



Montclair

3 Bedroom 2 Bath
946 SF +/-
Footprint: 24' x 40' +/-

ILLUSTRATIONS MAY REFLECT OPTIONS THAT ARE AVAILABLE AT AN ADDITIONAL COST

ALL PHOTOS AND RENDERINGS ARE SOLELY FOR GENERAL INFORMATIONAL PURPOSES.



Available As:

MODULAR

HUD/Federal Code



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

K610CT - 01-15-2021

USModular, Inc.

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STANDARD **MODULAR** CONSTRUCTION BUILDERS SPECIFICATIONS

SPECIFICATIONS FOR HUD/FEDERALCODE CONSTRUCTION WILL BE DIFFERENT

Interior

- 9ft Flat Ceiling Throughout
- 1/2" Tape & Texture Drywall Throughout
- Hand-Finished Knock-Down Ceiling
- Crown Molding in Liv Rm, Dining Room, Kitchen & Hall
- Semi-Gloss Interior Paint-Flat Ceiling Paint
- Hardwood Component Cabinets, Flat Panel Doors, Hidden Hinges, White Lining & Adjustable Overhead Shelves
- 2-Panel Int Doors with Single Lever Handles
- 36" Wide Passage Door on Bedrooms
- By-Pass Wardrobe Doors per Plan
- 42" Wide Hallway Per Plan
- Shirt & Skirt Double Wardrobe Shelves in Master
- Bedroom Walk-In Closet Per Plan with 36"x60" Mirror
- Upgrade 3 1/4" Residential Base Board Molding
- Upgraded Chandelier in Dining Area
- Shaw Carpet & Rebond Pad
- No-Wax Congoleum® Diamondflor Vinyl Floor Covering in Kitchen, Dining Room, Baths & Utility
- 2" White Faux Wood Window Blinds
- Wood Shelves and Poles in Closets

Kitchen

- 42" Tall Hardwood Faced Overhead Cabinets
- Recessed LED Can Lights
- 6" Subway Tile Backsplash
- Whirlpool Appliances Black or White
- 18.1 cu ft Frost-Free Refrigerator
- 30" Deluxe Gas Range with Electronic Ignition, Window, Clock, Timer, and Range Hood Vent
- Adjustable Overhead and Base Cabinet Shelves
- Laminate Countertop with Crescent Edge
- Stainless Steel Sink
- Single Lever Faucet w/Pull-out Sprayer
- Drawer-Over-Door Cabinets with Drawer Bank
- 24" Deep Cabinet Over Refrigerator
- Large Gourmet Kitchen Island on Select Plans

Baths

- 60" Fiberglass Shower with Enclosure in Master Bath
- 36" High Countertop all Baths
- 3-Door Linen & Drawer Bank in Master Bath
- Dual Sinks in Master Bath per Plan
- Towel Bar & Tissue Holder in Each Bath
- 60" 1-Piece Fiberglass Tub/Shower Guest Bath

Baths Continued

- Lever Diverter in Guest Bath
- Delta® Brand Name Metal Faucets Sink with Overflow & Pop-Up Drain
- Elongated Water-Saver Toilets
- Vanity Strip Light & Exhaust Fan with Light
- Beveled Medicine Cabinets
- Vanity Mirror with Beveled Edge
- Laminate Crescent Edge Countertops with 6" Subway Tile Backsplash
- Ventilated Window per plan

Exterior

- In-Swing Rear Door with Deadbolt
- R-38-21-33 Insulation
- 3:12 Roof Pitch
- Dual-Glazed Vinyl Framed Low-E Windows
- Cempanel Siding with 25 year Limited Warranty
- Owens Corning™ Shingles 25-Year Limited Warranty
- 12" Front & Rear Overhangs & 12" Side Eaves
- Web truss Floor Joists 24" on Center (as required)
- 3/4" Tongue & Groove Plywood Floor Decking
- 2"x6" Exterior Sidewalls 16" on Center
- 36"x80" Craftsman 3-Lite In-Swing Front Door with Deadbolt
- Exterior Light at Front & Rear Doors

Utility, Safety, & Energy

- Fire Sprinklers-As Required – Additional Charge
- Wild Fire Zone/WUI Requirements, if Required – Additional Charge
- Toe-Kick Registers in Kitchen & Baths
- 200/100 AMP Exterior Electrical Panel Box
- Tankless Water Heater **Gas**
- Smoke Detectors with Battery Backup
- Gas Furnace per Plan
- Plumbed for Washing Machine & Gas Dryer
- Recessed Dryer Vent Box
- Shelf Over Washer/Dryer Area
- Metal Shut-Off Valves
- Three-Way Light Switch in Hall per plan
- G.F.I. Protected Outlets in Kitchen and Baths
- Air Conditioning Ready
- Consult Your USM Representative Regarding California Solar Mandate Requirements – Additional Cost
- **7 Year Factory Warranty**



