

Colonial Series

Accessory Dwelling Units



USMODULAR, INC.

FULL SERVICE DESIGN BUILD GENERAL CONTRACTOR



October 11, 2021



Looking for an Accessory Dwelling Unit, Granny Flat or In-Law Unit? The Colonial Series is just for you!

The Colonial Series by USModular are real homes that meet code requirements for Accessory Dwelling Units in California. These can even be used as primary residential structures.*

These homes are designed to be lived in year-round. They are small in size but packed with features and lots of available options!

Additionally, these Federal Code/HUD homes are EXEMPT from the new 2020 California Energy Code SOLAR Mandate and do not require a solar system installation.

***Some models may not meet minimum size requirements in certain jurisdictions**



Due to continuous product development and improvement, prices, specifications, and materials are subject to change without notification. **SQUARE FOOTAGE AND DIMENSIONS ARE APPROXIMATE. Images may be artist renderings and are not intended to be an exact representation of the home/ADU. Renderings, photos and floor plans may be shown with optional features or third-party additions. Local jurisdiction and lender requirements may require changes to designs and these changes may require additional project costs.**



October 11, 2021



Standard Specifications

HUD/Federal Code Construction

12 Month Factory Warranty

Electrical/Plumbing

100 Amp Service
Rocker Switches Throughout
Dual USB Recept - Kitchen
Interior Panel Box
Furnace: 56 BTU
29 Gal Gas Water Heater
Shut-Off Valves Throughout
Plumb & Wire for Washer & Gas Dryer
Canyon Lake Lighting PKG:
1-LT DOMED CHANDELER – Qty. 1
EXTERIOR LIGHT - Qty. 2
(5) 6" CEILING LIGHT (BRUSHED Nickel) - KITCHEN (2), HALLWAY (1), Master Bath (1), Guest Bath (1)
Walk-in closet if Applicable
Hollywood Bar Light – Qty. 2
Master Bath (1), Guest Bath (1)

Cabinetry

4" Laminate B/Splash-Master Bath
4" Laminate B/Splash-Guest Bath
4" Laminate B/Splash-Kitchen
Kitchen 3-Door Pantry (model specific)
Cabinet Doors: Shaker (paper-wrap)
Drawer Bank (3 drawers) - Kitchen
12" Shelf Over Refer
Cabinet Hardware - Nickel Round Knobs
Side-Mount Drawer Guides
Concealed Cabinet Door Hinges
White-Lined Overhead Cabinets
White-Lined Base Cabinets
Wire Utility Shelf

Kitchen

Single Lever Faucet w/Spray - Chrome
F/S Gas Range 30"
18.1 CF Refrigerator
Stainless Steel 6" Deep Sink

Interior

Knockdown Ceiling
Closet - White Vinyl
Mini Blinds T/O 1" Aluminum
Rebond Carpet Pad
Small Door Casing
Tape & Texture - Wet Areas *
Tape & Texture - Living Areas *
Square Interior Corners - T/O *

Doors and Windows

36" 6-Panel Fiberglass Entry Door
36" 6-Panel Fiberglass Rear Door
Low - E Vinyl
D/G Tempered Glass Windows T/O
2- Panel Interior Doors T/O
(2) Mortised Door Hinges - Nickel
Tulip Interior Door Knobs - Nickel

Master Bath

1-pc 60" Fiberglass Tub/Shower
Single Lever Faucet / Diverter - Chrome
Towel Bar/Tissue Holder - Chrome
Porcelain Single Lavy Bowl
Exhaust Fan w/Switch
Mirror with polished edge
Hollywood Bar Light
36" High Vanity

Guest Bath

1-pc Fiberglass Tub/Shower
Single Lever Faucet / Diverter - Chrome
Towel Bar / Tissue Holder - Chrome
Porcelain Lavy Bowl
Exhaust Fan
Mirror with polished edge
Hollywood Bar Light

Exterior

Insulation: R21-11-11 (28-11-11 model specific)
Exterior Window Trim T/O
Allura- Fiber Cement
Exterior Vertical Siding
Roof Pitch: 3:12 / 4:12 for All Single Wides
12" Front Overhang
Roof Load 20LB

Eaves & Overhang

12', 14' & 15' Wide
- Optional 4", 6" or 12" Side Eaves -
Optional 12" Rear Overhang
20' & 24' Wide
- Optional 6" or 12" Side Eaves
- Optional 12" Rear Overhang
28' Wide
- Standard 6" Side Eaves
- Optional 12" Side Eaves
- Optional 12" Rear Overhang
30' Wide
- Nominal 4" Side Eaves - STD
- Optional 12" Rear Overhang

POPULAR OPTIONS (may not be available on all models)

- Air Conditioning
- Handicap Accessible Bathroom
- Low Profile Foundation Installation
- Horizontal Lap Siding
- Dormers
- Tankless Water Heater
- WUI/High Fire Code Compliance
- Therapy/Walk0In Tube
- Garbage Disposal
- 9' Ceiling Height w/2x6 Wall Framing
- Skylight
- Sliding Patio Door

