

# Nordic and Spruce LLC Info

You can visit our website @ [nordicandspruce.com](http://nordicandspruce.com)

## Location

22111 Clarkrange HWY, Monterey TN 38574

We welcome visitors anytime Mon-Fri 8:00-4:30 Central Time.

## Build info

All homes are built to ANSI 119.5 (NOAH+ Standard). We can also build to IRC (NOAH Dwelling Standard) if required +\$2000. You can find detailed info on both at <https://noahcertified.org/noah-standard/>. (Studio is not a home and is not certified.)

They are wood framed with 2x4 walls and 2x6 trusses set 16" On center. The various metal clips, ties and trailer bolt down requirements are also explained in the NOAH link.

The metal cladding is a 29 gauge Watson wave panel with a 40YR warranty, all the walls are covered with house wrap and on the endwalls behind the western cedar we place an additional 1/4" fiber matt to allow an air gap to prevent any moisture from getting trapped and warping or rotting the wood.

Our electric hookup is a 50 amp RV twist lock, Weekender and Overnighter models have water hose connector for water in, 3" PVC for black/gray water drain. We use an electric 19 gallon water heater.

## Heat & AC

Wiring is in place outside for "mini split" AC/Heat to be installed on the tongue of the trailer. We prefer that you get an HVAC installer located close to the area where the home will be placed for the ease of service and speedy warranty work. We do offer a 9000 btu AC/Heat mini split for \$2000 with no warranty for convenience if desired.

## Lead Time

We build in an assembly line style so the turnaround looks something like this. It takes us 4 weeks to receive trailers from the manufacturer and then 6-10 weeks for the construction depending on how inspection schedules line up.

## Custom

With our limited material storage we are open to more custom options if we can use our standard materials. Examples of custom include moving interior walls, plumbing, light fixtures, Plywood paneling instead of Tongue and Groove, moving or installing extra windows. These kinds of changes do require 50% down payment upon start of construction.

## **Delivery**

We can't deliver so here are some options if needed. They all have full insurance and good reviews from our clients.

[Painted Cowboy Transport](#) 801-831-8080. Local to us in TN and usually the lowest price because of it.  
Kevin Perry @ [Underthegundispatch@gmail.com](mailto:Underthegundispatch@gmail.com) 606-310-5776 Southern KY 1.5 hrs from our location.  
Chris @ <https://www.transportcoasttocoast.com/> Florida Delivery/Broker. A good place if the other guys can't do it.

## **Purchase Process**

Our process for purchase starts the same regardless of sale type with a \$2500 non-refundable deposit per home. The deposit is to reserve a specific home or starting month, The deposit gets credited towards purchase payment.

**Spec model under Construction** : Step 1. Require waitlist deposit to secure the unit. Step 2. Full payment due upon satisfactory completion/pickup

**Spec models Pre-built:** (if available) The deposit secures the home for two weeks or until receipt of full payment, whichever is first.

**Standard procedure for custom model:** Step 1. Require a waitlist deposit to hold the time slot. Step 2. Require a 50% deposit minus the wait list before starting. (On non-standard trailer sizes before the trailer is ordered.) Step 3. Final is due on satisfactory completion.