

Modular by Movable Roots



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01 Foundation/ Frame



Foundation Selection

*Is subject to client preference and local zoning requirements.

- Footer and Stem Wall with Crawl Space
 - Stilts (piers/posts)
- Raised Concrete Pier and Beam

Framing

- 2x10 Open Joist Floor Truss on 16 inch centers
- 3/4" tongue and groove sub floor glued and nailed
- Exterior walls framed on 16 inch centers
- Rafter joists either 2x10 or engineered trusses
- Structural sheathing with water resistive barrier tape
- Floor trusses and walls are termite treated.

**Option to upgrade to Cold Form Steel CFS*

02

Roofing



- Integrated Structural Sheathing
- 26 Gauge Metal Exposed Fastener (25 Year Warranty)
- Standard SMP Color Options. See QR Code Below



03 Insulation



Ceiling
R24



Walls
R15



Floors
R15

Closed Cell Spray Foam in Ceiling-

Rigid and High Density, Offering Superior Thermal Performance

Rockwool Insulation in the Walls-

High Performance and Non-Combustible

Superior Fire Resistance, Excellent Acoustic Dampening

Open Cell Spray Foam in Floors-

Low-Density and Expands Significantly

Ideal for Filling Cavities, Sealing, and Sound Proofing

*Option to Upgrade to all Closed Cell Available

04 Exterior Finishes



Lap Siding



Board on Batten

- Lp SmartSide Siding
- Choice of Lap Siding or Board on Batten
- 2 Exterior Lights
- 2 Exterior Electrical Outlets
- 1 Hose Bib
- Choice of Main Exterior Paint Color
- Choice of Exterior Trim Color
- Choice of Door Color

05 Windows and Doors



Windows

- White Vinyl Impact Windows
- Number of Windows is Dependent Upon Model Chosen

Doors

- Fiberglass Insulated Impact Entry Door



06

Electrical



- LED Recessed Lighting
- Decora Style Fixtures and Plugs
- 4 USB Outlets (2 in Master and 2 in Kitchen)



- Coax Cable and CAT Five Home Runs
- Daikin MiniSplit with Heating and Cooling. Number of units depends on model of home. Some models have fully ducted AC systems depending on truss/ceiling configuration



08

Interiors



- Drywall- glued and screwed
- Sherwin Williams Low VOC Paint. Choice of Color for Walls and Trim
- Flooring:
 - Luxury Vinyl Plank
 - 22 Mil
 - Various Color Options

09 Appliances

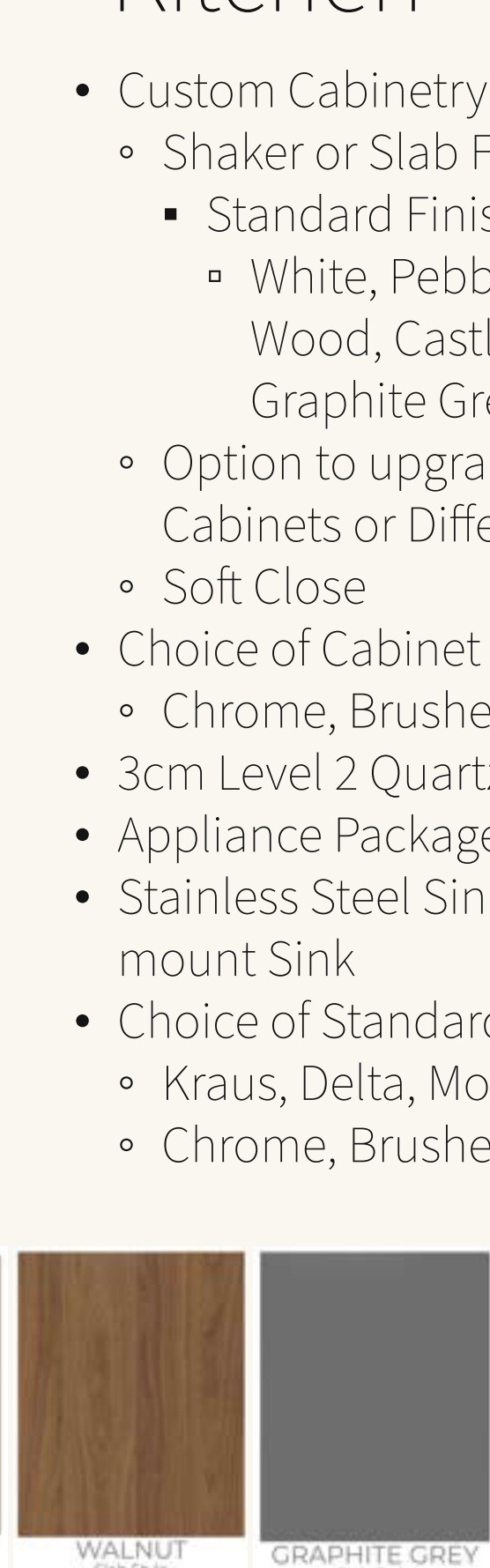
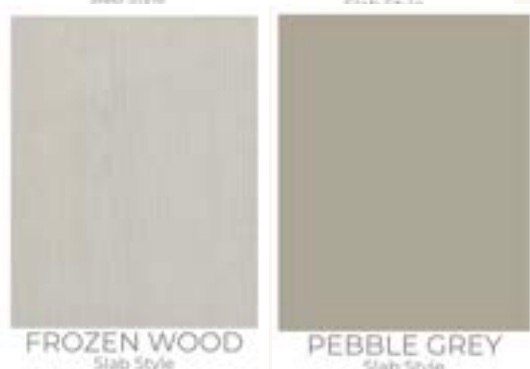
Samsung Appliance Package

- Refrigerator
- Range
- Vented Microwave
- Dishwasher

Tankless Water Heater



10 Kitchen



- Custom Cabinetry
 - Shaker or Slab Front
 - Standard Finish Options
 - White, Pebble Grey, Frozen Wood, Castle Rock, Light Oak, Graphite Grey, and Walnut
 - Option to upgrade to Painted Cabinets or Different Finish
 - Soft Close
- Choice of Cabinet Hardware
 - Chrome, Brushed Nickel, or Black
- 3cm Level 2 Quartz Counter tops
- Appliance Package
- Stainless Steel Single Basin Under mount Sink
- Choice of Standard Faucet
 - Kraus, Delta, Moen
 - Chrome, Brushed Nickel, or Black

11

Bathroom



- Custom Cabinetry
 - Shaker or Slab Front
- Standard Finish Options
 - White, Pebble Grey, Frozen Wood, Castle Rock, Light Oak, Graphite Grey, and Walnut
 - Choice of Hardware
 - Chrome, Brushed Nickel, or Black
- 3cm Level 2 Quartz Counter top
- Choice of Standard Fixtures
 - Moen, Delta, Swiss Madison
 - Choice of Finish
 - Chrome, Brushed Nickel, or Black
- Standard Swiss Madison Toilet
- Under mount White Sink

Modular FAQ

- How long does a Modular take to build?
 - Because our homes are built in a controlled, indoor environment, we're not subject to weather delays like traditional construction. That means the build itself stays consistent and on track. From the time your home enters production, most builds are completed in about 3–4 months. The overall timeline can vary depending on permitting, site preparation, and your specific property, but one of the biggest advantages of modular construction is that the home and site work can happen at the same time. Bottom line: while every project is different, building in a controlled environment helps avoid common delays and keeps your project moving forward.
- Is Movable Roots able to handle everything?
 - Yes. Because Movable Roots is a licensed contractor, we're able to handle more than just building your home. We can also manage the site work—this includes permitting, coordinating the foundation, and setting the home in place. Our goal is to simplify the process and guide you from start to finish.
- What is the cost of site work?
 - Site work can vary quite a bit depending on your property and the county you're building in. Factors like permitting requirements, utility connections, foundation type, and site conditions all play a role. The best way to get an accurate number is to reach out through our website or give us a call—we can walk through your property and provide a rough estimate based on similar projects.
- What is the cost of Movable Roots Modular Homes?
 - We offer 6 distinct modular home models, with pricing typically ranging from \$100,000 to \$250,000 depending on the model, size, and finishes. We also offer fully custom modular homes if you're looking to design something specific to your needs. Keep in mind, this is the price of the home itself—site work, transport, and permitting are separate and vary by property.

Modular FAQ

- What does Built to Florida Code Mean?
 - It means our modular homes are engineered, built, and inspected to meet the Florida Building Code—the same code required for traditional site-built homes. They're designed to handle Florida's conditions, including high winds, and are placed on a permanent foundation as real residential homes. In simple terms: it's not a temporary structure—it's a home built to the same standards as a house built on-site.
- What is an ADU?
 - An ADU, or Accessory Dwelling Unit, is a smaller, secondary home located on the same property as a primary residence. It can be used for a variety of purposes, including housing for family members, guest space, or as an income-producing rental. ADUs are fully functional homes, typically including a kitchen, bathroom, living space, and private entrance.
- Are you able to Finance a Modular or ADU?
 - Modular homes can typically be financed with a traditional mortgage, including construction loans that convert into a long-term loan once the home is complete. ADUs are a little different. If your primary home already has a mortgage, you usually can't take out a second traditional mortgage just for the ADU. Most homeowners use options like a HELOC, personal loan, or cash to fund an ADU project.
- How do I get started?
 - Call us today to get started (321) 600-4988