PRINTABLE INFO SHEET

Series: Manorwood Ranch & Cape Homes
Model: NH317A Sheffield

About This Model

Style: Ranch / Bedrooms: 3 / Bathrooms: 2 / Square Feet: 1749

CUSTOMER CONTACT

Notes:

PRINTABLE INFO SHEET

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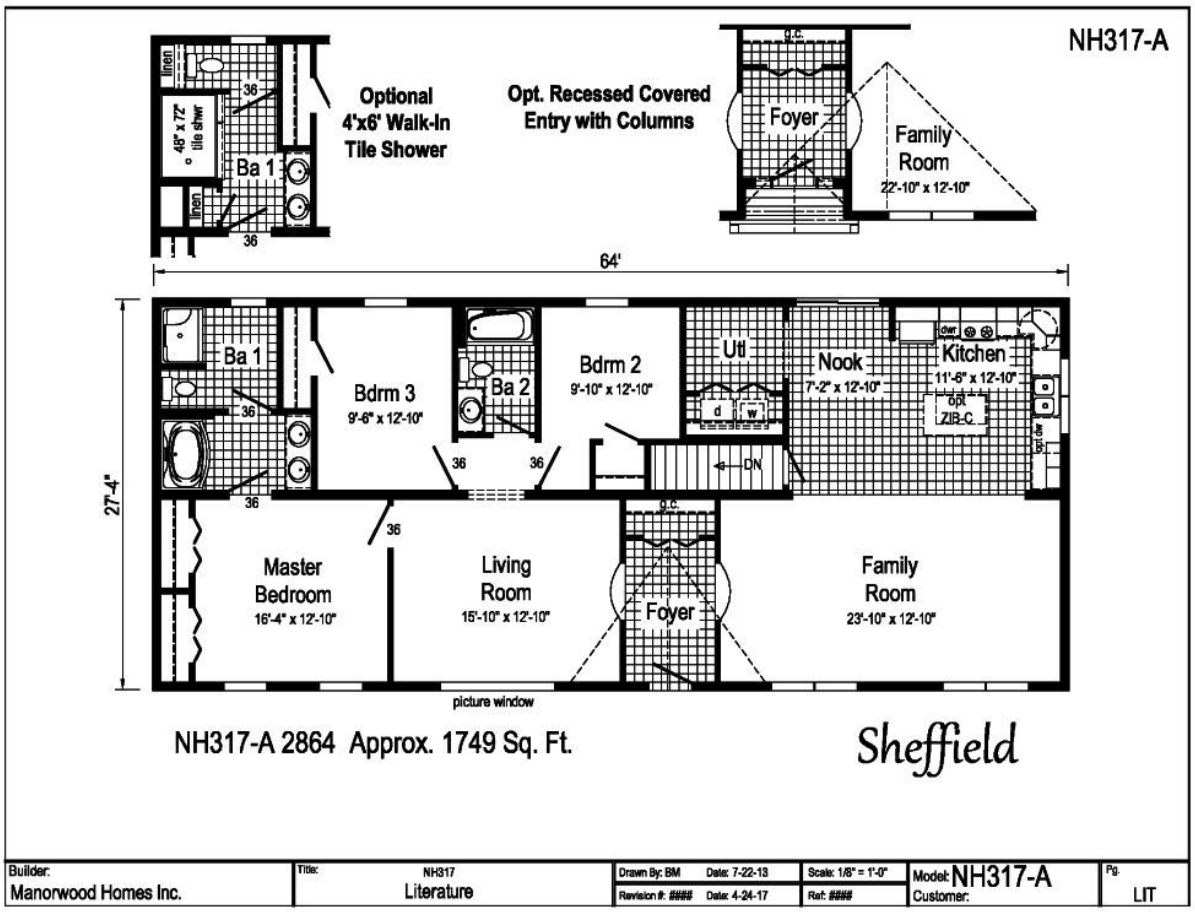
Floorplan



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Standards & Features

FLOOR CONSTRUCTION
2X10 Floor Joists 16" O.C.
¾" 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 ½" 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
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

CUSTOMER CONTACT

Notes:

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)

CUSTOMER CONTACT

Notes: