

EVERGREEN STANDARD FEATURES – HUD STANDARD SPECIFICATIONS

GENERAL CONSTRUCTION

- Insulation: Ceilings/Walls/Floors- NOTE: Adding or enlarging window(s) maybe require extra insulation. R-40 Ceiling, R-21 Walls, R-33 Floors. Energy Star Standard
- 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- LP SmartSide Panel
- 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. Note: No dormer on 28603Z
- 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. 12" on 24' wide models. Screens vented.
- Roof Pitch3:12
- Set Back Frame- (Foundation Ready) - Optional

FLOORING COVERING

- Carpet & Carpet Pad- Level 1 carpet & 3/8" rebound carpet pad
- Linoleum- Kitchen, baths, entry and utility. Dining room is lino in some plans and carpet in others. Hall and closets vary per print.
- Main Entry Floor Covering- Lino

INTERIOR

- Windowsills & Trim - White finished sills (not T/T) w/lip molding
- Sheetrock Thickness- 1/2" High Density (ceiling); 1/2" Standard (walls)
- 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 - 3-1/4" in lino areas. Optional in all other areas.
- Interior Doors- White raised 2 panel.
- Door Trim- 2 1/4" Waterfall
- Doorstops- 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- Black Coach lights - 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 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 with 1 adjustable shelf.
- 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(s) Optional
- Kitchen Drawers- Two drawer banks standard, one of them in 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. Note: 28603Z has double lavies std.
- Other Miscellaneous Cabinets- 37624E- Base cabinets in utility room per print.

PLUMBING/HVAC

- Bath 1 Tub/Shower- 60" Fiberglass tub/shower with 3015 transom window above. NOTE: 28603Z has a 60" stall shower in master bath std.
- 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 in pre-determined locations.
- Heating System- Electric forced air furnace and ducts. Standard digital setback thermostat.
- Water Heater- 50 Gallon

WINDOW TREATMENTS

- Mini Blinds- Optional
- Vertical Blind On SGD- Always included whether SGD is standard or optioned in.

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 built-out electric fireplace with T&T mantle.

ADDITIONAL FEATURES

- Close up: T and T held back at walls for drywall close up. Ceilings finished to marriage line and foam close up beam is shipped loose. – STD



CUSTOMER INITIALS _____

DATE _____