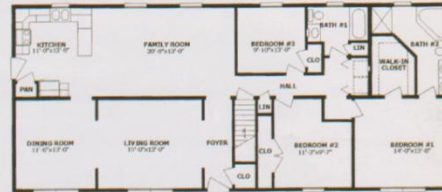
Capes come with an unfinished second floor, finishing is optional.



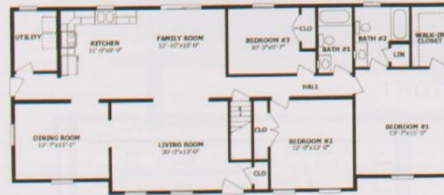
BRADFORD I, II, III



BRADFORD I - 28x60 Ranch - 1650 Sq. Ft. Total



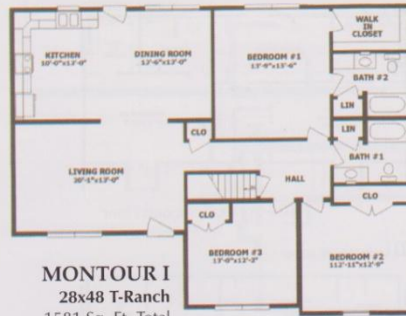
BRADFORD II - 28x64 Ranch - 1760 Sq. Ft. Total



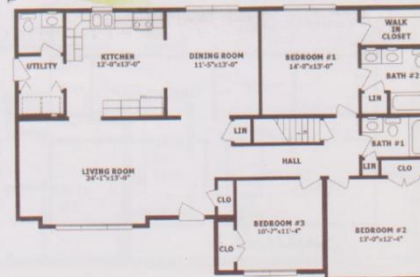
BRADFORD III - 28x64 Ranch - 1760 Sq. Ft. Total



MONTOUR I, II



MONTOUR I
28x48 T-Ranch
1581 Sq. Ft. Total



MONTOUR II
28x48 T-Ranch
1600 Sq. Ft. Total



STANDARD SPECIFICATIONS

Floor

- Floor joist - 2" x 10" at 16" O.C. on 31'8" wide models with 2" x 10" double perimeter band.
- Floor joist - 2" x 10" at 16" O.C. 26' and 27'6" wide models with 2" x 10" double perimeter band.
- Floor joist - 2" x 10" at 12" O.C. on 31'6" wide models with 2" x 10" double perimeter band.
- 5/8" T & G O.S.B. glued and nailed decking (1/4" luan in vinyl areas).
- Cushion vinyl floor covering - kitchen, baths, and utility room.
- 25 oz. FHA approved carpet with 1/2" rebond pad (38 oz. optional).

Exterior Walls

- 2" x 6" at 24" O.C. studs.
- 2" x 3" at 16" O.C. studs on mating walls with structural sheathing.
- 8" Ceiling heights.
- 7/16" O.S.B. sheathing on all exterior walls with steel reinforcing over openings.
- Solid headers with O.S.B. reinforcement between studs.

Roof and Ceiling

- Fixed 12" overhangs on 23'8" and 26' wide models with soffit and fascia installed.
- Hinged 12" overhangs on all 27'6" and 31'6" wide models with soffit installed.
- 5/12" Non Storage Rafter 24" O.C.
- 7/16" O.S.B. roof sheathing.
- 15# Underlayment paper and 30 year Architectural self-sealing shingles.
- Aluminum drip edge installed.
- Shingle over ridge vent.

Insulation

- R-19 Kraft-faced exterior walls.
- R-30 Kraft-faced ceiling.

Exterior

- Double 4 vinyl or Dutchlap siding (installed for single sill plate).
- Aluminum fascia.
- Vented vinyl soffit.
- Paneled shutters on front elevation only option C.

Doors and Windows

- Insulated steel 6 panel front door.
- Insulated steel half-lite rear door.
- 60" Vinyl siding patio door per floor plan.
- Double hung Twin Seal windows.
- Brass exterior light at all exterior doors.
- Front door bell.

Interior Wall and Ceiling

- Partitions 2" x 4" studs at 24" O.C. (2" x 6" plumbing walls).
- 5/8" Type "X" gypsum board on ceiling with smooth finish.
- 1/2" Gypsum board on walls with smooth finish.
- High quality paint for easy touch-up (2 prime coats only).

