



# Luxury



Quality

Professional

Trustworthy

Reliable

Innovative



Thank you for considering HERAUF MODULAR for your residential project. We're pleased to share this information package, which includes an overview of Herauf Modular, sample layouts, and to help guide your next steps.

Whether you're planning a new home, multi-level build, infill project, lake home, or adding a backyard suite or recreational space, our modular solutions are designed to meet a wide range of residential needs. Each unit is built with durable materials and expert craftsmanship to ensure comfort, quality, and long-term performance.

Inside this package, you'll find our standard specs, warranty details, and preliminary design. Once you've had a chance to review, we're happy to answer any questions and work with you to tailor the unit to your vision.

From design to delivery, we're committed to supporting you every step of the way. Once your selections are finalized, we'll provide a detailed quote, timeline, and all the necessary info for delivery, installation, and post-delivery support.

Thank you again for considering HERAUF MODULAR. We look forward to bringing your project to life.

Warm regards,  
The Herauf Modular Team



# 18Ft Modular Homes



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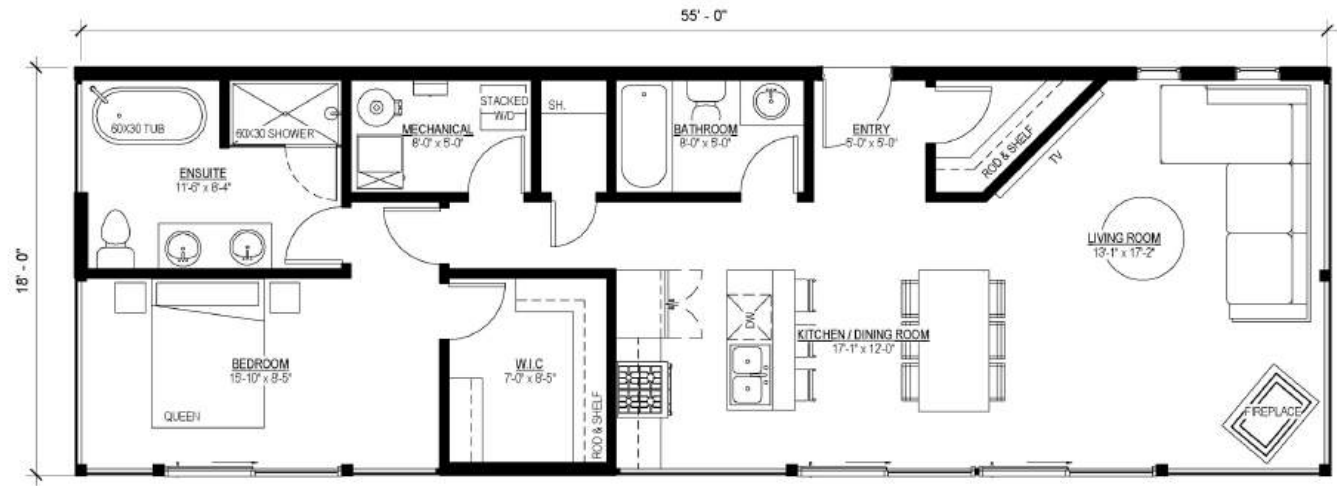
Innovative



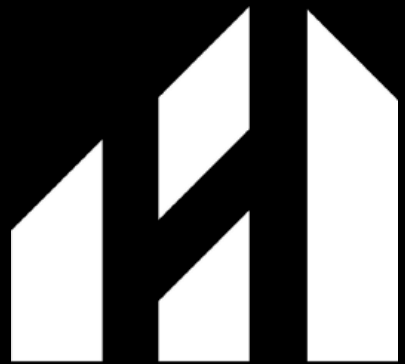
# Mt. Whistler

48' x 28'  
1344 sq. ft.