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Accessory Dwelling Units



HUD/Federal Code Construction Standard Features

Interior

- ▲ 8ft Sidewalls with Cathedral Ceiling
- ▲ 1/2" Tape & Texture Drywall Throughout
- ▲ Hand-Finished Knock-Down Ceiling
- ▲ Semi-Gloss Interior Paint
- ▲ Hardwood Shaker Style Component Cabinets with Hidden Hinges
- ▲ Wood Closet Shelving and Wood Pole
- ▲ 2-Panel By-Pass Closet Doors per Plan
- ▲ 2-Panel Interior Doors with 3-Mortised Hinges
- ▲ Single Lever Handles
- ▲ Shaw Mantra Carpet
- ▲ No-Wax Congoleum® Diamondflor Vinyl Floor Covering Kitchen and Baths
- ▲ Metal Mini Blinds
- ▲ 2-1/4" Painted Base Board Molding
- ▲ Painted Door Casing

Kitchen

- ▲ 42" Tall Hardwood Shaker Style Component Cabinets with Hidden Hinges
- ▲ White Lined Interior Cabinets with Adjustable Base and Overhead Shelves
- ▲ Whirlpool® Brand Name Appliances (Gas or Electric)
 - 18 Cu Ft Frost-Free Refrigerator
 - 30" Deluxe Gas Range with Electronic Ignition, Window, Clock & Timer
 - 30" Range Hood Vent
- ▲ Choice of Appliance Color (White or Black)
- ▲ Stainless Steel Sink
- ▲ Delta® Brand Name Single Lever Faucet with Pull-Out Sprayer
- ▲ Bank of Drawers
- ▲ Laminate Countertop with Crescent Edge
- ▲ 6" Laminate Backsplash
- ▲ Full Extension Ball-Bearing Drawer Guides

Baths

- ▲ 60" 1-Piece Fiberglass Tub/Shower with Single Lever Diverter
- ▲ China Sink with Overflow & Pop-Up Drain
- ▲ Delta® Brand-Name Dual-Control Faucets
- ▲ Vanity Strip Light
- ▲ Vanity Mirror with Beveled Edge
- ▲ Exhaust Fan with Light
- ▲ 36" High lavy

Baths Continued

- ▲ Laminate Countertop with Crescent Edge
- ▲ 6" Laminate Backsplash
- ▲ Ventilated Window per Plan
- ▲ Towel Bar & Tissue Holder
- ▲ Water Closet per Plan
- ▲ Privacy Lock

Exterior

- ▲ Upgrade R33-11-22 Insulation
- ▲ 3:12 Roof Pitch
- ▲ Dual-Glazed Vinyl Framed Low-E Windows
- ▲ Cempanel® Siding with 25-Year Limited Warranty
- ▲ Owens Corning™ Shingles with 25-Year Limited Warranty
- ▲ 2" X 6" Floor Joists 16" On Center
- ▲ 5/8" Tongue & Groove OSB Floor Decking
- ▲ 2" X 4" Exterior Sidewalls 16" On Center
- ▲ 36" X 80" 6-Panel Front Door with Deadbolt
- ▲ Choice of In-Swing Rear Door with Deadbolt
- ▲ 12" Front & Rear Overhangs
- ▲ 6" Side Eaves (28 Wide Plans)
- ▲ Semi-Gloss Exterior Paint

Utility, Safety & Energy

- ▲ 100 AMP Exterior Electrical Panel Box
- ▲ 40-Gallon Gas Water Heater
- ▲ Toe-Kick Registers in Kitchen & Baths
- ▲ Smoke Detectors with Battery Back-Up
- ▲ 56,000 BTU Gas Furnace
- ▲ Plumbed for Washer and Gas Dryer
- ▲ Recessed Dryer Vent Box
- ▲ Exterior Light at Front & Rear Doors
- ▲ Deadbolt on Front & Rear Doors
- ▲ Silent Rocker Light Switches
- ▲ G.F.I. Protected Outlets in Kitchen & Baths

Popular Options

- ▲ 2x6 Exterior Walls with R-19 Insulation
- ▲ Architectural Shingles w/ Lifetime Ltd Warranty
- ▲ Upgrade FHA-Approved Carpet & Pad
- ▲ Residential Baseboard Molding
- ▲ Upgrade Kitchen Appliance Packages
- ▲ Drawer-Over-Door Kitchen Cabinets
- ▲ Wood or Gas Burning Fireplace
- ▲ Granite, Quartz or Solid Surface Countertops
- ▲ Full Height Kitchen Backsplash
- ▲ Upgrade Exterior Siding
- 7 Year Factory Warranty