



# Accessory Dwelling Unit Process

Thank you for your interest in building your new Accessory Dwelling Unit (ADU) with USModular, Inc. (USM).

New State laws make it easier to build an ADU on your property. Parking requirements and setbacks have been reduced, square footage of the ADU increased to up to 1,200 sq. ft., and permit processing/fees are reduced.

Building an ADU in a factory is faster and better because the floor plans are already state approved. It is less disruptive to residents/neighbors of the primary house.

USM is a Full Service Design/Build General Contractor and we have simplified the building process with a turnkey approach that includes: financing, estimating, design, engineering, permitting, and construction.

To help you understand our unique approach we have outlined our typical process.

## Step 1: Initial Project Consultation

USM will conduct an initial phone consultation with you to review process, floor plans and preliminary costs.

## Step 2: Site Visit and Conceptual Budget

Once the client decides an ADU is a good option for their property, USM will prepare a Site Visit Agreement, and so we can complete a site inspection to determine buildable area, available utilities, route accessibility and topography.

USM will then create a conceptual construction budget based on the floor plan(s) that fit the property and will include grading, foundation, fabrication, installation, site improvements, estimated development and/or permit fees, and items necessary to complete the entire scope of your project.

The cost of the site visit is non-refundable, but will be credited in full to the project should you execute a construction agreement with USM.

## Step 3: Project financing

Below are financing options for an ADU:

- ◆ Home equity line of credit
- ◆ Cash out refinance of primary dwelling
- ◆ Cash
- ◆ Remodel financing (local code only)
- ◆ Joint Venture (under development)

USM has several lending sources and we can send you a list with their contact info.

## Step 4: Design/Specifications

Once the conceptual budget is approved and financing, if applicable, is in place, USM will work with you to finalize the interior and exterior fixtures and finishes.

## Step 5: Construction Agreement

Once the budget, and all fixtures and finishes, have been signed off on, USM will prepare a construction agreement including a proposed scope of work, allowances, if applicable, and payment schedule.

## Step 6: Permitting

USM will create the submittal package for the local building department. This package will include cover pages, site plan, engineering plans, elevations, state approved house plans, and the foundation plan. We will meet with the local building department to submit plans and obtain building permits.

## Step 7: Site Construction and Off-Site Fabrication

Once building permits are issued, site construction and off-site home fabrication can begin simultaneously. While USM is completing your site work including grading, utilities, foundation, the manufacturing facility will be building your ADU. These modules/sections are inspected and approved by a state approval agency inside the factory. The state licensed inspection, supervision and quality control system within the manufacturing facility ensures the highest quality building while conforming to all applicable building codes and industry standards.

## Step 8: On-Site Completion

Once the site work/foundation, if applicable, has been completed and inspected by the local jurisdiction, your site is ready to receive your ADU. Your ADU will be delivered with windows, doors, plumbing, electrical, heating, drywall, cabinets, fixtures, and appliances in place. Typically, we can complete your project in a few weeks after your ADU is installed. Any additional site work such as garages, decks, and landscaping can now be completed. Once the local jurisdiction performs the final inspection of your ADU, you will be issued your certificate of occupancy.

## Step 9: Final Customer Inspection and Walk-Through

USM will conduct a final inspection with you on your project. Any corrections that need to be performed by USM or the Manufacturer will be documented in writing and acknowledged by you. USM will explain the factory warranty to you and have you acknowledge in writing that you have received and understand the warranty.



USM wants you to be satisfied with your experience, and we offer referral incentives. We encourage you to post positive reviews on social media. If you have a concern or issue with your project, please contact us promptly so we can address your concerns.

**USModular, Inc.**

**FULL SERVICE DESIGN BUILD GENERAL CONTRACTOR**

**[www.USModularinc.com](http://www.USModularinc.com)**

**[Info@USModularinc.com](mailto:Info@USModularinc.com)**

**951-679-9907, ext 1**