3 Bedroom  
2 Bathroom  
Walk-In-Closet  
Open Concept



1 MAIN FLOOR PLAN  
1/4" = 1'-0"

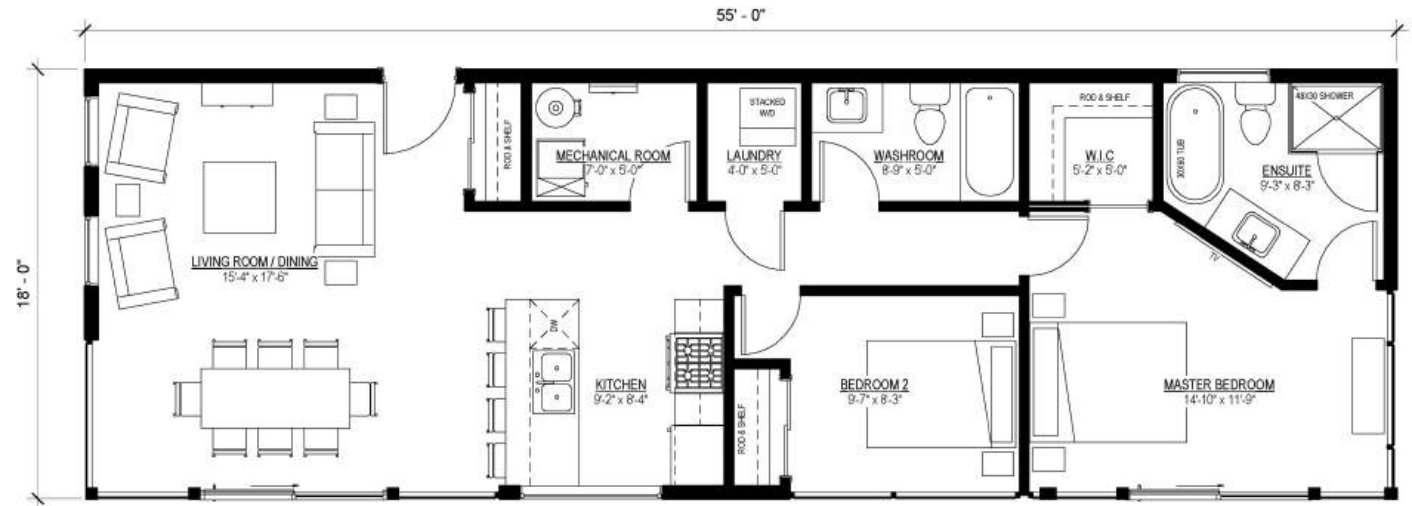


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MODULAR

# Mt. Robson

55' x 18'  
990 sq. ft.

2 Bedroom  
2 Bathroom  
Walk-In-Closet  
Open Concept



1 MAIN FLOOR PLAN  
1/4" = 1'-0"



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# Shipping Coast to Coast

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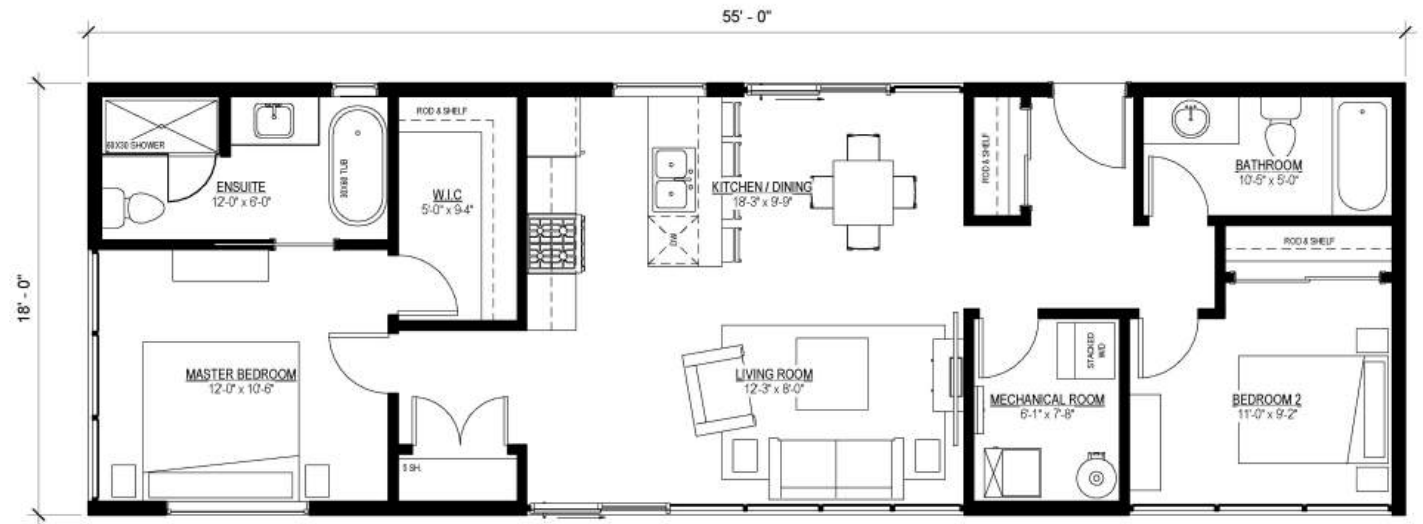
Innovative