- 4/12 or 6/12 Pitch Roof
- Tray Ceiling(s)
- Granite Countertops
- Upgraded Appliances
- Solar Tube
- Kitchen Island

SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE OR OBLIGATION

01-15-2021

www.USModularinc.com Info@USModularinc.com 951-679-9907, ext 1

FULL SERVICE DESIGN BUILD GENERAL CONTRACTOR

CA Contractor License. No. 943047 CA HCD Dealer License. No. DL1241679



951-679-9907, ext 1

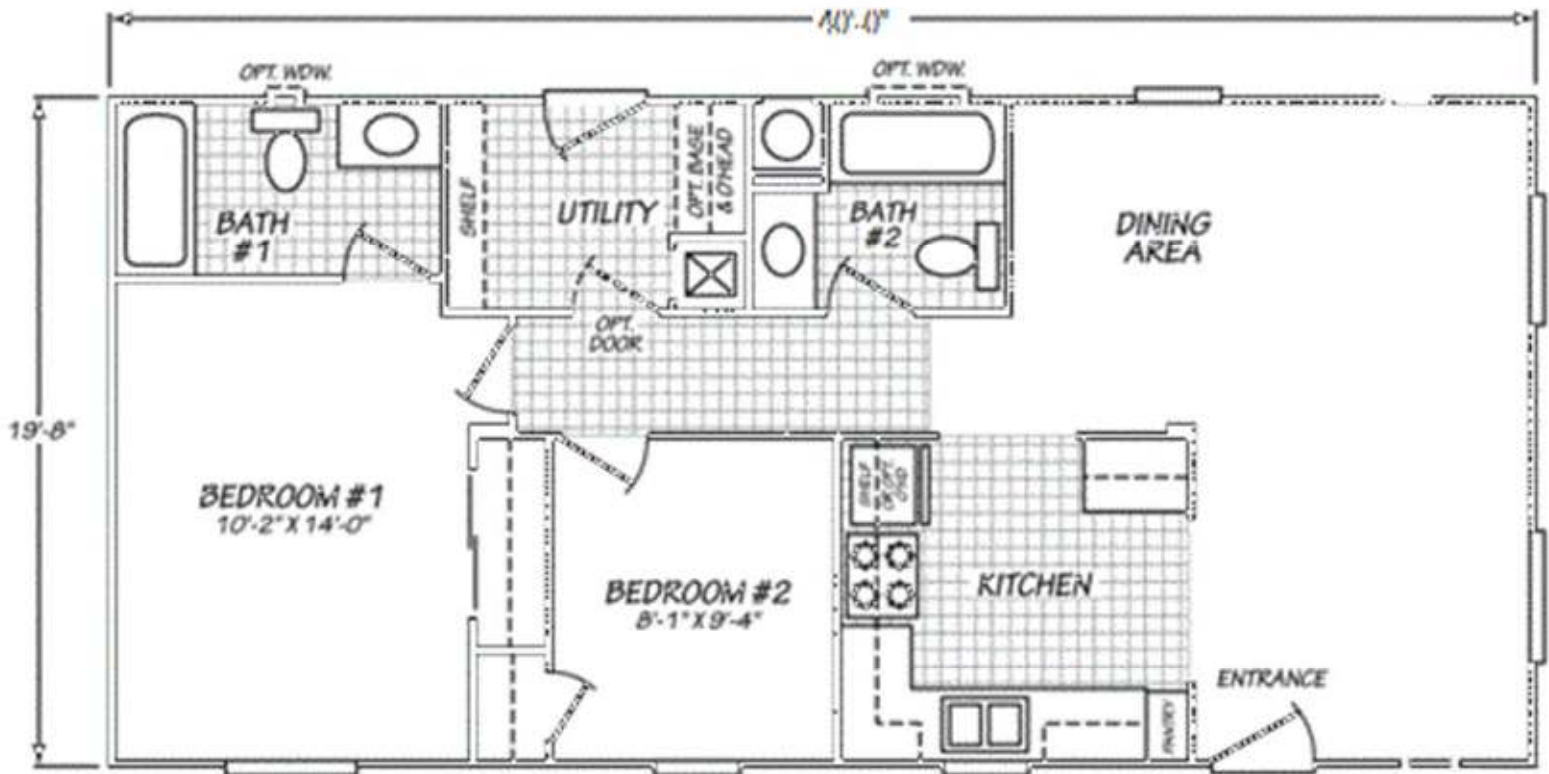
LEXINGTON

20442L-Modified

Beds: 2
Baths: 2
Approx SF: 790

Approx Footprint:
19'8" x 40'

Sections:
2



FULL SERVICE DESIGN BUILD GENERAL CONTRACTOR



951-679-9907, ext 1

LEXINGTON

20442L-Modified

Beds: 2
Baths: 2
Approx SF: 790

Approx Footprint:
19'8" x 40'

Sections:
2



FULL SERVICE DESIGN BUILD GENERAL CONTRACTOR

October 11, 2021

CA Contractor License. No. 943047 CA HCD Dealer License. No. DL1241679