

PRINTABLE INFO SHEET

Series: Manorwood Classic
Model: ML501A Shadowbrook



About This Model

Style: Cape / Bedrooms: 3 / Bathrooms: 2 / Square Feet: 1833

CUSTOMER CONTACT

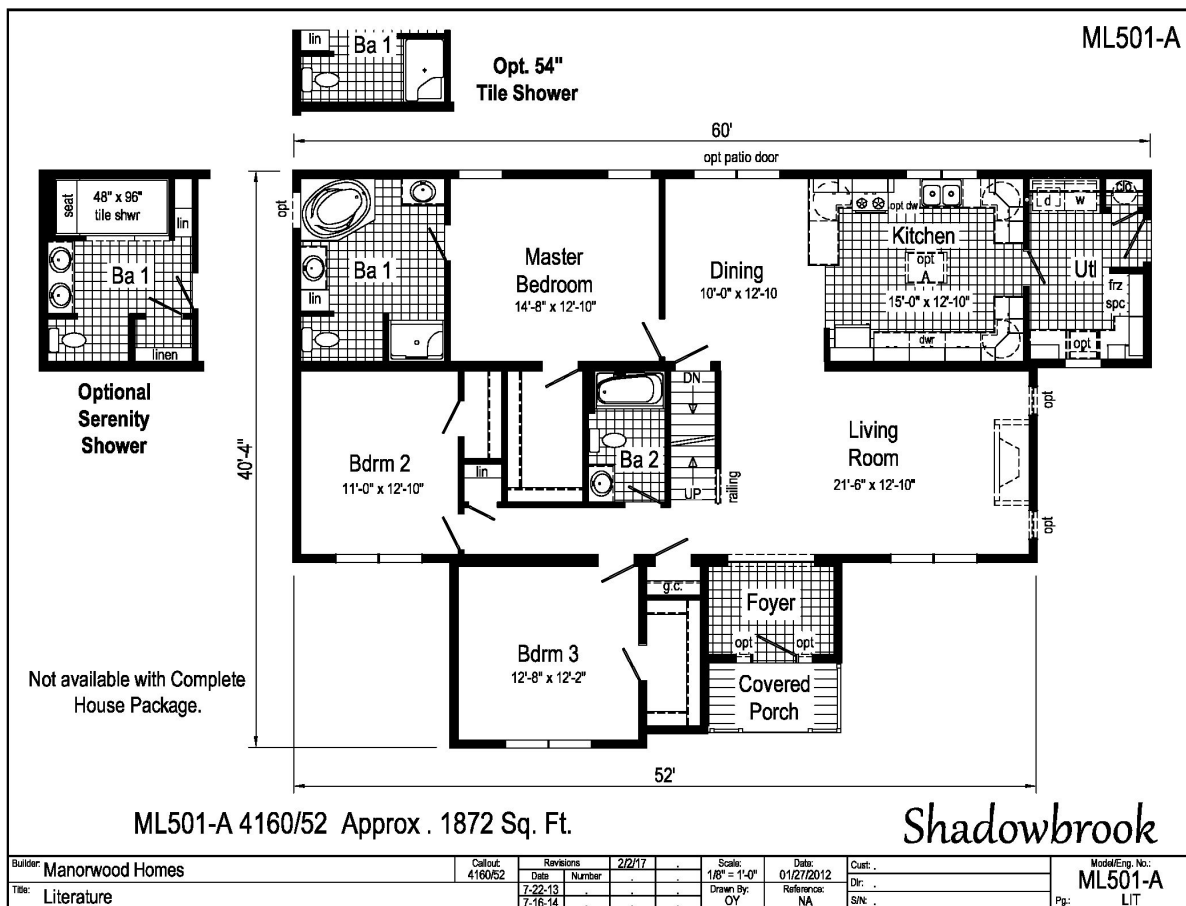
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Floorplan



