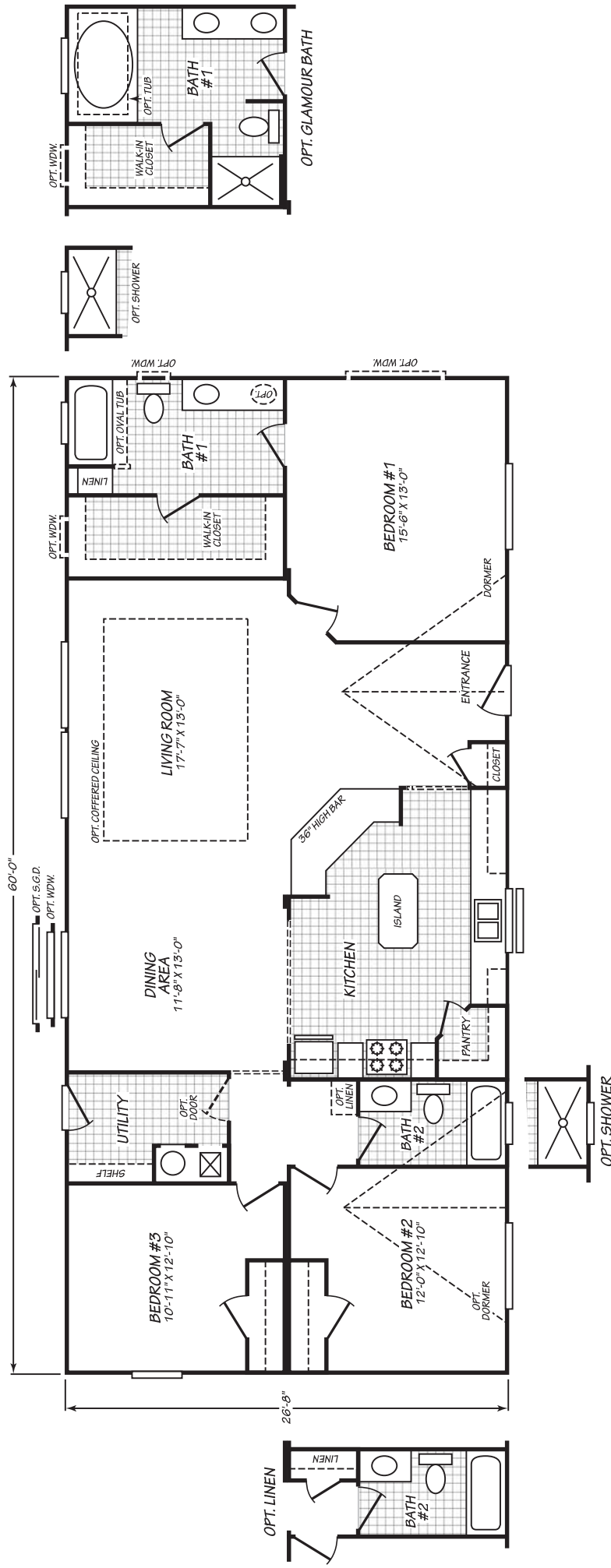




# EVERGREEN

www.fleetwoodhomes.com



## MODEL 28603E

3 Bedroom • 2 Bath • 1,600 Square Feet

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EV210/NOV21  
PFS APPROVAL\_0/00/00

| 6/16/2022  | EVERGREEN STANDARD FEATURES   |
|--|---|
| <b>GENERAL CONSTRUCTION</b>  |   |
| Insulation: Ceilings/Walls/Floors<br>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). 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 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 Pitch   | 3/12  |
| Set Back Frame<br>(Foundation Ready)   | Optional  |
| <b>FLOORING COVERING</b>   |   |
| Carpet & Carpet Pad  | 15 oz carpet & 3/8" rebond carpet pad   |
| Linoleum   | Kitchen, utility, baths, dining. Halls and closets vary per print.  |
| Main Entry Floor Covering  | Lino  |
| <b>INTERIOR</b>  |   |
| Window Sills & 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 all other areas.   |
| Interior Doors   | White raised 2 panel.   |
| Door Trim  | 2 1/4" Waterfall  |
| Door Stops   | Floor-mounted, ships loose  |
| Door Handles   | Round brushed nickel  |
| Wardrobe Doors   | White raised 2 panel  |
| <b>LIGHTING/ELECTRICAL</b>   |   |
| 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 Family Room (if applicable).  |
| TV/Phone Boxes - Rough In With Raceways - Not Wired  | Optional  |
| Electrical Service Main Panel  | 200 AMP   |
| <b>CABINETS</b>  |   |
| 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(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.  |
| <b>PLUMBING/HVAC</b>  |  |
| 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 in pre-determined locations.  |
| Heating System  | Electric forced air furnace and ducts.   |
| Water Heater  | 50 Gallon  |
| <b>WINDOW TREATMENTS</b>  |  |
| Mini Blinds   | No longer available.   |
| <b>APPLIANCES</b>   |  |
| Color   | Stainless Steel  |
| 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" Stainless Steel  |
| Fireplace   | Optional built-out electric fireplace with T&T mantle.   |
| <b>ADDITIONAL FEATURES</b>  |  |
| 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   |