# Mt. Golden

55' x 18'  
990 sq. ft.

2 Bedroom  
2 Bathroom  
Walk-In-Closet  
Open Concept



1 MAIN FLOOR PLAN  
1/4" = 1'-0"

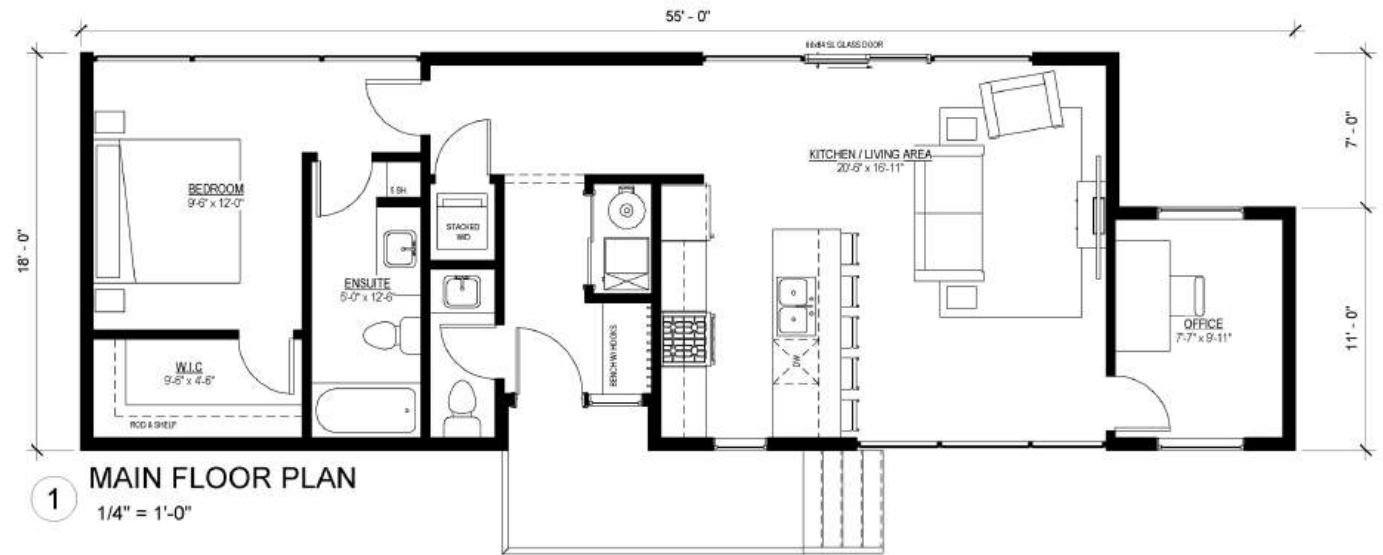


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MODULAR

# Mt. Kootenay

55' x 18'  
900 sq. ft.

