



ADUDIO Collection Specifications

APPLICABLE CURRENT BUILDING CODES

2019	California Residential Code California Mechanical Code CalGreen
	California Plumbing Code California Energy Code – Title-24

Item	Description
<u>Exterior:</u>	
Siding	<p>Option 1: LP Smartside Vertical 8" Groove Panel Siding Installed in Factory (as much as possible and practical)</p> <p>Option 2: Fiber Cement, Horizontal Lap, Cedar-grain with 7-8" Reveal Shipped Loose for Install On-Site by Others</p>
Siding Underlayment	Tyvek Residential HomeWrap
Paint	Exterior Paint to be Provided and Applied On-Site by Others
Trim	Fiber Cement 3.5" with 5.5" header on top
Fascia	Fiber Cement 7.25" Trim
Soffit	Fiber Cement Vented Smooth
Windows	Horizontal Sliding Vinyl, Low-E, Dual-Glazed, w/ Argon gas
Window Upgrades	Plygem Transom or Clerestory windows (Upgrade)
Window Grids	No grids (standard); grids available (Upgrade)
Roofing	<p>GAF Timberline HD Class-A Composition Shingles (Limited Lifetime Transferable Warranty, standard)</p> <p>Cool Roof Shingles (Upgrade)</p>
Roofing Underlayment	30-LB Felt or 15-LB felt two layers, or Membrane depending upon plan roof pitch

WUI High Fire Specs	Wildland Urban Interface High-Fire Hazard Zone specifications, as required by CalFire or if requested by any Client
Front Door	36" x 80" 3-Panel Flat Craftsman Fiberglass painted entry door
Front Door Option	Wood-style Grain Fiberglass entry door Half Lite
Front Door Hardware	Satin nickel exterior hardware with Thumb-open and Deadbolt
Crawl Space Access	By Site Contractor, in Exterior of Foundation Wall
	Interior Access in floor of home, if specified in PLANS

Interior

Drywall Finish	Drywall hung, seams fire-taped behind cabinets and any covered areas. Textured & Finished and all Interior Paint by Site Contractor (Site Contractor to fix transport cracks)
Drywall Corners	Squared Throughout
Paint	Interior Paint to be Provided and Applied On-Site by Others
Interior Doors	White Raised 3-Panel, Hollow-Core (standard); Solid-Core (2-Panel)
Interior Door Hardware	Lever Knobs - Brushed Nickel
Door / Window Trim	Craftsman Package - 2.75" sides with 3.5" header piece
Baseboards	5.5" square
Window Sills	Craftsman Sill with trim and apron
Cabinets	White Shaker style raised-panel or recessed-panel cabinetry with concealed hinges and hardware, 2" Crown Moulding on top 9 Styles and Colors to Choose from All Hardwood Face Frames and Doors with Solid Plywood Boxes
Cabinet Height	42" hanging wall cabinets
Doors & Drawers	Hardwood with Soft Close
Drawer Guides	Full Extension with Soft Close
Hardware	Knobs and Handles - Brushed Nickel
Laundry Area	Plumbed and Wired
Countertops	Granite in kitchen and all bathrooms
Countertop Options	Custom Quartz, specialty granite, wood or others
Backsplashes	4" Granite

DEFINITIONS

Factory =	Your home is precision-built, indoors in a dry, controlled-environment.
Site Contractor =	A Licensed California Contractor who will provide labor and some materials to complete the required work at the construction site (in direct contract with you).
PLAN (OR) PLANS =	The complete set of Factory Built Housing (commonly called "Modular") plans approved by a State of California 3rd Party Design Approval Agency as complete and ready to construct in the Factory.
Standard =	Included in the base price for the Modular home
Upgrade =	Available for an Additional expense

Backsplash Options 7" Granite or full backsplash
Attic Access Per PLAN

Kitchen:

Cabinets European-style raised-panel or recessed-panel cabinetry with concealed hinges and hardware
All Hardwood Face Frames and Doors with Solid Plywood Boxes

Cabinet Height 42" hanging wall cabinets

Doors & Drawers Hardwood with Soft Close

Drawer Guides Full Extension with Soft Close

Hardware Knobs and Handles - Brushed Nickel

Countertops Quartz, specialty granite, wood or others

Backsplashes 7" Granite

Kitchen Sink 9" deep Stainless Steel Single Bowl

Kitchen Faucet Single Lever Gooseneck with Sprayer in Brushed Nickel

Garbage Disposal ½ HP with continuous feed; InSinkErator

Refrigerator Plumbed for ice-maker; Refrigerator By Client or Site Contractor

Range Prepped for Electric Range (Range Not Included) (Upgrade)

