

**Manufactured Housing Enterprises, Inc.**  
**Waterford Modular Series**  
**Standard Features**

**FLOORS**

I-Joists  
Webb Truss Under 2<sup>nd</sup> Story Baths  
Double 2 x 10 Rim Joist  
OSB Decking

**ROOF**

5/12 Roof Pitch  
Roof Ridge Vent System  
Engineered 50# Roof Load  
Gang Nail Truss System  
30-Year Architectural Shingles  
R-38 Roof Insulation

**ELECTRICAL**

200 Amp Service  
Exterior GFCI Receptacles  
Smoke Alarms Interconnected  
Rocker Electrical Switches  
2-Bulb Ceiling Lights Thru-out  
Lights in Walk-In Closets

**INTERIOR FINISH**

Durable Floor Vinyl  
Tiled Entry Foyer  
High Density Carpet Pad  
Plush Carpet With Carpet Bar  
Tack Strip Carpet Installation  
Smooth Drywall W/Bull Nose Corners  
Oak Grained Interior Doors  
Hand-Stomped Textured Flat Ceilings  
Panel Trim- Ceilings, Doors and Windows  
Residential Mortised Door Hinges  
Residential Door Jambs  
Faux Marble Window Sills  
Residential Cove Molding & Door Casing  
White Wire Closet Shelving  
White Wire Utility Shelving

**WINDOWS & DOORS**

Pewter Coach Light at Exterior Doors  
36" 6-Panel Steel Front Door W/Deadbolt  
36" 6-Panel Steel Rear Door W/Deadbolt  
Double Insulated Low-E Windows  
Plantation Blinds and Valances

**SIDEWALLS & EXTERIOR**

8'-6" Walls  
2 x 6 Sidewall Construction  
2 x 4 Marriage & Interior Walls  
R-19 Kraft-Backed Insulation  
Vinyl Lap Siding  
Color Matching Corner Posts  
Aluminum Fascia  
OSB Wall Sheathing

**PLUMBING**

Black Pipe  
Plumbed for washer  
Wired for Dryer  
Waterline Shut-offs Thru-out

**HEATING**

Cold Air Return  
Toe-Kick Registers Kitchen & Bath  
Wall Mount Supply Registers

**KITCHEN**

Oak Stile Backsplash  
MDF Raised Panel Cabinet Door  
Cabinet Door Knobs  
Commercially Edged Countertops  
Solid Oak Stiles  
Concealed Cabinet Door Hinges  
Lined Overhead Cabinets  
Adjustable Shelving in Overheads  
Stainless Steel Sink  
Single-Lever Upgrade Faucet  
GFCI Kitchen Receptacles  
Power Range Hood  
Standard Gas Range  
2-Door 18' Frost Free Refrigerator  
Staggered Overhead Cabinets  
Dishwasher

**BATHS**

60" Fiberglass Tubs  
Glamour Lights in Master Bath  
Exhaust Fans each Bath  
China Water-Saver Toilet Tanks  
Soaker Tub- Master Bath (Some Models)