

# FAIRMONT COUNTRY MANOR SERIES

## Park Model Standard Specifications

NP.ParkModelsDirect.com 1-800-691-2871

Last Updated: 4-22-25

### GENERAL:

- 8" Steel I-Beam Construction
- 30 PSF Rafters, 16" O.C.
- 2/12 Roof Pitch – 6/12 Dormer Roof Pitch per Print
- 7/16" Roof Decking
- 2" x 4" Sidewalls, 16" O.C.
- 7/16" OSB Sheathing Under Siding
- ½" Drywall Décor Vinyl Covered Walls
- 2" x 6" Transverse Floor Joist 16" O.C.
- 19/32" OSB Tongue & Groove/Glued & Screwed
- 4' x 8' Floor Decking
- Steel Strapping from Truss & Floor to Sidewall

### FLOORING:

- Shaw® Carpet in Sunken Bedroom, Loft & Stairway
- 5 lb. Rebond Pad
- Congoleum® Roll Goods Bath, Kitchen, Flat Floor Bedroom & Living Room

### HEATING:

- 40,000 BTU Gas Furnace
- 5" x 12" Residential Aluminum Heat Ducts
- 4" x 10" Floor Registers

### ELECTRICAL:

- Porch Light at Exterior Doors
- GFI Breakers Per Code
- 50 Amp Service w/25' Supply Cord
- Safe House Pkg. – Smoke Detector, LP Detector, Fire Extinguisher, & GFI Receptacles
- (1) Exterior GFI Receptacle - Doorside Waterproof
- Underbelly Receptacle Near Fresh Water Inlet for Heat Tape or Heated Hose
- Recessed Overhead LED Lights Throughout
- 3 TV Jacks – Master BR, LR & Loft
- USB Port & Recept at Bedroom Nightstands

### DOORS:

- White 2-Panel White Interior Passage Doors
- 10 Lite Rear Door w/Deadbolt & Storm – Per Plan
- Vinyl Thermopane Patio Door per Plan

### PLUMBING:

- Double Bowl Stainless Steel Kitchen Sink
- High Arch Kitchen Faucet w/Pull Out Sprayer
- 16 Gallon Gas/Electric/DSI Quick Recovery Water Heater
- Residential Ceramic Commode

### BATHROOM:

- Exhaust Fan
- Porcelain Lav Bowl
- Lighted Medicine Cabinet
- 1 Piece Tub/Shower per Plan
- Window per Plans

### INSULATION:

- R-19 Fiberglass Blown Insulation in Roof
- R-13 Fiberglass Kraft Backed Insulation in Sidewalls
- R-22 Fiberglass Insulation in Floor
- HomeGuard™ Exterior Weather House Wrap Wind Barrier

### CABINETRY:

- 4 Cabinet Color Choices
- Hardwood Shaker Cabinets & Stiles
- – In Screwed
- European Style Hidden Cabinet Hinges
- Side Mounted Metal Drawer Guides w/ Dovetail Wood Construction
- High Pressure Dual Laminated Countertops & Backsplash
- Tip Out Trays at Kitchen Sink
- Adjustable Overhead Shelving
- Bedside Nightstands w/Receptacle, USB Port & Overhead Cabinets and Shelf

### DÉCOR:

- Wingate Wood Cornice Boards to Match Cabinets
- 2" Blinds, Selected Windows
- Vertical Blind for Patio Door
- Residential Crown Molding & Door Trim
- 1/2" Residential Textured Drywall Cathedral Ceilings (Better Insulated & More Sound Proof)
- Bedspread, Pillows, & Shams – 3 Décor Color Choices (Blue, Brown & Grey)

### APPLIANCES:

- Stainless Steel Whirlpool® Appliances
- Whirlpool® 16 CF Frost Free Refrigerator
- Whirlpool® 30" Gas Range
- Microwave Above Range

### EXTERIOR:

- Detachable Hitch
- Royal Dutch Lap Vinyl Siding
- Owens Corning® Architectural Shingled Roof w/ Lifetime Warranty
- Ice & Water-Weather Lock Under Shingles – Full Roof Coverage
- Ventilated Soffit
- Ridge Vent
- Residential Step Flashing at Dormer Transition
- Innovent® Vent Chutes in Roof
- Woven Shepweave Underbelly

### WINDOWS:

- Kinro® Egress Windows in All Bedrooms
- Kinro® Thermopane Vinyl Dual Glaze Low E White Single Hung Gridded Windows
- Transom Windows LR, Loft & Bedroom per Plan

### FURNITURE:

- Queen Slide-a-Bed Sleeper Sofa & Recliner
- Dinette Table w/4 Chairs or Bar Stools Per Plan
- Queen Bed w/Metal Bed Frame & Pillow Top Mattress

SOLD BY:



2225 E. Market St.  
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MANUFACTURED BY:



Our Park Model Homes are crafted by Fairmont Homes, a division of Cavco Homes in Nappanee, IN, where the principles of cutting edge technology and design innovation are artfully blended to produce high quality yet VALUE-BASED recreational and residential homes. Leading the competition in experience and value, Cavco helped pioneer factory built housing in 1953 and has since become one of America's largest home builders. Thank you for making Factory Expo Home Centers and Fairmont Homes your choice of home builder.

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Customer Initials/Date

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