

## ADU Specifications

### EXTERIOR AND CONSTRUCTION

4.5" or 6.5" SIPs for all exterior walls  
Engineered wood floor trusses \*  
Sub floor 3/4" (nominal) floor decking \*  
10" SIP roofing or engineered trusses  
1/2" roof sheathing  
Moisture guard exterior building wrap,  
window wrap  
Non-vented ac (conditioned space) based on design  
Ridge venting \*  
Architectural grade roof shingles w/ ice and water shield  
Vented overhangs at soffits \*  
High efficiency vinyl windows w/ low-E -360 glass  
6-Panel 3/0 x 6/8 front and rear\* fiberglass doors  
5x5 or 4x4 vinyl siding



### INTERIOR

9 Foot ceiling height standard on first floor  
Smooth 1/2" drywall throughout all rooms  
No VOC paint for all walls and ceiling  
4 1/4" Base molding throughout home  
30" Interior passage doors  
Lever or knob hardware with privacy locks on bedroom & bath doors  
Doorstop bumpers all doors  
Hardwood flooring throughout entire home (except Bath, Util, & W/D)  
Carpeting as an alternative to Hardwood where requested

### KITCHEN

Designer cabinets, all wood, fully assembled  
Adjustable cabinet shelves & soft close doors  
Cabinet pulls throughout  
Concealed hinges on cabinet doors  
Integrated range hood with microwave  
Solid surface countertops  
Stainless steel sink w/ garbage disposal  
Single lever WaterSense faucet w/spray

Complete appliance package: refrigerator, stove, microwave, garbage disposal, washer & dryer  
GFI wired kitchen receptacles  
Plumbing connection for refrigerator ice maker

### BATHS

Integrated tubs and/or showers in baths  
All faucets and bath/shower fixtures WaterSense  
Single lever anti-scald faucets at baths and showers  
Integrated countertop and bowls in vanities  
GFI wired bath receptacles  
Mirror with medicine cabinet over all vanity tops  
Complete bath accessory package  
Luxury vinyl tile flooring in bathroom

### Utilities

Main Breaker Box w/plug on neutral breakers  
Arc Fault breakers as required  
22 SEER HVAC system  
High Efficiency Tankless Water Heater  
Bath Vent Fan w/motion sensor for 24/7 exhaust  
PEX water lines with Sharkbite connections  
AC smoke detectors as required  
CO2 monitors as required  
Switched receptacle and ceiling fan hook-up in bedroom  
Washer/dryer hook ups  
Door bell  
Programmable thermostat  
GFI protection for two exterior receptacles

### CHOICES

Most materials, products, models, colors and finishes can be customized at customers request

AmeriSus Standard Specs for ADU's subject to change based upon product availability. Any substitutes to be of equal or better quality & value.

\* where applicable - variations based on model design