



EZ
SET

2024 28/32 WIDE MULTI-SECTION MODULAR HOMES



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HOMES
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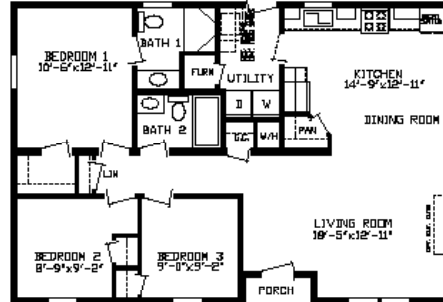
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RUBY

142068KZEZ

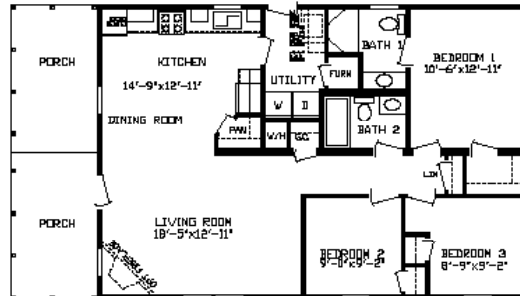
28' x 40' | 1088 SQ FT | **3** BED | **2** BATH



ONYX

142074KZEZ

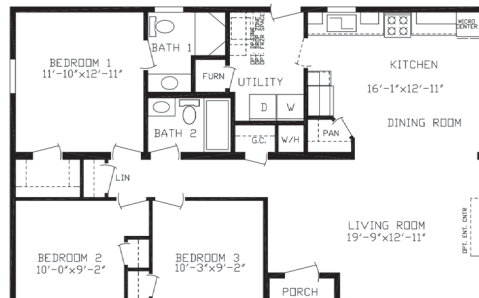
28' x 40' w/8' porch | 1100 SQ FT | **3** BED | **2** BATH



RUBY XL

142094KZEZ

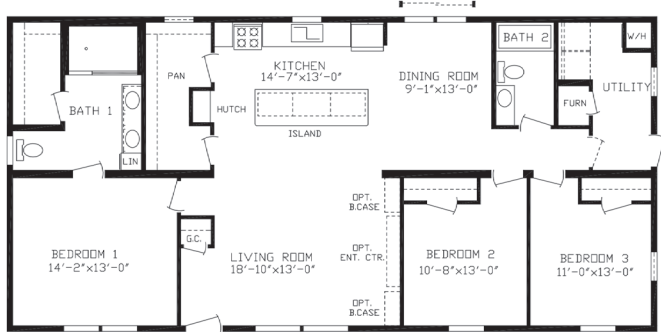
28' x 44' w/8' porch | 1210 SQ FT | **3** BED | **2** BATH



ABERDEEN

142088KZEZ

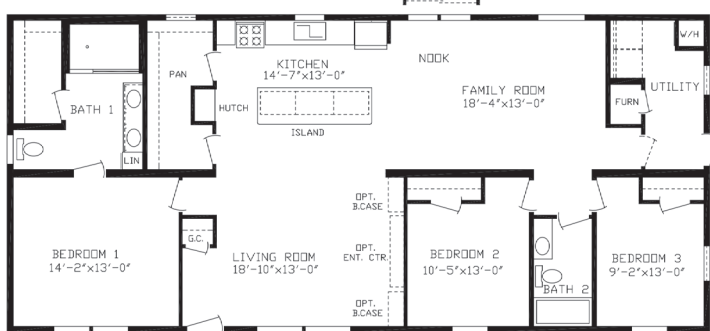
28' x 56' | 1540 SQ FT | **3 BED** | **2 BATH**



ABERDEEN XL

142089KZEZ

28' x 60' | 1650 SQ FT | **3 BED** | **2 BATH**



ULTRA

142084KZEZ

28' x 76' | 2090 SQ FT | **4 BED** | **2 BATH**

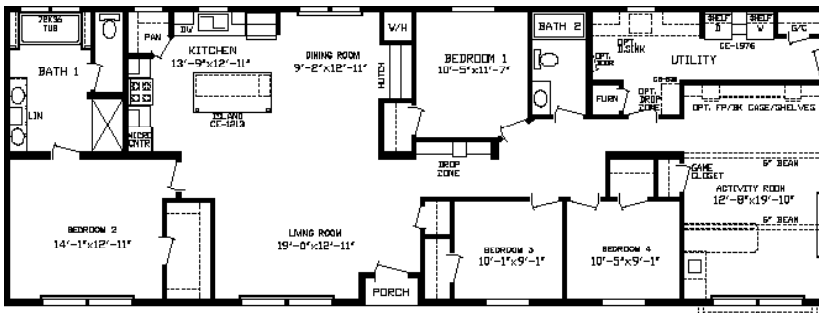


image is an artistic rendering only;
actual kitchen may differ from rendering



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STANDARD FEATURES

Energy Saving Standard

Features of the EZ SET Home

- Built to A-277 Certification Region 7A
- Kinro® Low E Thermopane Windows
- Exterior Weather Wrap
- OSB Exterior Sheathing – Sidewalls & Endwalls
- Foam Sealant Air Infiltration Barriers (All Windows & Doors)
- R-60 Roof Insulation
- 2x6 Sidewalls w/R-24 Insulation
- Electric Furnace
- Positive Operating System
- 38"x 82" Vinyl Clad 6 Panel Front Door w/Storm
- 34"x 82" Vinyl Clad 9-Lite Rear Door w/Storm

