

11/11/2021	EVERGREEN STANDARD FEATURES
GENERAL CONSTRUCTION	
Insulation: Ceilings/Walls/Floors NOTE: Adding or enlarging window(s) maybe require extra insulation.	R-21 Ceiling, R-21 Walls, R-11 Floors
Window Type	Low-E vinyl windows with argon gas
Floor Joists	2 x 6 16" O.C.
Floor Decking	4' x 8' x 19/32" tongue and groove OSB
Exterior Siding Type	Vertical Fiber Cement
Exterior Window Trim	4" Trim all sides
Dormers & Exterior Trim	Dormer standard (see print for size and location). Three color exterior on front door side. Trim piece 1/2 way up on FDS. Above the trim piece is Accent color. Below the trim piece is Body color. Trim piece at gable line of dormer, paint the gable Accent color.
Sidewalls	2 X 6 at 16" OC / 102" Height - Flat Ceiling
Shingles	Architectural with Limited Lifetime warranty
Standard 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. Screens vented.
Roof Pitch	3/12
Set Back Frame (Foundation Ready)	Optional
FLOORING COVERING	
Carpet & Carpet Pad	15 oz carpet & 3/8" rebond carpet pad
Linoleum	Kitchen, utility, baths, dining and living rooms. Halls and closets vary per print.
Main Entry Floor Covering	Lino
INTERIOR	
Window Sills & Trim	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.
Ceiling Paint	Matches primary wall paint.
Interior Ceiling to Wall Transition	Caulked and painted.
Coffered Ceiling	Optional coffered ceiling in Living Room.
Base Molding	2-1/4" 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 (if applicable).
TV/Phone Boxes - Rough In With Raceways - Not Wired	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

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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. Med cabinet standard.
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: 48"x42" mirror 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 in pre-determined locations.
Heating System	Electric forced air furnace and ducts
Water Heater	50 Gallon
WINDOW TREATMENTS	
Mini Blinds	Optional
APPLIANCES	
Color	Black
Refrigerator	18 Cubic Foot Frost Free. Plumb for ice/water in wall standard.
Range	30" Electric range with window and clock
Dishwasher	Optional
Microwave	Optional
Range Hood	30" Black
Fireplace	Optional electric fireplace with T and 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