Cabinets

- KCMA Certified flat panel cabinets (oak).
- Crown Mouldings or Galley Rail.
- Roll-out shelves in all cabinets except sink base.
- Self-edged, high pressure laminated countertop with 4" backsplash.
- Medicine cabinet or plate mirror with decorative lights.

Interior Doors and Mouldings

- White 6 panel colonial doors.
- White colonial trim.
- Window sills throughout.
- Brass passage & privacy interior door knobs.

Hardware

- Key-in-knob - all exterior doors.
- 6 Panel colonial doors.
- Door stops throughout.
- Vinyl coated metal shelving throughout 12" (16" in party per plan).

Electric

- 200 Amp circuit panel with 40 breaker capacity.
- Silent decorator rocker switches.
- Ground fault circuit per code.
- Smoke detectors AC/DC per code.
- Switched bedroom receptacle.
- Ceiling fan/light combination in all bathrooms.
- 30" color coordinated range hood.
- Ceiling lights in hall, foyer, basement stairwell, attic, laundry, kitchen areas, and over kitchen sink and walk-in closet.
- Chandelier in dining area.

Heating

- Gas forced hot air heating with central air (option C).
- Hot water baseboard also available.
- Toe kick heater in kitchen (plan dictates).
- Electric heat standard to option A and B.

Plumbing

- Copper water supply lines rough-in stubbed through floor (completed in option C).
- PVC drain/vent pipes.
- Shut-off valves at all fixtures.
- Anti-scald valves at all tub/showers.
- Single lever faucets throughout (sprayer in kitchen).
- Deep 8" double bowl stainless steel sink in kitchen.
- One piece 60" fiberglass tub/shower combinations.
- Cultured marble vanity tops.
- China water closet (water saver).
- Towel bar and toilet paper holder installed.
- 40 Gallon gas water heater option (option C).

Additional Raised Ranch Specifications

- Recessed entry.
- Four-way switch in foyer area.
- Lower floor finished off with 1 bedroom, playroom, laundry room, bathroom, and 1 or 2 car garage (as per plan, option C only).

Additional Cape Specifications

Exterior

- 12/12 Roof pitch 16" O.C. rafter system.

Interior

- Steps installed to second floor.
- All railings optional.
- Close - off package which includes on 30" door, trim, studs, and drywall (personalized for easy assembly)(installed in option B & C).
- 5/8" O.S.B. floor decking between knee walls.
- Roughed in plumbing and electrical to second floor.
- Two (2) gable end windows (shipped loose).

Additional Two-Story Specifications

First Floor Ceiling

- 2" x 6" Ceiling joists 16" O.C. with double 2" x 10" perimeter joists.
- Fiberglass insulation around exterior perimeter between floor and ceiling.

Exterior

- 2856 Windows throughout first floor (except kitchen and bath).
- 2852 Windows throughout second floor.
- All second floor siding - shipped loose.
- 2" x 4" Studs at mating walls with structural sheathing.

Second Floor - Flooring System

- 2" x 10" Open web trusses 12" O.C. with 2" x 10" double perimeter beam 31'6" wide in plumbing areas.

Interior

- Steps to second floor installed (carpet shipped loose).
- Railing complete in option C (oak)(optional).
- 6 Panel HC interior doors (white).

Plumbing

- Plumbing stubbed for the second floor for 1st and 2nd floor connections (complete in option C).
- Drywall not installed in certain areas to allow for plumbing connection (complete in option C).

Exterior

- Roof Shingles - Tamko Fiberglass Architectural Shingles: Virginia Slate, Rustic Cedar, Rustic Black, Weathered Wood, Rustic Redwood
- 4/4 Vinyl Siding - 4/4 Dutchlap Siding - CertainTeed Mainstreet Siding: Colonial White, Sandstone Beige, Heritage Cream, Desert Tan, Sterling Gran, Oxford Blue.
- Shutters: White, Red, Winestone, Green Dark Spruce, Brown, Gray, Blue, Black.

NOTE: Specifications and/or materials subject to change without notification or obligation.



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