Exterior & Construction

- 2.25/12 Roof Pitch
- 8' Sidewall Height
- Rafters 24" O.C.
- Flat Ceilings Throughout
- 60# North Zone Construction Roof Load
- 2 x 10 Floor Joists
- 23/32" Tongue & Groove OSB Floor Decking
- R-31 Floor Insulation
- Perimeter Heat
- 2x4 Interior Walls
- Royal Double 4 Dutch Vinyl Lap Siding
- Owens Corning® Architectural Shingles (Limited Lifetime)
- Ice & Water Barrier
- Factory Installed Siding at Home Hitch End & Off Hitch End

Floor Coverings

- Shaw 25 Oz. New Day Carpet
- 7 lb. Rebond Carpet Pad
- Lux Congoleum® Roll Goods
- Roll Goods in Baths, Kitchen, Dining Room, Utility & Foyer
- Tack Strip Carpet Installation in Living Room, Bedrooms & Halls

Electrical

- 2 Exterior GFI Weather Resistant Receptacles
- All Copper Wiring
- GFI Bath & Kitchen Receptacles
- Smoke Alarms w/Carbon Monoxide Detectors
- Wire & Vent for Dryer
- Exterior Lights at All Exterior Doors
- LED Recessed Cam Lights
- Heat Tape Recept w/Lighted Switch

Décor

- Vinyl on Gypsum Walls w/Lauan Substrate on Outside Walls
- Egg Shell Ceiling
- Backsplash in Kitchen & Baths
- 2-1/2" Ceiling Crown Molding – Java
- 2-1/4" Door & Window Casing – Java
- Mini Blinds Throughout
- Cornices in Living Areas & Ensuite Bedroom
- Easy Set Trim Application at Marriage Line

Plumbing

- Moen® Faucets
- Plumb for Washer
- 50 Gallon Electric Water Heater w/Double Element
- Frost Free Faucet
- Water Shut-Off Valves Throughout
- Stainless Steel Kitchen Sink
- Single Lever Kitchen Faucet
- Main Water Shutoff in Water Heater Compartment

Baths

- Framed Mirror 20"x 30" Above Bath Sinks Standard
- Shower & Tub Configuration (Varies Per Plan)
- Pop-Up Drains on Bath Sinks w/Overflows
- Power Exhaust Fan w/Light in Master Bath
- Chrome Towel Bar & Paper Holders in All Baths
- Drawer Bank in Most Master Bath Lavs
- Porcelain Lavs
- Furniture Style Bath Lav in Bath 1 (Varies Per Plan)

Doors and Windows

- Easy Clean Tilt-Out Sash, Single-Hung Windows
- Kinro® White Low-E Windows w/o Grids
- Dead Bolt Security Lock on Steel Doors
- Floor Mounted Door Stops
- Triple Hinged Mortised Interior Doors
- Pre-Hung 2-Panel White Interior Doors
- Brushed Nickel Lever Interior Door Handles
- 32" Passage Doors (Where Available)

Cabinetry

- 40" Overhead Cabinets To Ceiling in Kitchen
- Cabinet Over Refrigerator
- Vintage Maple Hardwood Shaker Cabinet Doors
- Hardwood Stiles w/Hidden Hinges
- Brushed Nickel Cabinet Hardware
- Birch Lined Cabinets
- Adjustable Center Shelf in Kitchen Overhead Cabinets
- Dovetail Drawer Construction
- Deluxe Roller & Drawer Guides
- Drawer Over Door Construction
- 2 1/2" Crown Molding on Overhead Kitchen Cabinets

Appliances

- Stainless Steel 18 cu. ft. Frost Free Refrigerator w/Icemaker
- Stainless Steel Electric Self-Cleaning Smooth Top Range
- Stainless Steel Powerscrub Dishwasher
- Stainless Steel Over-the-Range Microwave



Friendship Homes prides itself in continuous improvement to ensure the highest quality. Friendship Homes reserves the right to make changes in price, colors, materials, components and specifications and to discontinue models at any time; without notice or obligation. Pictures show optional finished drywall; standard is vinyl on gypsum. Friendship Homes assumes no responsibility for any error in type or print reproduction of specifications or floor plans in this brochure. ©2024 Friendship Homes. ALL RIGHTS RESERVED; Rev 05/2024