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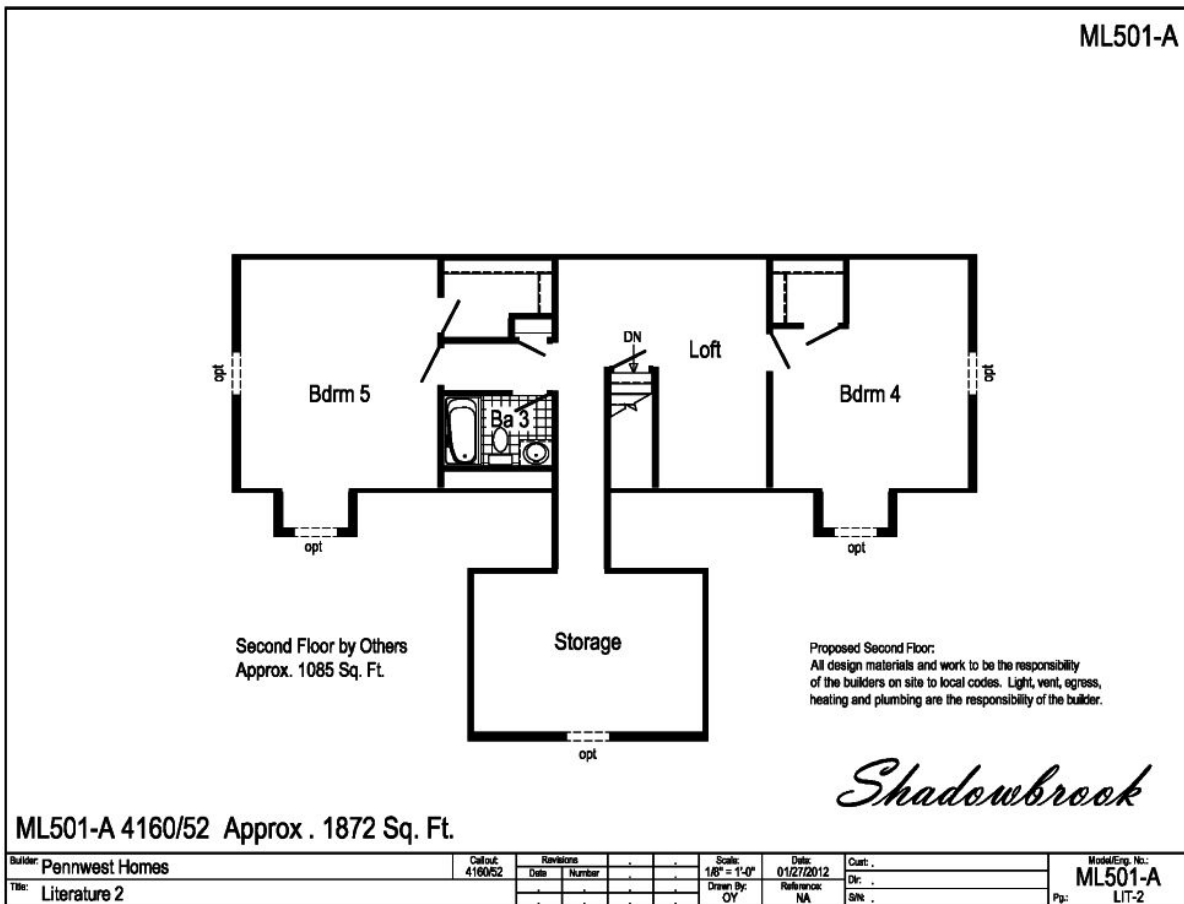
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