Laundry Recessed Washer Box with electric or gas dryer hook-up

Bathroom:

Shower Composite Shower Pan with Composite Wall Panels

Water Saving Fixtures All Fixtures are EPA "WaterSense" and CalGreen Certified

Tub/Shower Faucets Single Lever Diverter - Brushed Nickel

Shower Head Height 7' Rain Shower

Lavy Single China Sink with Overflow

Lavy Faucet Single Handle Lavy Faucet, Brushed Nickel

Water Closet Elongated, Dual-flush Installed On-site by others

Mirror Beveled Edge, Above Sink Installed On-site by others

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Medicine Cabinet	Recessed Installed On-Site by others
Hardware	24" Towel Bar, Tissue Holder & Towel Ring in Brushed Nickel
Cabinets	White Shaker style raised-panel or recessed-panel cabinetry with concealed hinges and hardware
Ventilation	Panasonic® Whisper Green Auto-on Humidistat Ventilation Fans

Electrical:

Main Panel	100-125 AMP Unmetered Electrical Panel
Switches	Leviton Decora switches and outlets
Light Bulbs	LED integrated bulbs in all lighting fixtures
Exterior Entry Lights	(1) LED Wall Light per exterior door
Kitchen Area Lights	LED Recessed Lights (2-3)
Bathroom Vanity Light	2-Light, Brushed Nickel based on Vanity size, on Occupancy Sensor
Fans	Prep for fan, Fans by Site Contractor
Dryer Hookup	Recessed Box with dedicated vent to outside in floor system rim
Exterior Outlets	(1) GFCI with All-weather Covers; Additional GFIs
Safety	ARC Fault Breakers throughout home
Detectors	Hard-wired Smoke & Carbon Monoxide Detectors per CODE

Plumbing:

Shut Off Valves	Angle-stops at all vanities and toilets; Whole-house shutoff at main inlet
Water Heater	40 Gallon Gas with Earthquake Bracing
-Tankless Gas option	Ruud®
-Tank Electric option	Ruud® 50 Gallon
-Exterior Access	Exterior door painted same color as siding
Water Supply Plumbing	PEX piping - Strong, flexible, quiet, and corrosion-resistant
Waste Plumbing	ABS piping
Gas Lines	Gas Piping from fixture stubbed to bottom edge of floor structure
Utility Plumbing	Plumbing for Washer with shut-off valves and plumbing Gas Dryer
Gas Dryer Plumbing	If requested by Client in order, stubbed to bottom edge of floor structure

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Hose Bibs (1) included on exterior

Mechanical:

Air Handler Mitsubishi Mini-Split Ducted Fan Coil Unit for Heat Pump (Electric) Mounted on Exterior

Duct System Insulated per Title 24 and Mechanical plans

Ventilation Whole House Energy Recovery Ventilator (ERV) Fresh-air System

Ventilation Baths/Utility Panasonic® Whisper Green Auto-on Humidistat Ventilation Fans

Air Return Ducted Air Return

Exterior Unit Unit for Heat Pump on pad outside of home by Site Contractor; Provided and installed on exterior wall mount

Flooring:

Flooring Wet Areas None (standard)

Flooring Dry Areas None (standard)

All Flooring Supplied and Installed by Site Contractor

Tile Prep Backer-board Prep for Tile Floors

Flooring Option Waterproof Luxury Vinyl Plank with underlayment

Décor:

Window Coverings None

Blinds None

Structural:

Floor Joist 2X12 Double Rims with Floor Joists; Floor Trusses

Floor Decking 23/32 Tongue & Groove OSB

Exterior Walls 2X6 - 16" On Center

Wall Height Sloped 8' to 9'

Interior Walls 2X4 (minimum)

Roof Pitch & Load 1/12 Roof Pitch with 30 lb roof load, or per PLANS Steeper Roof Pitch, Vaulted Ceilings, or High Snow Load roofs

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Roof Trusses	24" On Center with 7/16" OSB roof sheathing
Eaves & Overhangs	12" Per Plan
	Longer eaves or ship loose kit per PLANS
Ceiling	Flat throughout
	Cathedral per PLANS

Energy Efficiency:

Insulation	EcoBatt® formaldehyde-free insulation from Knauf
- Floor	R-30
- Walls	R-19
- Ceiling/Roof	R-38
Air & Vapor Barrier	Sill Seal with Vapor Barrier

Cutting Edge Homes

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