

Manufactured Housing Enterprises, Inc.
Waterford Modular Series
Standard Features

FLOORS

2 x 10 Floor Joists
Webb Truss Under 2nd Story Baths
Double 2 x 10 Rim Joist
OSB Decking

ROOF

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

ELECTRICAL

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

INTERIOR FINISH

Durable Floor Vinyl
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
Lever Door Knobs
Hand-Stomped Textured Flat Ceilings
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 First Floor
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 (Some Models)
Wired for Dryer (Some Models)
Waterline Shut-offs Thru-out
40 Gal. Elec. W/H (Not Std. W/Two Story)

HEATING

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

KITCHEN

Oak Stile Backsplash
Hardwood Flat Panel Cabinet Doors
Drawer Over Door Construction
Cabinet Door Knobs
Commercially Edged Countertops
Solid Hardwood 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
Deluxe Gas Range
2-Door 18' Frost Free Refrigerator w/ Ice
Staggered Overhead Cabinets
Dishwasher

BATHS

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