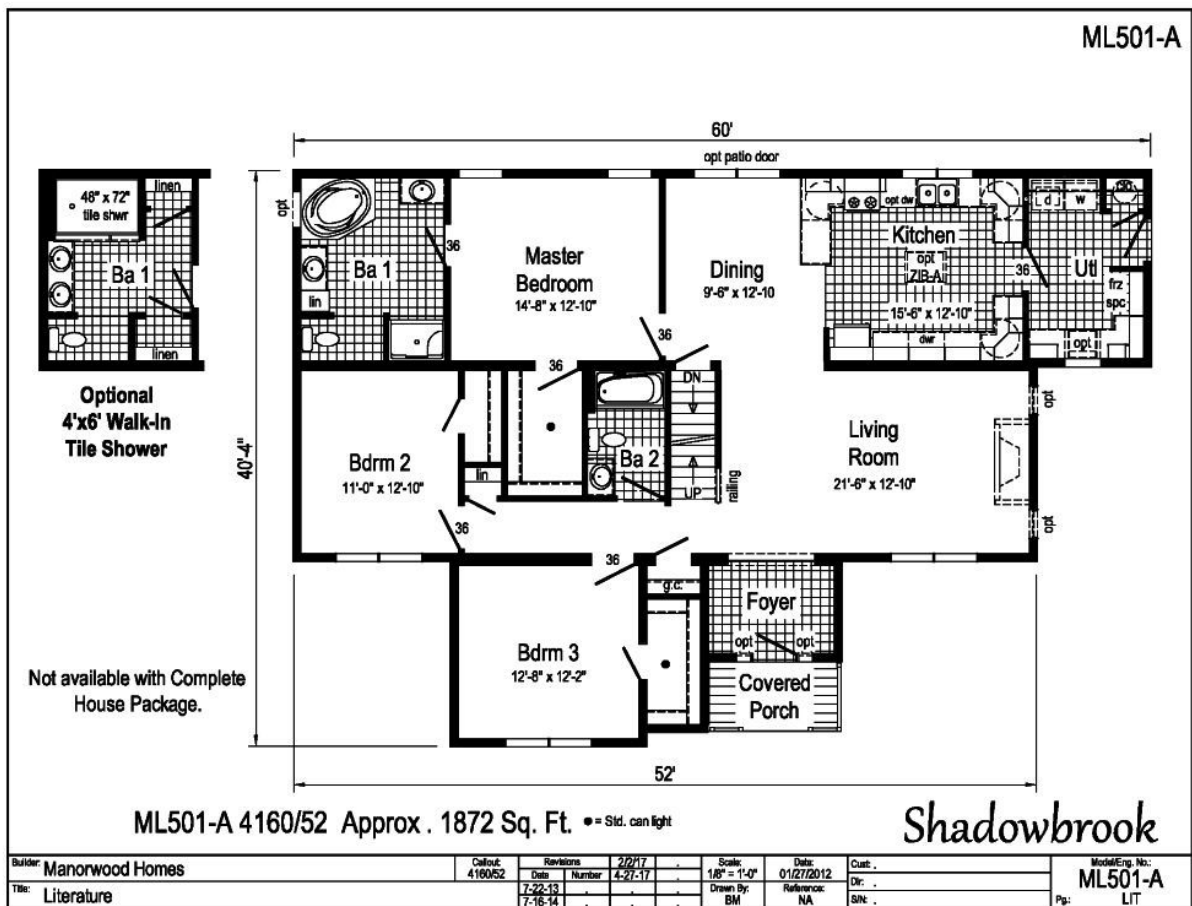
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Standards & Features

