

MANORWOOD HOMES

NEW HORIZON SERIES

2009 Standard Specifications

FLOOR CONSTRUCTION

- 2x10 Floor Joists 16" O.C. with Metal Cross Bridging
- Double 2x10 Rim Joist
- 1/4" T&G OSB Floor Decking

EXTERIOR WALLS

- 2x6 Studs 16" O.C.
- Double 2x6 Top Plates
- 8' Wall Height
- 7/16" Structural OSB Sheathing
- Whole House Wind Wrap
- Crane Vinyl Siding

INTERIOR WALLS

- 2x4 Interior Wall Studs 24" O.C.
- 2x4 Marriage Wall Studs 16" O.C. with 7/16" OSB Sheathing
- Primed 1/2" Smooth Drywall Throughout

ROOF AND CEILING

- 8" Flat Ceiling (Optional Cathedral Ceiling Available only with 7'6")
- 5/12 Roof Pitch with 12" Residential Flipped Eave Overhangs
- Pre-Engineered 40# Roof Trusses 24" O.C.
- 7/16" Structural OSB Roof Decking
- Double Felt Shingle Underlayment at Eaves
- Shingle Over Ridge Vent Ventilation
- Vented Vinyl Soffit
- Aluminum Fascia
- Aluminum Drip Edge on all Roof Edges
- Smooth Drywall Ceiling
- 30 Year Architectural Shingles
- 12" Gable End Eaves

INSULATION

- Exterior Walls R-19 Fiberglass Insulation
- Ceiling R-38 Blown Cellulose

EXTERIOR DOORS AND WINDOWS

- 36" Sunburst Fiberglass Door with Nickel Hardware, Deadbolt & Composite Jambs @ Front Primed White
- 36" 1-Lite Fiberglass Door with Nickel Hardware, Deadbolt & Composite Jambs Rear Primed White
- DP-50 Low-E Vinyl Insulated Single Hung Argon Filled White Windows with Painted White Sills-Mulled Where Applicable
- Keyed Alike Lock Sets
- 15" Raised Panel Shutters Door Side
- All Patio Doors Optional

INTERIOR DOORS AND TRIM

- 6-Panel White Interior Doors w/ Lever Lock Sets and 3 Mortise Hinges
- Privacy Locks on all Bedroom and Bath Doors
- Door Stops
- White Wood Colonial Molding Packages
- Wire Shelving all Closets and Washer/Dryer Area
- Brushed Nickel Hardware

FLOOR COVERING

- Congoleum Legacy Vinyl Flooring (Kitchen, All Baths, Utility and Foyer)
- 100% Continuous Filament Nylon Carpet with Stain Protection (FHA Approved)
- 5# Rebond Carpet Pad

KITCHEN

- Certified Oak Classic Craft Cabinets-Wheat Stained Flat Panel Doors (Roman Arch Top-Square Bottom)
- Beveled Edge Laminate Countertops
- 8" Deep Stainless Steel Kitchen Sink
- Price Pfister Single Lever Brushed Nickel Faucet with Sprayer
- Power Range Hood
- Brushed Nickel Hardware
- 2 1/2" Crown Molding on Kitchen Overhead Cabinets
- Under Cabinet Trim on Overhead Kitchen Cabinets
- Tip Out Trays at Kitchen Sink
- Corner Base Lazy Susan (Where Applicable)
- All Islands Optional

BATHS

- Price Pfister Single Lever Brushed Nickel Faucets
- Anti-Scald Valves for Showers
- Bath Vanity to Match Kitchen Cabinets
- Beveled Edge Laminate Countertops
- Vitreous China Lavatories
- 1.6 Gallon Flush Elongated Toilets
- Lighted Exhaust Fans with Insulated Ducts-All Baths
- 2 or 3 Arm Light with Mirror at Vanity
- 60" One Piece Fiberglass Tub/Shower
- Fiberglass Soaker Tub (Per Plan)
- 36" or 48" One Piece Fiberglass Shower with Glass Shower Enclosure (Per Plan)
- Double Bowl Bath Vanity-Per Plan

PLUMBING

- Exterior Water Faucet (Shipped Loose on Sidewalls)
- Copper or PEX Water Lines Stubbed Through Floor
- Schedule 40 PVC Drain, Water and Vents Stubbed Through Floor

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PLUMBING CONTINUED

- Shut Off Valves for all Sinks, Lavatories and Water Closets
- Plumb, Wire and Vent for Washer/Dryer (Per Plan)

ELECTRICAL

- 200 AMP Electrical Service with 40/40 Panel Box
- 2 GFI Exterior Receptacles with In-Use Covers
- Gold Stone Light at Front Exterior Door
- Autumn Gold Light at Rear Exterior Door
- Premium Interior Light Package (Includes Bedroom Ceiling Lights)
- Smoke Detectors with Battery Back-up
- Wire for Electric Range with 4-Prong Receptacle
- Carbon Monoxide Detector(s)
- Brushed Nickel Light Fixtures
- Electric Doorbell @ Front Door

CAPE MODELS

- 12/12 Roof Pitch with 10" Fixed Eaves on 26' Wide Models & 12" Residential Flipped Eaves on 28' Wide Models
- Close -Off Package for 2nd Floor Including Interior Doors and Partitions for On-Site Installation
- 3/4" OSB Floor Decking for 2nd Floor-Shipped Loose
- 2-110 Electrical Circuits to Junction Boxes for Future Lights- Electrical Circuit to Junction Box for Future Smoke Detector(s)- Electrical Circuit to Junction Box for Future 3-Way Light on 2nd Floor
- Rough-In Plumbing for Future Bath on 2nd Floor
- Carpet Grade Stairs with Railing and Handrail- Carpet Shipped Loose for Stairs
- 2nd Floor Gable End Windows Optional

CHALET MODELS

- 12/12 Roof Pitch with 10" Fixed Eaves on 26' Wide Models & 12" Residential Flipped Eaves on 28" Wide Models
- Prow Gable- 236" Extension at Peak on Living Room & Dining Room End
- 2-Vinyl Sliding Patio Doors with Insulated Low-E Glass (Per Plan)
- Trapezoid Windows above Patio Doors with Low-E Glass (Per Plan) Site-Installed

TWO STORY MODELS

- 5/12 Roof Pitch with 10" Fixed Eaves on 26' Wide Models and 12" Residential Flipped Eaves on 28' Wide Models
- 3/4" OSB Floor Decking on 2nd Floor
- Open Web Floor Trusses in Wet Areas of 2nd Floor
- 2nd Floor Copper Supply Loop and ABS Drain Lines
- 8' Flat Ceilings on 2nd Floor
- Carpet Grade Stairs with Railing and Handrail- Carpet Shipped Loose for Stairs

10 YEAR RESIDENTIAL HOME WARRANTY

Manorwood Homes are constructed to meet or exceed various state building codes. Equipment, colors, material specifications, prices and model availability are subject to change without notice. Some exterior attachments as shown on elevations are materials required to be supplied locally or installed by others on site. Your purchase contract is with your builder/dealer who is an independent contractor, not our agent, and is responsible totally for any alterations, exchanges, additions or attachments made to or in your home. Customized floor plans are available. MW03-09