

## SRC Home & Land Solutions

### Recommended Upgrades & Options

\*Pricing and details for options and upgrades are estimates only and based on Golden West and Fleetwood factories. Availability and pricing will vary between factories and over time.

**MH Advantage Upgrade** – consider upgrading your home to meet this standard both at the factory with options and upgrades as well as the onsite requirements.

This will increase your home's short and long term equity and resale value even if you don't opt to finance with an MH Advantage loan right now.

For more details on MH Advantage visit: <https://yourhome.fanniemae.com/buy/mh-advantage> and <https://www.fanniemae.com/media/32856/display>

#### **Construction/Bones:**

- All manufactured homes sold for WA are required to be Energy Star rated. I recommend this as the minimum rating for ordered homes because this includes 2x6 exterior walls, higher insulation values, efficient mechanics, tighter sealing all round, etc.... It is also not a bad idea to investigate if the home manufacturer offers an available upgrade to Energy Star NEEM+ or ZERH rated homes for even higher energy efficiency for the home.
- Compare options for Floor Joist sizes if options are available. You may consider upgrading 2x6 floor joists to 2x8 floor joists. However, that said, 2x6's are often used because the unsupported floor span on many of these homes is usually less than 12' on each side of the home and do not structurally require any more strength to meet and exceed the calculated load requirements. It is common to see 2x6 floor joists on single section homes that are less than 13'6" wide or double section homes that are 27' wide or less. You will typically see standard 2x8 floor joists in wide single section homes 15' or 16' and in wider double section homes approx. 30' or so wide, this is because of the wider unsupported span for the joists. 2x6 floor joists are even an accepted code within stick built homes with small spans like these.
- Ceiling Height. Many manufacturers offer upgrade options for a taller ceiling and outside wall height. Most homes come standard with minimum 8' or 8'6" flat ceiling but some can come standard with shorter so just check into what that standard outside wall height and ceiling height is expected to be. Shorter wall or ceiling heights are more commonly seen in homes ordered with a higher pitched roof and/or vaulted ceilings, or in triple section homes.
- 4/12 Pitch or greater upgrade. This tends to be a more expensive upgrade but is something you can look at if you want to increase the curb appeal of your home
- Shingles or Metal Roofing. Check to see what type of shingles they are using on the home and that it is a minimum of 25-year architectural shingle. If not then ask about options to upgrade the roofing and you can consider a metal roof option as well.
- Generator Ready is an option with some home manufacturers. This sets the home up for easily running off either a portable or automatic standby generator in times of need. This does require some install on site so make sure you take that into consideration for extra costs of an electrician to complete the install. (Generator Ready option \$1400 + on site work required)
- Heat Pump Ready (Golden West comes standard / Fleetwood \$120)

#### **Curb Appeal:**

- Largest eaves they offer (\$500-\$1,200+)
- Lap siding on front of home (\$14 - \$35+/ Linear Foot)
- Board and Batten or Shingle Accent siding is an option to create more interest in the front of the home.
- 5/4 Trim (Thicker) at least on front of the home (\$250-700)
- Upgrade the Dormer (Gable) size or add a double dormer option (\$1,500-\$2,500)
- If you plan to build a covered porch or garage off the home now or in the future, you can elect for adding a dormer to the home where those structures may be located on the home. This will help the home aesthetically plane nicely into the site built adjacent structures. \*All adjacent structures are required to be fully self-supporting and not structurally tied into the home.

#### **Exterior:**

- Additional Hose Bibs - I ensure there is at least one on the front and rear of the home (about \$100 each, Golden West offers one with hot water!)
- Additional exterior GFI outlets - I ensure there is at least one on the front and rear of the home (\$100 each, 1 is included on the homes) Some manufacturers even offer a GFI outlet installed in the exterior soffit/eave of the home with a switch, for those who like their holiday lights or party lights.
- Additional porch lights are something to consider as well to brighten your entries and outdoor space. (\$30-\$60)
- Sliding Glass door instead of rear door, usually in dining room or family room. (~\$1200)
- Fire Rated Door upgrade if you are going to attach a garage this is a required upgrade to meet code. (\$800-\$1000)
- Windows suggested as optional listed on the floorplan consider adding some such as: above sliding glass door, above showers, master bedroom, etc.

#### **Interior/Other:**

- ALL linoleum flooring throughout the home with trim instead of carpet in bedrooms and living room with no trim (I personally don't like carpet myself and I like having trim throughout the home instead... \$700-\$1,000)
- Trim height upgrade to taller trim if there is option to get 4"+ Check what the standard trim included in the home is.
- Water heater from 40 Gallon to 50 Gallon (\$130-\$240)
- Furnace door and/or Utility Room Door (\$325+ each, some floorplans include them others do not)
- Ask for an electrical plan for your floorplan this will tell you where all the lights, switches, fans, etc are located... Look to see if the light switches in the living/family rooms make sense. Sometimes an additional switch on the other side of the room may be a good idea to add.
- Additional Can Lights (\$60-130/can light) I usually make sure there are at least 4 can lights in square around the center ceiling fan in the master bedroom. Look for dark spots in hallways, utility rooms, etc. and consider adding a can light.
- Ceiling fans in the Master Bedroom and Living Room, I usually add ceiling fans in all the other bedrooms as well (\$220-260/ceiling fan or buy your own fans and just have factory install the wire and brace with a switch for \$50-\$130)
- Wire and Brace Light fixture prep in the dining room if you would like to buy a light fixture to place above dining table.
- Pendant lights in the kitchen x2 (\$60-150 each)
- Wood Cabinets. Check your home specs and see what kind of cabinets are standard. If they are not wood then consider upgrading to wood
- Soft close drawers and doors (\$500-\$1000)
- "Drawer over Door" cabinet upgrade; meaning they put a drawer in top the of the cabinet on lower cabinets (\$500-\$800) for some this is standard
- Cabinets in the laundry room above washer & dryer (\$240-\$500)
- Cabinet over the refrigerator (\$145-\$260)
- Heat Registers in the toe kicks of the kitchen and bathroom cabinets instead of in the floor (\$234-\$500)
- Kitchen sink/faucet upgrade to farmhouse sink and gooseneck faucet (\$360-\$800)
- Countertop edges upgraded from flat to crescent/bull nose edges (Golden West comes standard, \$610 Fleetwood)
- Appliances: I either omit all the appliances (~ \$600 credit) and buy from elsewhere or upgrade the standard appliances package with the factory to a better one that includes a dishwasher, stainless steel, side by side fridge, etc (\$2,300+)
- Dishwasher (Golden West \$475 or only prep for one \$68; Fleetwood comes standard with one)
- Garbage Disposal (~\$200) - Though not always recommended if home is on septic system.
- Basic backsplash in bathrooms and kitchen (Golden West \$25-\$50 per room Laminate, Fleetwood comes standard)
- Double sink in the master (Fleetwood comes standard, Golden West \$305)
- Upgrade the master shower/tub combo to at least to a basic shower stall with glass door (\$340-\$560) or larger tiled shower option (\$2,800+)
- Glamour Bath upgrade package is another option in lieu of other pieced together upgrades (\$2,000-\$6,000 depends on floorplan and what options are available for it)
- Cabinets in the laundry room above washer & dryer (\$240-\$500)
- Towel & Tissue Bars in bathrooms (\$38 each bath / Fleetwood comes standard)
- Golden West offers very affordable installed blinds: Mini metal blinds \$30/window and sometimes they offer 2" faux wood blinds for \$68/window