



Standard ADU Modular Builders Specifications

Interior

9ft Sidewalls with Flat Ceiling Throughout
½" Tape & Texture Drywall Throughout
Hand-Finished Knock-Down Ceiling
Crown Molding in Liv Rm, Din Rm, Kit & Hall
Semi-Gloss Interior Paint—Flat Ceiling Paint
Hardwood Cabinets, Flat Panel Doors
2-Panel Int Doors with Single Lever Handles
36" Wide Passage Door on Bedrooms
By-Pass Wardrobe Doors per Plan
42" Wide Hallway per Plan
Shirt & Skirt Double Wardrobe Shelves in Master
Bedroom Walk-In Closet per Plan
Upgrade 3 ¼" Residential Base Board Molding
Upgrade Dining Room Chandelier
Shaw Carpet & Rebond Pad
No-Wax Congoleum® Diamondflor Vinyl Floor
Covering in Kitchen, Dining Room, Baths & Utility
2" White Faux Wood Window Blinds
Wood Shelves and Poles in all Closets

Kitchen

42" Tall Hardwood Overhead Cabinets
7 Recessed LED Can Lights
Ceramic Tile Backsplash
Whirlpool Appliances Black or White
18 cu ft Frost-Free Refrigerator
30" Deluxe Gas Range with Electronic Ignition
Dishwasher
Microwave with Hood Vent
Cabinet Shelves
Stainless Steel Sink
Single Lever Faucet w/ Pull-Out Sprayer
Drawer-Over-Door Cabinets with Drawer Bank
24" Deep Cabinet over Refrigerator
Large Gourmet Kitchen Island

Baths

60" Fiberglass Shower with Enclosure in Master Bath
36" High Countertop both Baths
3-Door Linen & Drawer Bank in Master
Bath Dual Sinks in Master Bath per Plan

Exterior Light at Front & Rear Doors
Rocker-Type Light Switches
60" 1-Piece Fiberglass Tub/Shower Guest Bath
Lever Diverter in Guest Bath
Delta® Brand Name Metal Faucets
China Sink with Overflow & Pop-Up Drain
Elongated Water-Saver Toilets
Vanity Strip Light & Exhaust Fan with Light
Beveled Medicine Cabinets
Vanity Mirror with Beveled Edge
6" Ceramic Tile Backsplash
Ventilated Window per Plan
Towel Bar & Tissue Holders

Exterior

R-38-21-33 Insulation
3:12 Roof Pitch
Dual-Glazed Vinyl Framed Low-E Windows
Cempanel Vertical & Horizontal Siding
Owens Corning™ Shingles 25-Year Limited Warranty
Web truss Floor Joists 24" On Center
¾" Tongue & Groove OSB Floor Decking
2" X 6" Exterior Sidewalls 16" On Center
36" X 80" Craftsman 3-Lite In-Swing
Front Door with Deadbolt
In-Swing Rear Door with Deadbolt
12" Front & Rear Overhangs & 12" Side Eaves

Utility, Safety & Energy

Toe-Kick Registers in Kitchen & Baths
100 AMP Sub Panel
Tankless Water Heater Adjustable
Smoke Detectors with Battery Backup
Gas Furnace per plan Delta®
Plumbed for Washing Machine & Gas Dryer
Recessed Dryer Vent Box
Shelf Over Washer/Dryer Area
Metal Shut-Off Valves
Three-Way Light Switch in Hall per Plan
G.F.I. Protected Outlets in Kitchen & Baths
15-Month Full Warranty