



CUSTOM  
HOMEBUILDERS

# Grand Manor

## CONSTRUCTION FEATURES

- Foundation Ready
- 2x6 Floor Joists 16" O.C. on 26'8" & 40' Wide Homes
- 2x8 Floor Joists 16" O.C. on 29'6" Wide Homes
- 2x6 Exterior Walls 16" O.C. w/90" Sidewall Height
- 2x4 Interior Walls 16" O.C.
- Double Rim Joists
- Full Length Ridge Beams
- Luan Under Sheetrock on Marriage Line Walls
- 90" Sidewalls w/Vaulted Ceilings
- 30# Roof Load
- 4/12 Roof Pitch on 26'8" Homes w/ 14" Eaves
- 3.31/12 Roof Pitch on 29'6" Homes w/12" Eaves
- 2.66/12 Roof Pitch on 40' Homes with 14" Eaves
- 30 Year Architectural Fiberglass Shingles
- 16" Overhangs on Both Ends of Home
- Energy Star R-40 Roof, R-21 Sidewall & R-33 Floor Insulation
- Electrical Boxes Nailed to Studs

## EXTERIOR FEATURES

- 36" Insulated Fiberglass Front Door (Almond, Clay, or White)
- 36" 1/2 Lite Fiberglass Rear Door (Almond, Clay, or White)
- Low-E Vinyl, Argon Gas Filled Dual Glaze Windows (Almond, Clay, or White)
- Fiber Cement Horizontal Lap Siding w/Wood Shutters and Upper Board & Batt Accent (Front Door Side) (per plan)
- Smart Panel Vertical Wood Siding with Window Trim on Ends and Back Door Side
- Craftsman Dormer and Dormer(s) (per plan)

## INTERIOR DESIGN FEATURES

- Textured Walls & Ceiling w/Radius Corners
- Choices of Interior Paints-washable eggshell finish
- Textured Window Surrounds with Square Corners and Window Ledges on Bottom Sill
- Laminate Windowsill in Kitchen
- 2" White Faux Wood Vinyl Blinds Throughout
- FHA Grade 25 oz Carpet
- 6# Rebond Pad
- Upgraded Vinyl Flooring in Kitchen, Guest Bath, Master Bath & Utility (per plan)
- Satin Nickel Interior Door Hardware, Lighting Fixtures and Faucets
- Luxury Vinyl Plank Flooring at Entry Foyer
- White 2-Panel Grand Arch Interior Doors w/2-1/4" Trim (Painted) With Lever Handles
- Wood Shelves/Rods in Closets with Organizers (per plan)
- LED Can Lights- (1) Entry Foyer and (2) Hall, & Walk-In Closets and Walk-In Pantries
- Bedroom, Bathroom & Den Ceiling Lights
- Laundry Shelf Above Washer & Dryer Area
- Dining Room Chandelier

## KITCHEN FEATURES

- Energy Star® Appliances
- 20' Frost Free Refrigerator w/ Icemaker
- 30" Deluxe Electric Range
- Dishwasher (Energy Star® Qualified Appliance)
- Natural Wood Cabinets & Doors
- (2) Reed Glass Overhead Cabinet Doors
- Satin Nickel Cabinet Door and Drawer Button Pulls
- Drawer over Door Cabinet Construction
- Deluxe Roller Bearing Drawer Guides
- Bank of Drawers
- 2 Sets of Pot and Pan Drawers w/Cab Doors (per plan) (9" Deep Pot & Pan Drawers in model 6009)
- Hi-Lo Cabinet Design with Overhead Cabinet Crown Molding and Cap Molding on All Overhead Cabinets
- 52"/31" Overhead Cabinets w/Adjustable Shelves
- Cabinet Over Refrigerator
- 8" Deep Stainless-Steel Sink
- Satin Nickel Single Lever Faucet w/Pull Out Spout
- Laminate Counter Tops w/Rounded Crescent Edge
- 6" Ceramic Subway Tile Backsplash
- (6) LED Can Lights
- (2) Under Cabinet Lights
- Decorative Elliptical Window Over Kitchen Sink
- USB Receptacle in Kitchen

## HEATING, ELECTRICAL & PLUMBING

- All Electric Home w/200 AMP Service (Electric Range, 50 Gallon Electric Water Heater, Electric Furnace)
- Certified Heat Ducts with In-Floor Crossovers
- Master Water Shutoff w/Individual Shutoffs to Sinks and Stools
- Satin Nickel Faucets—Price Pfister
- Frost Free Exterior Faucet Near Rear Door
- Exterior GFI Receptacle Near Rear Door
- Toe-kick Registers in Kitchen & Bathrooms
- Programmable Thermostat
- Night Lights in Master Bathroom and Guest Bathroom
- Rocker Light Switches Throughout
- Conduit From Panel Box for Air Ready/Heat Pump Ready

## BATHROOM FEATURES

- Deluxe Master Bath with 6' Fiberglass Deep Soaker Tub or 54" Roman tub and Separate 60" Fiberglass Shower (per plan)
- All tubs come with overflow drains
- Cab Ply on Front of Master Deluxe Tubs
- 60" 1 Piece Fiberglass Tub/Shower in Guest Bath
- Laminate Counter Tops w/Rounded Crescent Edge
- Subway Tile Backsplash
- Wood Framed Full Width Mirror (matches cabinets)
- Satin Nickel Towels Bars & Tissue Holders
- 18" Tall Elongated Toilets
- China Lavs w/Double Handle Faucets

**NOTICE:** Due To Our Program Of Continuing Product Improvement & Federal Code Compliance, Specifications & Prices Are Subject To Change Without Notice. KIT Reserves The Right To Improve Models Without Incorporating These Changes In Homes Produced At An Earlier Date. Square Footage Is Measured From Outside Wall To Outside Wall.

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