## Accessory Dwelling Unit Specifications

### APPLICABLE CURRENT BUILDING CODES

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

<table>
<thead>
<tr>
<th>Item</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Exterior:</strong></td>
<td></td>
</tr>
<tr>
<td>Siding</td>
<td>Fiber Cement, Horizontal Lap, Cedar-grain w/ 8” reveal</td>
</tr>
<tr>
<td>Siding Underlayment</td>
<td>Tyvek Residential HomeWrap</td>
</tr>
<tr>
<td>Paint</td>
<td>PPG® Exterior Paint CalGreen compliant Low or No VOCs</td>
</tr>
<tr>
<td>Paint Color</td>
<td>Two Colors, Body &amp; Trim; Add an Accent Color (Upgrade)</td>
</tr>
<tr>
<td>Trim</td>
<td>Fiber Cement 3.5” with 5.5” header on top</td>
</tr>
<tr>
<td>Fascia</td>
<td>Fiber Cement 7.25” Trim</td>
</tr>
<tr>
<td>Soffit</td>
<td>Fiber Cement Vented Smooth</td>
</tr>
<tr>
<td>Windows</td>
<td>Single-Hung Vinyl, Low-E, Dual-Glazed, w/ Argon gas</td>
</tr>
<tr>
<td>Window Grid</td>
<td>No grids (standard); grids available (Upgrade)</td>
</tr>
<tr>
<td>Roofing</td>
<td>Owens-Corning - Oakridge Composition Shingles (Limited Lifetime Warranty, standard)</td>
</tr>
<tr>
<td>Cool Roof Shingles</td>
<td>(Upgrade)</td>
</tr>
<tr>
<td>Roofing Underlayment</td>
<td>30-LB Felt</td>
</tr>
<tr>
<td>WUI High Fire Specs</td>
<td>Wildland Urban Interface High-Fire Hazard Zone specifications, as required by CalFire or if requested by any Client. (Upgrade)</td>
</tr>
<tr>
<td>Front Door</td>
<td>36” x 80” 3-Panel Flat Craftsman Fiberglass painted entry door</td>
</tr>
<tr>
<td>Front Door Option</td>
<td>Wood-style Grain Fiberglass entry door or Half / Full Lite (Upgrades)</td>
</tr>
<tr>
<td>Front Door Hardware</td>
<td>Satin nickel exterior hardware with Thumb-open and Deadbolt</td>
</tr>
<tr>
<td>Rear Door</td>
<td>32” x 80” 3-Panel Flat Craftsman Fiberglass painted exterior door</td>
</tr>
<tr>
<td>Rear Door Hardware</td>
<td>Satin nickel, lever handle with Deadbolt</td>
</tr>
<tr>
<td>Crawl Space Access</td>
<td>By Site Contractor, in Exterior of Foundation Wall</td>
</tr>
<tr>
<td></td>
<td>Interior Access in floor of home, if specified in PLANS (Upgrade)</td>
</tr>
</tbody>
</table>

Copyright Cutting Edge Homes Inc. 2020 – Sapphire Series Specifications
Current as of 3/01/2020 - Subject to Change
Interior:
Drywall Finish
- Knock-Down Textured Finish
Drywall Corners
- Rounded Throughout
Paint
- ® Paint throughout, CalGreen No VOC paints
- One Body Color, Shasta White
- ® Pick color for the Paint Body Color, One max (Upgrade)
Paint Sheen
- Walls and Ceiling in Bed/Living/Hallways - Eggshell
- Walls and Ceiling in Kitchen/Baths/Utility - Semi-Gloss
- Doors and Trim - Pure White Semi-Gloss
- If required, Flat Paint to be done by Site Contractor
Interior Doors
- White Raised 3-Panel, Hollow-Core (standard); Solid-Core (Upgrade)
Interior Door Hardware
- Lever Knobs - Brushed Nickel
Door / Window Trim
- Craftsman Package - 2.75” sides with 3.5” header piece
Baseboards
- 5.5” square
Closet Shelving
- 11.25” with Hanger Rod below
Window Sills
- Craftsman Sill with trim and apron
Cabinets
- European-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; Add Soffit (Upgrade)
Doors & Drawers
- Hardwood with Soft Close
Drawer Guides
- Full Extension with Soft Close
Hardware
- Knobs and Handles - Brushed Nickel
Additional Options
- Built-in Oven, Wine Storage, Wall China, Base Bookshelf, Lazy Susan, Pots/Pans Drawer, Built-in Trash Can, etc. (Upgrades)
- Custom Cabinet Design with 3D renderings (Upgrade)
Laundry Room Options
- Cabinet over washer/dryer, Linen cabinet, Laundry sink with Base-cabinet and granite countertops (Upgrades)
Countertops
- Granite in kitchen and all bathrooms
- Oversized islands, bars, or special areas (Upgrades)
Countertop Options
- Custom Quartz, specialty granite, wood or others (Upgrades)
Backsplashes
- 4” Granite
Backsplash Options
- 7” Granite or full backsplash (Upgrades)
Attic Access
- Per PLAN

