

2007 Pine Grove Manufactured Homes, Inc. Standard Features for Multi-Section Homes

Frames:

10" or 12" Heavy Duty I-Beam Foundation Frame
Outriggers Every Four Feet
Detachable Hitch
All Wheel Brakes on 32' Wide Homes

Floors [16" On Center]:

2x6 Graded Mechanically Joined Perimeter Joists
2x6 Graded Floor Joists Lagged to Chassis
2x8 Graded Floor Joists for 32' Wide Homes
5/8" APA Square Edge Floor Decking, Glued and Stapled
R-27 Fiberglass Insulation in Belly of Home

Exterior Walls [16" On Center]:

2x6 Graded Wall Studs
90" Exterior Sidewalls
R-19 Fiberglass Insulation
Matewall Sealed with Double Center Seal Gasket

Exterior:

D/4 Dutch Lap Siding
3/8" Wood Fiber Sheathing Installed Under Siding
38" x 82" R.O. 6-Panel Steel Front Door w/ Storm
38" x 82" R.O. Residential 2-Lite Steel Rear Door w/ Storm
Exterior Light at Front and Rear Door
Vinyl Thermopane Windows with Low "E" Glass
12" Raised Panel Shutters on Front and Doorside

Roof [16" On Center]:

High Profile Pitched Roof with Ridge Vent
6" Fascia and Vented Soffit
40# Certified Roof Trusses
Residential Stippled Finish Drywall Ceiling
25-Year 3-Tab Fiberglass Roof Shingles w/Eaveguard
R-38 Blown-In Cellulose Ceiling Insulation

Heating:

Miller Direct Spark Gas Furnace
Louvered Metal Door on Furnace Compartment
In-Floor Heat System with Insulated Heat Duct
Vent-Air System (Except with Electric Heat)
Perimeter Heat with White Perimeter Diffusers
Toe Kick Diffusers in Kitchens and Baths

Plumbing:

30 Gallon Double Element Electric Water Heater
Drip Pan with Exterior Drain Under Electric Water Heater
HUD Approved Water Lines & Schedule 40 ABS Drain Lines
Enclosed Water and Drain Lines
Plumb for Washer
Water Shut-offs at All Fixtures

Electrical:

100 Amp Service with Circuit Breakers
Wired Smoke Detectors with Battery Back-Up
GFCI Protected Exterior Receptacle
GFCI Protected Receptacle in Wet Areas
Switched Receptacle in Living Room
Copper Wiring Throughout
Wire and Vent for Dryer

Codes:

HUD Code
Energy Star Compliant Beginning January 1, 2006
Thermal Zone III
Wind Zone I (Wind Zone II Available as an Option)

Interior:

25 oz. Saxony Plush Carpet Installed in Designated Areas
5.5# Rebond Carpet Pad
Carpet Installed with Tack Strip and Carpet Bars
Pre-hung Interior Doors Installed with Residential Hinges
Decorative Vinyl Drywall in Kitchen and Bath Areas
Complete Fabric Drapery Package with 2" Mini Blinds
Pewter Color Dining Room Chandelier
Pewter Color Residential Ceiling Fixtures in All Bedrooms
Bisque Color Electrical Devices
Vinyl Clad Wardrobe Shelving in Closets and Pantries
Foyer Entry with Standard Vinyl Flooring
Cathedral Ceiling Throughout
Residential Wood Molding Profiles
Solid Oak Window Sills

Kitchen:

Residential 7" Deep Double Bowl Stainless Steel Sink
Single Lever Delta "SBS" Kitchen Faucet with Sprayer
Soffit Light Over Kitchen Sink (Most Models)
Solid Oak Cabinets with 3/4" Solid Oak Face Frames
Pewter Door and Drawer Pulls & Concealed Door Hinges
Refrigerator Overhead Cabinets
National Brand 25" Deep Laminate Counter Tops
Metal Drawer Guide System
Drawer-Over-Door Cabinet Design
Adjustable Shelving in Overhead Cabinets
Shelving in All Base Cabinets
National Brand No-Wax Vinyl Flooring

Kitchen Appliances:

Standard Appliance Color is Bisque
National Brand 18 Cubic Foot Refrigerator
National Brand 30" Free Standing Gas Range
Broan 30" Vented Range Hood with Light

Baths:

Fixtures Available in White Only
National Brand 1.6 Gallon Water Saver Toilets
Delta 'SBS' Faucets on All Bath Fixtures
36" High Oak Vanity Cabinets with China Sinks
National Brand No-Wax Vinyl Flooring
National Brand Laminate Vanity Tops with Backsplash
Medicine Cabinets and/or Light with Mirror
Generously Sized One-Piece Fiberglass Tubs and Showers
60" One-Piece Fiberglass Tub Units with Drape
Broan Lighted Exhaust Fan in Baths

Warranty:

10-Year MHWC Warranty (Required) Beginning 3/14/06

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Pine Grove Homes Retailer**

