The Manorwood “System Built” method of construction has redefined Multi Family Housing. “System Building” reduces build time while maximizing value. Whether an elegant Duplex or sophisticated Townhouse all Manorwood designs represent the ultimate in style, economy, efficiency and quality.

Every home is built in a controlled environment, out of the elements, where the highest standards of quality control are maintained. No longer do you have to contend with weather delays and sub contractor delays. Primary components arrive 85% complete with site preparation taking place concurrently with component construction. Completion time is reduced by up to 50%. Faster construction time means quicker occupancy.

Whether you design your own floor plan or use one of ours, Manorwood will simplify the construction process, make you more productive, eliminate worry and increase your bottom line.
Chelsea
NS321A 2844
APPROX 1188 SQ FT
PER LIVING UNIT

Some Exterior Features may be Optional.
Southport
NS322A  2836
APPROX 968 Sq Ft
PER LIVING UNIT
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” Eaves - NU701A
- 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
- Owens Corning Architectural Shingles
  (Limited Lifetime Warranty)

INSULATION
- Exterior Walls R-19 Fiberglass Insulation
- Ceiling R-33 Blown Cellulose

FLOOR COVERING
- Congoleum Vinyl Flooring (Kitchen, Baths, Utility and Foyer)
- Mantra 100% Continuous Filament Nylon Carpet with Stain Protection
- 5# Rebond Carpet Pad

EXTERIOR DOORS AND WINDOWS
- 3/0 x 6/8 6-Panel Fiberglass Front Door with Nickel Hardware & Composite Jambs Primed White
- 3/0 x 6/8 6-Panel Fiberglass Rear Door with Nickel Hardware & Composite Jambs Primed White
- Door Pans 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
- 6-Panel White Interior Doors w/ Lever Passage Sets and 3 Mortise Hinges
- Privacy Locks on Bedroom & Bath Doors
- Door Stops
- White Wood Colonial Molding Package
- Wire Shelving all Closets and Washer / Dryer Area
- Brushed Nickel Hardware

KITCHEN
- Classic Craft Cabinetry - KCMA Certified
- Manchester Oak Stained Mission Flat Panel Doors
- 42” Height Kitchen Overhead Cabinets
- Dovetailed Drawers
- Full Extension 75# Roller Drawer Guides
- Laminate Countertops with Self Edge
- 8” Deep Stainless Steel Kitchen Sink
- Huntington Brass Single Lever Brushed Nickel Faucet with Sprayer
- Power Range Hood
- Brushed Nickel Hardware
- 2 ½” Crown Moulding on Kitchen Overhead Cabinets
- Corner Base Lazy Susan (Where Applicable)
**BATHS**
- Huntington Brass Single Lever Brushed Nickel Faucets
- Anti-Scald Valves for Showers
- Bath Vanities to Match Kitchen Cabinets
- Laminate Countertops with Self Edge
- China Lavatories
- 1.6 Gallon Flush Elongated Toilets
- Lighted Exhaust Fans with Insulated Ducts—All Baths
- 2-Arm Light and Framed 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)
- Hardwood Framed Mirrors
- Open Shelf Linens with Drawers (where available)

**PLUMBING**
- PEX Water Lines Stubbed Through Floor
- Drain, Water and Vents Stubbed Through Floor
- 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
- Prairie Lantern Light at Front Exterior Door
- Patina Lantern Light at Rear Exterior Door
- Premium Brushed Nickel 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)
- Electric Doorbell at Front Door

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See your Local Builder for current and all standard specifications available to you and your new home!

Visit [www.manorwoodhomes.com](http://www.manorwoodhomes.com) to locate one near you!

These specifications are accurate as of October 2016.
Some Exterior Features may be Optional

Approx 1202 Sq Ft Per Living Unit
Approx 601 Sq Ft - Main Floor
Approx 601 Sq Ft - Second Floor
Unfinished Basement - Approx 400 Sq Ft

*Proposed Ground Level done on-site by others
Sprinkler system may be required on-site by others per state code
Montage

NS955A 2852/56/30
Approx 1977 Sq Ft Per Living Unit
Approx 1148 Sq Ft - Main Floor
Approx 829 Sq Ft - Second Floor

Some Exterior Features may be Optional.
**Monroe**

**NH359A 2860**
**APPROX 820 Sq Ft**
**PER LIVING UNIT**

Some Exterior Features may be Optional

Note: Additional options may be required for code compliance, please consult your Regional Sales Manager for more information and pricing.

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 in or to your home. Customized floor plans are available.

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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. TCC 250 10/16

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2-10 HOME BUYERS WARRANTY.