

## COUNTRY MANOR STANDARD FEATURES

### GENERAL

90" Sidewalls  
2" x 4" Sidewalls 16" O.C.  
2" x 6" Floor Joists  
(16" O.C. Transverse)  
¾" OSB Tongue & Groove/Glued &  
Screwed Floor Decking (4' x 8')  
40 PSF Rafters – 16" O.C.  
6/12 Roof Pitch Main Area  
2/12 Roof Pitch Loft & Dormers  
(Per Print)  
7/16" OSB Plating under Siding  
½" Drywall Vinyl Covered Walls

### FLOORING

Shaw Mantra Carpet BR, Loft & Stairs  
5 LB. Rebond Tackless Pad  
Congoleum Roll Goods Bath, Kitchen &  
Living Room

### HEATING

40,000 BTU Gas Furnace  
5" x 12" Residential Heat Ducts  
Aluminum  
4" x 10" Floor Registers

### ELECTRICAL

Porch Light at Exterior Doors  
GFI Breakers Per Code  
50 Amp Service  
Safe House Pkg – Smoke Detector,  
LP Detector, Fire Extinguisher & GFI  
Receptacles  
One Outside GFI Receptacle – Doorside  
Waterproof  
Recessed Overhead LED Lights  
Two TV Jacks – Mast BR & Living Room

### DOORS

Raised 6 Panel Interior Passage Doors  
Vinyl Thermopane Patio Door  
10 Lite Rear Entry Door W/Screen  
Where Applicable per Plan

### PLUMBING

Double Bowl Stainless Steel Kitchen Sink  
Moen – Chrome High Arch Kitchen  
Faucet W/Pull Out  
16 Gallon Gas/Electric DSI Water Heater  
Residential Ceramic Commode  
Moen Bath Faucets

### BATH

Exhaust Fan in Bath  
Porcelain Lav Bowl  
Lighted Medicine Cabinet  
1 Piece Tub/Shower w/ Curtain Per Plan  
Windows most Plans

### INSULATION

R-19 Fiberglass Sprayed-In Insulation  
in Roof  
R-13 Fiberglass Kraft Backed  
Insulation in Sidewalls  
R-22 Fiberglass Insulation in Floor  
Home Guard Exterior Weather  
House Wrap

### CABINETS

Hardwood Cabinets & Stiles- In Screwed  
European Style Hidden Cabinet  
Hinges  
Side Mounted Metal Drawer  
Guides W/Dovetail Wood Construction  
High Pressure Dual Laminated Seamless  
Countertops  
Tip Out Trays Under Sink

### DÉCOR

Wingate Wood Cornice Boards  
That Match Cabinets  
2" Blinds Selected Windows  
Vertical Blind for Patio Door  
½" Residential Textured Drywall  
Cathedral Ceilings (Better Insulated &  
More Sound Proof)

### APPLIANCES

Whirlpool  
Black 2-door FF Refrigerator  
30" Standard Gas Range  
Microwave with Hood

### EXTERIOR

Removable Hitch  
Royal Dutch lap Vinyl Siding  
Owens Corning Architectural Shingled  
Roof – Lifetime Warranty  
Ice & Water-Weather Lock under  
Shingles- Full Roof Coverage  
Ventilated Soffits  
Ridge Vent  
Residential Step Flashing at Loft and  
Dormers Transitions  
Innovent Vent Chutes in Roof  
Breathable Mess Underbelly

### WINDOWS

Egress Windows in all Bedrooms  
Thermopane Vinyl Dual Glaze Low E  
Gridded Windows (White) Single Hung

### FURNITURE

Queen Slide a Bed Sleeper Sofa  
Recliner  
Dinette Table W/4 Chairs or Bar Stools  
Per Plan  
Queen Bed W/Metal Bed Frame &  
Pillow Top Mattress

### POPULAR OPTIONS

- Arch Window
- Air Conditioning
- Stainless Steel Appliances
- Wall Mount Loft Air  
Conditioner
- Fireplaces with or without  
Stone
- 20 Gallon Electric Water  
Heater
- Suspension Bed W/Lift Up  
Box
- Glass Tub/Shower Door
- Ceramic Backsplash Kitchen  
& Bath
- Metal Roof
- Solid Surface Countertops
- Black Water Holding Tank  
w/marine toilet
- Grey Water Holding Tank
- Sectional Sofa