FLOOR CONSTRUCTION

2X10 Floor Joists 16" O.C.
 $\frac{3}{4}$ " T&G OSB Floor Decking
Insulated Basement Stairwell

EXTERIOR WALLS

2X6 Studs 16" O.C.
Double 2X6 Top Plates
8' Wall Height
Structural OSB Sheathing
Whole House Wind Wrap
Vinyl Siding

INTERIOR WALLS

2X4 Interior Wall Studs 24" O.C.
2X4 Marriage Wall Studs 16" O.C. with
OSB Sheathing
Primed $\frac{1}{2}$ " Smooth Drywall Throughout

ROOF AND CEILING

8' Flat Ceiling
5/12 Roof Pitch with 12" Eaves
7/12 Roof Pitch with 12" Eave (4M Models)
Pre-Engineered 40# Roof Trusses 24" O.C.
90 MPH Wind Exposure C Wind Load Design
Ice Shield
Structural OSB Roof Decking
Shingle Over Ridge Vent Ventilation
Vented Vinyl Soffit
Aluminum Fascia
Aluminum Drip Edge on all Roof Edges
Smooth Drywall Ceiling
Architectural Shingles
(Limited Lifetime Warranty)

ROOF AND CEILING (continued)

Synthetic Roof Underlayment

INSULATION

Exterior Walls R-23 Fiberglass Insulation
Ceiling R-38 Fiberglass Batt Insulation

PLUMBING

PEX Water Lines Stubbed Through Floor
Drain, Water and Vents Stubbed Through Floor
Shut Off Valves for all Sinks, Lavs and
Toilets
Plumb, Wire and Vent for Washer/Dryer
Recessed Dryer Vent Box
Oetiker Clamps

EXTERIOR DOORS AND WINDOWS

3/0 x 6/8 6-Panel Fiberglass Door with Nickel
Hardware & Composite Jambs at Front
& Rear Primed White
Door Pan on Exterior Doors
Low-E Vinyl Insulated Single Hung Argon Filled
White Windows & Mulled where Applicable
Front & Rear Door Kwikset Lockset with
Smart Key
15" Raised Panel Shutters Door Side

INTERIOR DOORS AND TRIM

2-Panel Painted White Interior Doors w/ Lever
Passage Sets and 3 Mortise Hinges
36" Interior Doors & Where Available
Privacy Locks on Bedroom & Bath Doors
Door Stops
White Wood Colonial Moulding Package
Wire Shelving all Closets and Washer / Dryer

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Standards & Features (continued)

INTERIOR DOORS AND TRIM (continued)

Area

Brushed Nickel Hardware

FLOOR COVERING

Congoleum Vinyl Flooring

(Kitchen, Baths, Utility and Foyer)

25 oz. Carpet with Stain Protector

5# Rebond Carpet Pad

KITCHEN

¾" Overlay Classic Craft Cabinetry

- KCMA Certified

Hardwood 5-Piece French Country Oak,

Rustic Elm, or Barnwood Oak Mission Flat

Panel Doors

Craftsman Cabinet Crown Moulding

42" Height Kitchen Overhead Cabinets

Dovetailed Drawers

Soft Close Undermount Drawer Guides

Laminate Countertops

8" Deep Stainless Steel Kitchen Sink Brushed

Nickel Metal Faucet with Sprayer Power

Range Hood

Cabinet Pulls (Brushed Nickel or Black) Corner

Base Lazy Susan (where applicable) USB

Receptacle II

BATHS

Brushed Nickel Metal Faucets

Anti-Scald Valves for Showers & Tubs

Laminate Countertops

Square China Lavs

Elongated Toilets

BATHS (continued)

Lighted Exhaust Fans with Insulated Ducts

2-Arm Light at Vanity

60" One Piece Fiberglass Tub/Shower

Fiberglass Soaker Tub (per plan)

48" One Piece Fiberglass Shower with Glass

Shower Enclosure (per plan)

Double Bowl Bath Vanity (per plan)

Black Framed Mirrors

Linens with Drawers (where available)

ELECTRICAL

200 AMP Electrical Service with 40/40 Panel Box

2 GFI Exterior Receptacles with In-Use Covers

Gatsby Light at Front Exterior Door

Light at Rear Exterior Door Recessed LED

Lighting T/O

(Excludes Bedroom Ceiling Lights)

Smoke Detectors with Battery Back-up

Wire for Electric Range

Carbon Monoxide Detector(s)

Electric Doorbell at Front Door

CAPE MODELS

12/12 Roof Pitch with 12" Eaves

(9/12 on 4MC Models)

Close-Off Package for 2nd Floor Including

Interior Door and Partitions for On-Site Install

¾" 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

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Standards & Features (continued)

CAPE MODELS (continued)

Circuit to Junction Box for Future 3-Way Light
on 2nd Floor
Rough-In Plumbing for Future Bath
Stairs with Railing, Handrail and Carpet
Shipped Loose
(2nd Floor Gable End Windows Optional)

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