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

Copyright Cutting Edge Homes Inc. 2020 – Accessory Dwelling Unit Specifications
Current as of 3/06/2020 - Subject to Change
### Kitchen/Laundry:

- **Cabinets**: European-style raised-panel or recessed-panel cabinetry with concealed hinges and hardware, 2” Crown Moulding on top. 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.
- **Additional Options**: Built-in Oven, Wine Storage, Wall China, Base Bookshelf, Lazy Susan, Pots/Pans Drawer, Built-in Trash Can, etc. (Upgrades)
- **Laundry Room Options**: Cabinet over washer/dryer, Linen cabinet, Laundry sink with Base-cabinet and granite countertops (Upgrades)
- **Countertops**: Granite in kitchen and all bathrooms. Oversized islands, bars, or special areas (Upgrades)
- **Backsplashes**: 4” Granite.
- **Kitchen Sink**: 9” deep Stainless Steel Double Bowl.
- **Kitchen Faucet**: Single Lever Gooseneck with Sprayer in Brushed Nickel.
- **Garbage Disposal**: ½ HP with continuous feed; InSinkErator (Upgrade).
- **Pantry Shelving**: 11.25” - Minimum 3 shelves with 1’-6” vertical spacing.

### Appliances

- **Range**: Stainless Steel; Electric or Gas.
- **Range Ventilation**: Stainless Steel Electric Hood.
- **Dishwasher**: Stainless Steel.
- **Refrigerator**: Plumbed for ice-maker; Refrigerator By Client or Site Contractor.
- **Microwave**: Over Range Microwave substituted for Hood (Upgrade).
- **Washer and Dryer**: None (standard).
- **Omit All Appliances**: Omit Range, Hood, and Dishwasher for Credit.

### Master Bath:

- **Shower**: Composite Shower Pan with Composite Wall Panels.
- **Tub**: Alcove Tub with Composite Panel Walls.
- **Substitute**: Concrete Backer Board Prep for Tile instead of composite wall panels (NO COST).

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- **Upgrade**: Available for an Additional expense.
Drop-in Tub (per PLAN) Oval Leisure Tub with granite tub deck/front, deck mounted faucet and 4” Granite backsplash (Upgrade)
Drop-in Tub options Add electrical for Tub-jets or heater (Upgrade)
Water Saving Fixtures All Fixtures are EPA “WaterSense” and CalGreen Certified
Tub/Shower Faucets Single Lever Diverter - Brushed Nickel
Tub Faucets Dual-Handle - Brushed Nickel
Shower Head Height 7’, or height as requested
Lavy Single China Sink with Overflow
Lavy Faucet Single Handle Lavy Faucet, Brushed Nickel
Water Closet Elongated, Dual-flush
Mirror Beveled Edge, Above Sink
Medicine Cabinet Recessed
Hardware 24” Towel Bar, Tissue Holder & Towel Ring in Brushed Nickel
Cabinets European-style raised-panel or recessed-panel cabinetry with concealed hinges and hardware
Ventilation Panasonic® Whisper Green Auto-on Humidistat Ventilation Fans

Other Full Bathroom(s):
Tub/Shower Alcove Tub with Composite Panel Walls
Substitute - Concrete Backer Board Prep for Tile instead of composite wall panels (NO COST)
Water Saving Fixtures All Fixtures are EPA “WaterSense” and CalGreen Certified
Tub/Shower Faucets Single Lever Diverter - Brushed Nickel
Shower Head Height 7’, or height as requested
Lavy Single China Sink with Overflow
Lavy Faucet Single Handle Lavy Faucet, Brushed Nickel
Water Closet Elongated, Dual-flush
Mirror Beveled Edge, Above Sink
Medicine Cabinet Recessed
Hardware 24” Towel Bar, Tissue Holder & Towel Ring in Brushed Nickel
Cabinets European-style raised-panel or recessed-panel cabinetry with concealed hinges and hardware
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Electrical:
Main Panel 100 AMP Electrical Service with Electric Car Charging Circuit (if required).
Meter Panel option Meter Base Panel on exterior wall (Upgrade)

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Current as of 3/06/2020 - Subject to Change
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

Walk-in Closet Lights
LED Recessed Light(s) (1-2)

Kitchen Area Lights
LED Recessed Lights (4)

Dining Room
Junction box for a Chandelier with blocking; Chandelier by Site Contractor

USB Receptacle
(1) in Kitchen Area to charge electronic devices

Island or Bar Lighting
Canned LED Lights/Pendants (Upgrade)

Hall Lighting
LED Recessed Light(s) (1-2)

Laundry Lighting
LED Recessed Light(s) (1-2)

Bathroom Vanity Light
2 or 3-Light, Brushed Nickel based on Vanity size, on Occupancy Sensor

Bedrooms Light
Ceiling Mounted Flush Light with Brushed Nickel Trim

Add Lighting option
Additional Recessed lights, Under/Over Cabinet Lighting (Upgrade)

Fans
Prep for fan (Upgrade), Fans by Site Contractor

Data Closet Prep
(1) Faceplate with Conduit Stubbed to the bottom of floor joists, no wire

