



MODEL 28603F

3 Bedroom • 2 Bath • 1,600 Square Feet

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6/16/2022	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). 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 (Foundation Ready)	Optional
FLOORING COVERING	
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
INTERIOR	
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
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 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(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.
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 in pre-determined locations.
Heating System	Electric forced air furnace and ducts.
Water Heater	50 Gallon
WINDOW TREATMENTS	
Mini Blinds	No longer available.
APPLIANCES	
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.
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