

EVERGREEN SERIES

HUD Standard Specifications

FactoryExpo.net 1-800-889-8548

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GENERAL CONSTRUCTION

- Insulation- R-40 Ceiling, R-21 Walls, R-33 Floors
- Windows- Low-E vinyl windows with argon gas
- Floor Joists- 2 x 6, 16" On Center
- Floor Decking- 4 x 8 x 19/32", Tongue & Groove OSB
- LP Smart Panel Siding
- Exterior Window Trim- 4" Trim all sides
- Dormers & Exterior Trim- Dormer standard (see print for size and location). Front door side install trim piece (4") 1/2 way up. Above the trim piece is accent color, below trim piece is body color. Paint the gable Accent color. Trim piece trim color.
- Sidewalls- 2 x 6, 16" On Center, 102" Height, Flat Ceiling
- Roof Load- 30 Pound with Trusses 24" On Center
- Exterior Entry Doors- Front-36" Inswing with deadbolt knocker and peephole, Rear 32" Inswing with deadbolt
- Eaves & Overhang- 6" Sidewalls and end walls. 12" on 24' models. Screens vented.
- Roof Pitch- 3/12
- Energy Star Rated- For Added Comfort & Savings
- Foundation Ready- Set Back Frame

FLOORING COVERING

- Carpet & Carpet Pad- 15 oz carpet & 3/8" rebound carpet pad
- Linoleum- Kitchen, utility, baths, dining. Halls and closets vary per print.
- Main Entry Floor Covering- Lino

INTERIOR

- Window Sills- White finished sills (not T/T) w/lip molding
- Ceiling Sheetrock Thickness- 1/2" High Density
- Closet Shelves- Wire Shelves location per print.
- Tape & Texture Interior Wall Finish- Throughout with rounded corners.
- Interior Wall Paint- Customer choice of primary paint from paint chart. Accent walls are optional.
- Ceiling Paint- Matches primary wall paint
- Interior Ceiling to Wall Transition- Caulked and painted
- Coffered Ceiling- Optional coffered ceiling in Living Room.
- Base Molding- 3-1/4" in lino areas. Optional all Other Areas
- Interior Doors- White raised 2 panel

- Door Trim- 2 1/4" Waterfall except 1" flat on inside of closets.
- Door Stops- Floor-mounted, ships loose
- Door Handles- Round brushed nickel
- Wardrobe Doors- White raised 2 panel

LIGHTING/ELECTRICAL

- Bedroom Lighting- Recessed LED can light
- Dining Room Lighting- Two recessed LED can lights
- Kitchen Lighting- Recessed LED can lights per print. Pair of pendant lights over island (if applicable)
- Exterior Lights- White - both front and back doors.
- Bathroom Lighting- Bath 1: Recessed LED can lights. Location and quantity per print. There will be a recessed can light over the standard sink and over an added optional second sink. Guest Bath: recessed LED can light. Cosmetic lights are optional in both baths.
- Wire & Brace For Ceiling Fan(s)- Standard in living room and in family room.
- TV/Phone Boxes - Rough In With Raceways - Not Wired- (Optional)
- USB Charging Station- (Optional)
- Electrical Service Main Panel- 200 AMP

CABINETS

- Cabinet Type- Knotty Alder raised panel doors. Knotty Alder face frame and side panels with hidden hinges. All cabinets all have light maple color lined interiors.
- Kitchen Overhead Cabinets- 42" tall cabinets with full cabinet doors. One adjustable shelf in each cab
- Cabinet Hardware- Brushed nickel knobs on cabinet doors and drawers
- Range Hood Overhead Cabinet- Standard
- Refer Overhead- Overhead cabinet
- Washer/Dryer Overhead- Wire Shelf, Cabinet Optional
- Kitchen Drawers- Two drawer banks standard, one of them will be in the island. See print for locations. All drawer banks are 3 drawers with larger drawers on the bottom.
- Cabinet Crown Molding- Yes
- Bathroom Drawer Bank- Three bank drawers standard in Bath 1 (note some models may not be eligible due to space limits.)

- Backsplash - Kitchen and Baths- 4" Laminate
- Bar Back Finish- Matches cabinet
- Countertop Self Edge- Laminate
- Bathroom Lavy Cabinet- Full door - no cubbies

PLUMBING/HVAC

- Bath 1 Tub/Shower- 60" Fiberglass tub/shower with 3015 transom window above.
- Guest Bath Tub/Shower- 60" fiberglass tub/shower
- Bath Sinks & Toilets- China and elongated toilet
- Bath Sink Faucets & Tub/Shower Faucets- Single lever brushed nickel on sinks, tub and/or shower
- Bathroom Mirrors- Bath 1: 24"x42" over both sink and optional sink locations with trim on all four edges to match cabs. Guest Bath: 24"x42" no trim
- Towel Bar/Tissue Holders- Standard Both Baths
- Kitchen Sink- Stainless Steel single bowl farmhouse sink
- Kitchen Faucet- High arch pull out faucet
- Plumb for Washing Machine- Standard
- Wire for Clothes Dryer- Standard
- Shut-Off Valves- Individual and Whole House Standard.
- Exterior Water Faucet- (Optional)
- Heating System- Electric forced air furnace and ducts
- Water Heater- 50-Gallon Electric Standard

WINDOW TREATMENTS

- Wood Cornices- None
- Mini Blinds- (Optional)

APPLIANCES

- Color- Stainless Steel
- Refrigerator- 18 Cubic Foot Frost Free. Plumb for ice/water optional.
- Range- 30" Electric range with window and clock
- Dishwasher- (Optional)
- Microwave- (Optional)
- Range Hood - 30" Stainless Steel
- Fireplace- Optional electric fireplace with T & T mantle.

ADDITIONAL FEATURES

- EZ Set Trim Package - Run drywall all the way marriage line. Ship loose foam beams for ceiling and wall close up. (Optional)
- T & T Close Up - Hold drywall back from marriage line for site installation and finish of drywall. Standard

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Customer Initials/Date

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