

STANDARD INCLUSIONS

- Full set of plans for modular building, including foundation, and state approval
- Roofing- TPO roof
- Windows – Milgard or equal vinyl
- Exterior Doors- hollow metal entry door, one light French entry door*, vinyl sliding glass doors
- Painted Corten steel exterior- Sherwin-Williams
- Exterior structural attachments- for on-site cladding install
- Insulation- spray foam and batts
- Cabinets- solid plywood construction cabinets with soft close drawers
- Countertops- solid surface quartz
- Wall and ceiling finish- drywall level 3 finish, plywood wall finish*, Corian wall finish in bathrooms
- Flooring- Armstrong luxury vinyl plank, carpet tile
- Bathroom accessories- towel bar, robe hook, paper holder, medicine cabinet
- Appliances- microwave hood, 2 burner in-counter electric cooktop, garbage disposal*, washer/dryer hookups*
- Plumbing fixtures: tub shower, toilet, vanity sink and faucet, kitchen sink and faucet, tankless electric water heating*
- HVAC- ductless mini split, lighted exhaust fan in bathroom, recirculating hood in kitchen
- Lighting- LED lighting interior and exterior
- Low voltage- conduit and back boxes only for pre-designed systems (plans/design provided by CRATE)

*asterisked items are options



EXCLUSIONS

- Foundation system (plans/design provided by CRATE)
- Embedded hardware in foundations
- Exterior cladding (screens, ACM, stucco, stone, etc)
- Stairs and Railings
- Decking material
- Loose appliances (refrigerator, range)
- Window coverings
- Furniture
- Low voltage: wire pull and devices for security, fire alarm, data/phone/tv





ACCESSORY DWELLING UNIT FINISHES

Conceptual Package Prepared by:

WINDOWS AND WALL FINISH



- Bronze vinyl windows
- Birch plywood wall finish option
- Mitsubishi ductless mini split HVAC



CABINETS



- Solid plywood box cabinets w wood veneer exterior
- Brushed stainless cabinet hardware optional



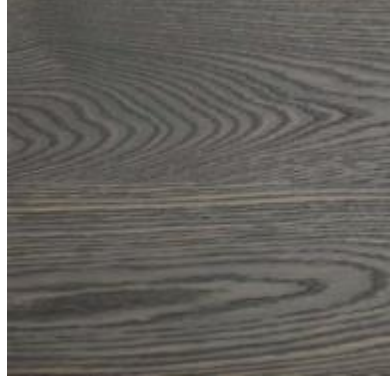
SAMPLE COLOR OPTIONS*:



maple



walnut



whitewashed white oak

*selected samples shown, additional choices available

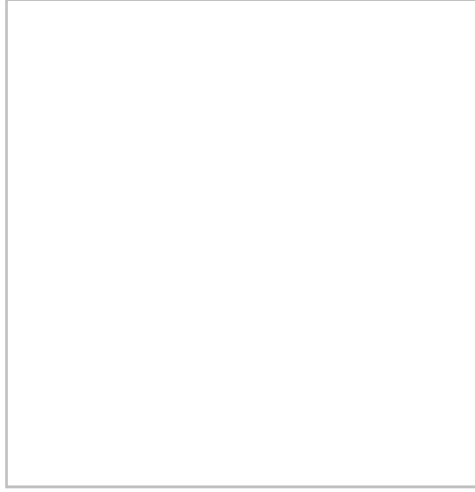
COUNTERTOPS



Solid quartz countertops



SAMPLE COLOR OPTIONS*:



pure white



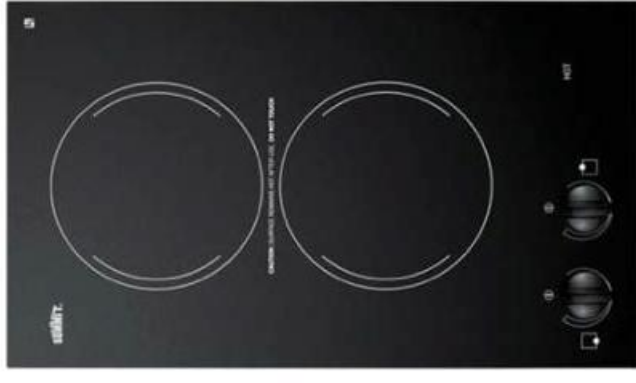
moonshadow



eggshell

*selected samples shown, additional choices available

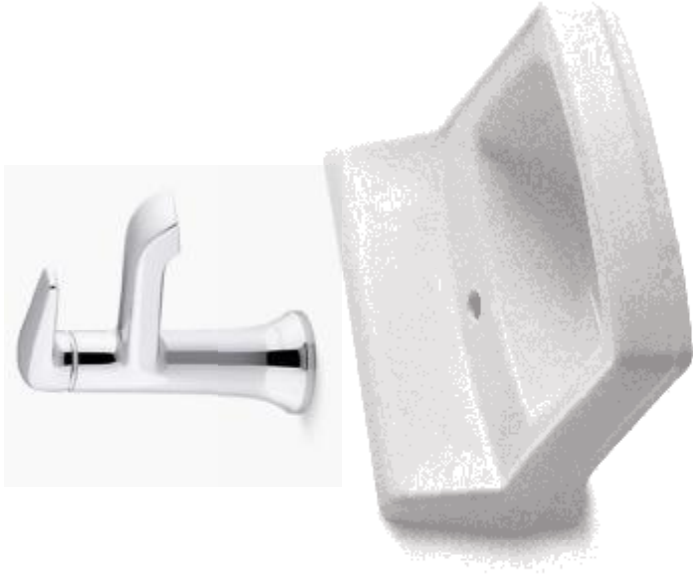
KITCHEN FIXTURES AND APPLIANCES



- Kohler single lever kitchen faucet
- Kohler top mount stainless steel kitchen sink
- GE 1.6 cu ft microwave with recirculating exhaust
- Summit 2 burner in-counter electric cooktop

BATHROOM FIXTURES AND ACCESSORIES

CRATE



- Kohler single lever bathroom faucet
- Kohler wall mount bathroom sink
- Kohler mirrored medicine cabinet
- Kohler bath accessories



- Kohler toilet
- Kohler bathtub
- Kohler tub and shower trim