



## Standard HUD ADU Builders Specifications

### Structural & Insulation

Chassis Solid I-Beam w/ Detachable Hitch  
Floor Decking 5/8" OSB  
Floor Construction 2x6 16" O.C. (2x8 in 16' w)  
Interior Wall Construction 2x Wall Studs  
Sidewall Height 90"  
Exterior Walls 2x4  
Ceiling Cathedral  
Roof Pitch 3/12  
Roof Load 30# with 24" O.C. Rafters  
Ridge Beam Exposed  
Floor Duct System Sealed  
Vapor Barrier Under Floor Permeance Rated  
Insulation 22/11/25

### Kitchen & Baths

Kitchen Sink 7" Stainless  
Kitchen Faucet Middleton S/L Side Spray  
16 Cubic Foot Refridgerator  
Gas Range  
Backsplash T/O Laminate  
Counter Edge T/O Laminate  
High Pressure Laminate Countertops  
Kitchen window Sill  
Satin Nickel Middleton Faucets  
32" Lavatory  
Standard Lavatory Mirror  
Brushed Nickel Towel Bars & Tissue Holder  
White Composite Bathroom Sinks  
Medicine Cabinets  
Fiberglass Tub/Shower in Main Bath  
Skirted Master Bathtub with Flash Option  
Fiberglass Shower Option w/Enclosure  
Ceiling Exhaust Fans

### Exteriors

3-Tab Shingles  
Eaves - Multiwides; 6" DS & ODS 12" F/R  
Eaves - Singlewides; 12" front only  
7/16" OSB Roof Decking  
Vinyl Dual Glaze / Low E Windows  
36" Six Panel (82E)  
30" 9Lite Rear Door (SR Has 36 9-Lite)

Vertical Cement Siding T/O Exterior  
Exterior Window Shutters  
2-Tone Semi Gloss Exterior Paint

### Cabinets & Interiors

Floor Mounted Registers  
31" Overhead Height  
Hardwood (Moonlite/Ebusu) Cabinet Doors  
Wrapped Face Frames  
Crown Moulding Trim  
Adjustable Overhead Shelving  
Bathroom Drawers  
Wall Texture Knockdown  
Ceiling Texture Knockdown  
Square Window Corners  
Rounded Wall Corners  
Wire Closet Shelving  
White Semi-Gloss Paint  
5011 Baseboards in Wet Areas Only  
2-Panel Interior Doors with Lever Handles  
Fairview Valances  
1" White Metal Blinds  
Linoleum Floors in Kit/Baths/Entry/Utility  
Grade 1 "State Park" Carpet & 3/8" Carpet Foam

### Utility & Electrical & Lighting

40 Gallon Electric Water Heater  
56 BTU Gas Furnace  
Waterlines / Drain for Washer Connection  
Pex Waterlines  
Shut-off Valves Throughout  
Floor Dryer Vent  
Wire for Electric Clothes Dryer  
Ventilated Utility Shelf above W/D  
PVC Drain System Below Frame  
100-Amp Interior Electrical Service  
Exteriro GFI Receptacle Near Front Door  
Exterior Lights Located at Exterior Doors  
Silent Rocker Style Electrical Switches  
Ceiling Fan Ready in LR & MB  
Hall, Kitchen & Bedroom Lighting Globes  
Bathroom Strip Lighting Above Lavatory  
D-Dish Chandelier