Dryer Hookup
Recessed Box with dedicated vent to outside in floor system rim

Exterior Outlets
(1) GFCI with All-weather Covers

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
Rinnai® (Upgrade)

-Tank Electric option
Rheem® Prestige 50 Gallon Electric EcoNet Enabled Hybrid (Upgrade)

-Exterior Access
Exterior door painted same color as siding (Upgrade)

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

Hose Bibs
(1) included on exterior

Mechanical:

Air Handler
Fan Coil Unit for Heat Pump (Electric)

Duct System
Insulated per Title 24 and Mechanical plans

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<table>
<thead>
<tr>
<th>Component</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ventilation Whole House</td>
<td>Energy Recovery Ventilator (ERV) Fresh-air System</td>
</tr>
<tr>
<td>Ventilation Baths/Utility</td>
<td>Panasonic® Whisper Green Auto-on Humidistat Ventilation Fans</td>
</tr>
<tr>
<td>Air Return</td>
<td>Ducted Air Returns</td>
</tr>
<tr>
<td>Exterior Unit</td>
<td>Condensing Unit for Heat Pump on pad outside of home by Site Contractor</td>
</tr>
<tr>
<td>Mini-Split Heat Pump</td>
<td>Engineered item per PLANS, ducted or ductless (Upgrade)</td>
</tr>
<tr>
<td>Flooring:</td>
<td></td>
</tr>
<tr>
<td>Flooring Wet Areas</td>
<td>None (standard)</td>
</tr>
<tr>
<td>Flooring Dry Areas</td>
<td>None (standard)</td>
</tr>
<tr>
<td>All Flooring</td>
<td>Supplied and Installed by Site Contractor</td>
</tr>
<tr>
<td>Tile Prep</td>
<td>Backer-board Prep for Tile Floors (Upgrade)</td>
</tr>
<tr>
<td>Décor:</td>
<td></td>
</tr>
<tr>
<td>Window Coverings</td>
<td>None</td>
</tr>
<tr>
<td>Blinds</td>
<td>None</td>
</tr>
<tr>
<td>Structural:</td>
<td></td>
</tr>
<tr>
<td>Floor Joist</td>
<td>2X12 Double Rims with Floor Trusses, or per PLANS</td>
</tr>
<tr>
<td>Floor Decking</td>
<td>23/32 Tongue &amp; Groove OSB</td>
</tr>
<tr>
<td>Exterior Walls</td>
<td>2X6 - 16” On Center</td>
</tr>
<tr>
<td>Wall Height</td>
<td>8’ standard; 9’ (Upgrade)</td>
</tr>
<tr>
<td>Interior Walls</td>
<td>2X4 (minimum)</td>
</tr>
<tr>
<td>Roof Pitch &amp; Load</td>
<td>3/12 Roof Pitch with 30 lb roof load, or per PLANS</td>
</tr>
<tr>
<td></td>
<td>Steeper Roof Pitch or High Snow Load roofs (Upgrades)</td>
</tr>
<tr>
<td>Roof Trusses</td>
<td>24” On Center with 7/16” OSB roof sheathing</td>
</tr>
<tr>
<td>Eaves &amp; Overhangs</td>
<td>12” Per Plan</td>
</tr>
<tr>
<td></td>
<td>Longer eaves or ship loose kit per PLANS (Upgrade)</td>
</tr>
<tr>
<td>Ceiling</td>
<td>Flat throughout</td>
</tr>
<tr>
<td></td>
<td>Cove/Trey or Vaulted per PLANS (Upgrade)</td>
</tr>
<tr>
<td>Fire Sprinklers:</td>
<td>Project &amp; PLAN Specific Engineered Design (Upgrade)</td>
</tr>
<tr>
<td>Energy Efficiency:</td>
<td>EcoBatt® formaldehyde-free insulation from Knauf</td>
</tr>
<tr>
<td>Insulation</td>
<td></td>
</tr>
<tr>
<td>- Floor</td>
<td>R-30</td>
</tr>
<tr>
<td>- Walls</td>
<td>R-19</td>
</tr>
</tbody>
</table>

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*Current as of 3/06/2020 - Subject to Change*
- Ceiling/Roof R-38
  Air & Vapor Barrier Sill Seal with Vapor Barrier

**Covered Porch**

Per PLAN if built in Factory *(Upgrade)*
- Deck Framing - Pressure Treated 2x
- Decking - Composite
- Square Baluster - Composite
- Porch Columns - Craftsman style
- Fiber Cement ceiling with 2 recessed LED Lights

**Other Options:**

*From Your Imagination*

Please Just Ask! The core mission of Cutting Edge Homes is to build a home that you will simply love. We want to provide options so that you are happy with your home after you move in, turning your imagination into a beautiful home for your family. If there is something that you absolutely must have in your home please ask and we will do everything that we can to accommodate you. There are limitations to what we can provide in the Factory, but we can modify the specifications so that anything we cannot install in the Factory can be done by the Site Contractor.

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