

Lake Manor Standard Features w/Prime Plus PKG

Construction

- Built to Wind Zone 2
- T&G OSB floor decking
- Fiberglass Insulation in Floor R-11 and Walls R-11
- Fiberglass Blow-In Insulation in Roof R-22
- 3/12 (Nominal) Roof Pitch - Flat Ceiling
- 8' Sidewall – 2x4 Ext Walls 16" OC
- Double Marriage Wall
- 2x6 Floor Joists 16" OC
- Finished Textured Ceiling
- Exterior Side wall Thermo wrap Sheathing
- OSB End walls with House wrap
- OSB Roof Sheathing
- Continuous Ventilation System
- Insulated Overhead Ducts – No Furnace
- Electric 40 Gallon Water Heater with Pan
- Detachable Hitches – 99 ½" Wide Chassis

Electrical

- 200 Amp Main Panel Box
- 1 Exterior GFI Standard
- Smoke Detectors per code
- Plumb and Wire for Washer & Dryer
- Dryer Vent Installed
- LED Can Lights T/O
- Exhaust Fans in Baths
- Exterior Lights at each Exterior Door

Exterior

- 3 Tab Shingles
- Vinyl Lap Siding – White Corners
- Metal Fascia and Vinyl Soffit
- Ridge cap Ventilation
- 6/6 Vinyl Low-E Insulated Windows
- Shutters – Front Door Side

Exterior Doors

- Gun-slot W/Storm Front Door
- Outswing Cottage Rear Door

Appliances

- 30" Basic Electric Range
- 18' FF Refrigerator
- Stainless and Black Appliances Based on Availability

Interior

- Décor ½" Drywall Painted -Gyp Panels T/O
- 2 square Panel Doors T/O
- Wall Mounted Door Stops T/O
- Armor Flor Rolled Lino T/O W/Matching Transition Strip
- Ventilated Shelving In Closets
- Whole House Shut-off
- 3" Painted Craftsman molding t/o
- 2" Mini Blinds T/O

Kitchen

- Mission Cabinet Doors – Round Knobs and Hidden Hinges
- Vinyl Lined Bank of 4 Drawers – Round Knobs
- Vinyl Lined O/H's Cabinets
- Stainless Sink
- Rolled Edge Laminate Countertops with 4" Matching Backsplash
- Single Lever Metal Kitchen Faucet W/Sprayer
- 30" Overhead Cabinets
- Vented Range Hood W/Light – exterior vent

Baths

- Mission Cabinet Doors- Round Knobs and Hidden Hinges
- Rolled Edge Laminate Countertops with 4" Matching Backsplash
- Water Saver Commodes
- 36" Vinyl Lined Vanities W/Shutoffs
- 60" F/G Shower in Master Bath
- 60" F/G Tub/Shower in Hall Bath
- Single Lever Metal Faucets
- China Bath Lavs – Mirror Above

WARRANTY

- One (1) Full year

Note: All Specifications & Pricing Subject to Change Without Notice

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