1 Bedroom  
2 Bathroom  
Office  
Walk-In-Closet  
Open Concept



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MODULAR





# Premium Builders



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# HERAUF MODULAR SPECIFICATIONS

## Superior Construction

- 1/2" plywood - under floor structure
- Under floor structure metal cap
- Engineered 2 x 4 roof trusses @ 24" OC
- 2"x 4" Interior walls @ 24"OC
- 2"x 6" exterior walls @ 16" OC
- 2" x 10" floor Joists @16" OC
- 3/4" tongue & groove subfloor
- 7/16" wall & roof sheathing
- Rafter hurricane ties
- Insulation R - Value Floor R-32
- Insulation R - Value Walls R-24
- Insulation R - Value Roof R-60
- 6ml vapour barrier (CGSB)

## Mechanical & Plumbing

- 30 or 40 Imperial gallon electric water heater (pending size of unit)
- Natural gas on demand water heater (optional)
- Electric ductless A/C (optional)
- Natural gas forced air furnace (optional)
- Central A/C & evaporator coil (optional)
- Wood Stove (optional)
- HRV (Heat Recovery Ventilator) supply & exhaust system
- Double compartment stainless steel kitchen sink
- Center set vanity sink
- Moen single lever faucets c/w pressure balanced shower valve
- 1 piece tub/shower c/w curved rod (optional)
- 1 piece 4' shower c/w glass sliding doors
- Low Flow toilet
- Shut off valves at all plumbing fixtures
- Dishwasher hookup
- Washer and Dryer Hookup

## Electrical

- 100 Amp Electrical Panel (Standard)
- Electric forced fan wall heaters, baseboard heaters & thermostats
- 2 Exterior GFI receptacles
- 1.5" Conduit Raceway to electrical panel for future electrical service
- GFCI-protected receptacles in bathroom
- GFCI-protected receptacles in kitchen
- AFCI circuit breakers
- 1 heat trace receptacle
- Smoke/Carbon Monoxide alarms
- Interior LED pot lights
- Exterior LED lights
- Solar Rough-in (optional)

## Maintenance Free Exteriors

- Vinyl Siding ( Metal siding - optional)
- Tyvek House wrap
- Pre-finished 12" soffit
- Pre-finished 6" Fascia
- 36" residential steel insulated ext. door c/w PVC jamb, aluminium sill & kerf weatherstripping - Standard White
- 5" Eavestrough & downspouts
- Architectural Asphalt Shingles (Metal standing seam roof optional)
- PVC Triple Pane (low E) c/w venting sliders & PVC jambs - Standard White

## Interior Decor

- Custom kitchen, vanity cabinets, laminate countertop and Hardware
- Superior Vinyl Plank Flooring
- Bathroom vanity, mirror, towel bars & toilet paper holders
- 30" Berkley Contemporary interior doors
- MDF casings & baseboards
- Residential grade door hardware, locks & passage sets
- Interior & Exterior client selections

## Warranty & Certifications

- 1 Year comprehensive
- 2 Year Mechanical
- 5 Year Envelope Seal







# Foundations

When building a prefab modular home in Canada, the foundation is critical to the stability and longevity of the structure. The right foundation depends on site-specific factors like soil type, climate, function, and budget. Built Prefab modular homes are designed to be placed on a variety of foundation types, ensuring flexibility and durability to meet your needs.

At Herauf Modular we offer engineered steel skids, adjustable jack stands, grade beams and Piles.

## **Herauf Engineered Steel Skid**

Choosing the engineered steel skid foundation with your HERAUF unit is truly the 'all in one' option, allowing for minimal site prep, ideal for easy relocation and no anchoring is required. Your Herauf unit can be placed on any level surface. and can be relocated on any surface.

## **Adjustable Jack Stands - Wood Cribbing**

Engineered free standing jack stands, fast install and easy adjustments, anchoring may apply. Adjustable Jack Stands adapt easily to local site conditions, Jack Stands are designed by our engineers to be installed under the main beams of the home sections. Jack Stands are set on square footers or pads on the ground to spread the load from a pier over a larger area, making a more stable base. The square pad footers may be concrete, either poured in place or precast, and preservative-treated wood. The spacing of the piers and the allowable bearing capacity of the soil determine the size of the footer or pad. The piers typically vary depending on home design, local soil characteristics, and roof snow load.

## **Grade Beam - Crawl Space - Foundation - Slab on Grade - Full Basement**

This option serves great utility providing you access to the underside of your home and offering insulation and protection from the elements. Much like a basement, a crawl space is created by excavating the appropriate area, pouring concrete piles or footings and then placing the grade beam foundation and floor. Once completed the home is craned onto the crawlspace and finished accordingly. Once completed all mechanical and electrical tie-ins are easily accessible under the building. A crawl space can be an economical solution to a basement and can even offer storage.

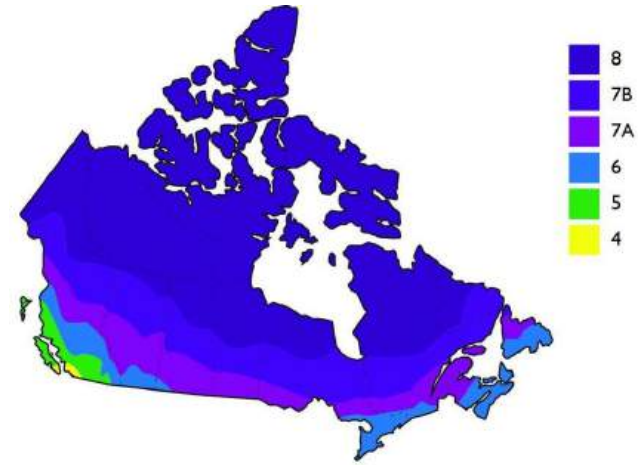
## **Helical Steel Piles - Concrete Piles**

Piles are installed using a skid steer or similar machinery that simply turns the auger type pile into the ground until it reaches a tension specified by the engineer. Once all of the piles have been screwed in per plan, they are levelled off to laser precision. The screw pile method can be economical.

Our HERAUF product goes through Energy Efficiency modelling process focusing on our client's geographical region to best provide the highest level of energy efficiency, while creating comfortable living standards all year long. HERAUF products are designed and constructed to the highest level of "National Building Code", Sec on 9.36 (NBC) standard practice and delivered to meet up to Climate Zone 8. Fulfilling every region across Canada from Nova Scotia, Vancouver Island, Northwest Territories and Southern Prairies.



Phone: (306) 352-6617  
Toll Free: 1-877-352-6617



Herauf Modular employed Robinson Residential Design Inc. to run test models for residential building prototypes and confirm with certainty their energy compliance. Multiple rounds of testing were completed using ANSI/ASHRAE compliant software, Hot2000.

Robinson Residential Design, hereby confirms the current specifications Herauf Modular provided for building envelope, mechanical equipment, window & doors – for each offered residential type building, meet the requirements of the 2015 National Building Code of Canada, Division B, Sec on 9.36 energy modeling requirements of Zones 6, 7A, 7B & 8.

If you have further questions pertaining to the information supplied, or if you need further verification of this letter, please contact Robinson Residential Design using the contact information listed.

Sincerely, Faith Zwozdesky  
Senior Architectural Technologist/ Energy Consultant  
Robinson Residential Design Inc.

A handwritten signature in black ink, reading "Faith Zwozdesky".





# Sustainable Energy Solutions Solar Power



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# A Sustainable Solution for Today and Tomorrow

## **Reliable Renewable Energy**

Harness solar power for consistent, low-cost energy. Smart technology manages your energy supply, ensuring reliability in all conditions.

## **Economic & Environmental Gains**

Reduce operational costs with significant tax incentives and lower energy bills. Reinvest savings in your community and sustainability projects.

## **Resilient Operations**

Our advanced solar solutions guarantee uninterrupted power, supporting critical systems even during outages. Maintain safety and productivity with ease.

## **Invest in Sustainability**

Choose Herauf Modular's innovative solar solutions. Meet rigorous standards while securing energy independence and reducing environmental impact.

## **Tax Incentives**

Businesses and residents investing in solar, battery energy storage, geothermal, and micro-grid technologies can benefit from the various tax incentive programs in Canada.



Ask us about our solar options for long-lasting community development. Together, we can build a greener tomorrow.





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Connect with us for more info :



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[Heraufmodular.com](http://Heraufmodular.com)



[Heraufenterprises.com](http://Heraufenterprises.com)

