UNFOLD HOUSE

Unfold House Ori Spec Book

A 482 Squarefoot Studio Type Accessory Dwelling Unit
United States Version

Global Patent Pending



What is Unfold House



01

A Foldable Modular Building System

Factory-built and shipped in standard 40-foot containers. Unfolds on-site in one day, followed by minor finishing work.



02

Code Compliant & Structural Certified

Designed and built to comply with the 2022 International Building Code (IBC), using traditional wall construction methods that have been proven reliable over decades of use.

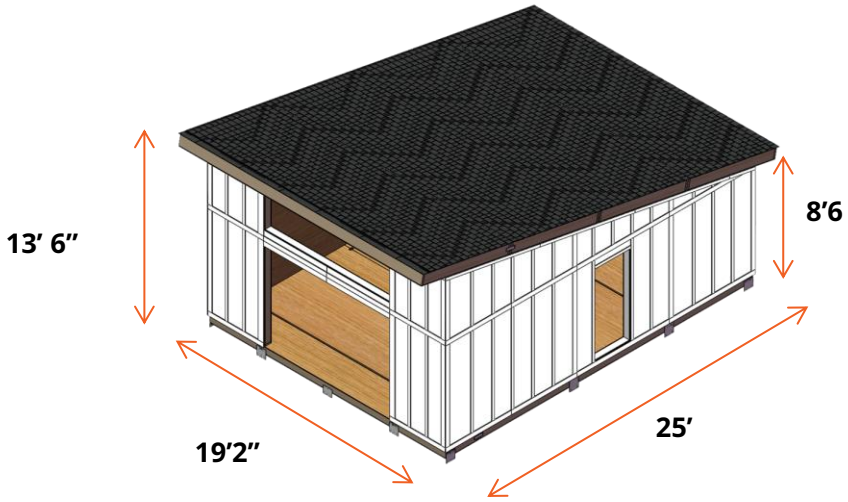


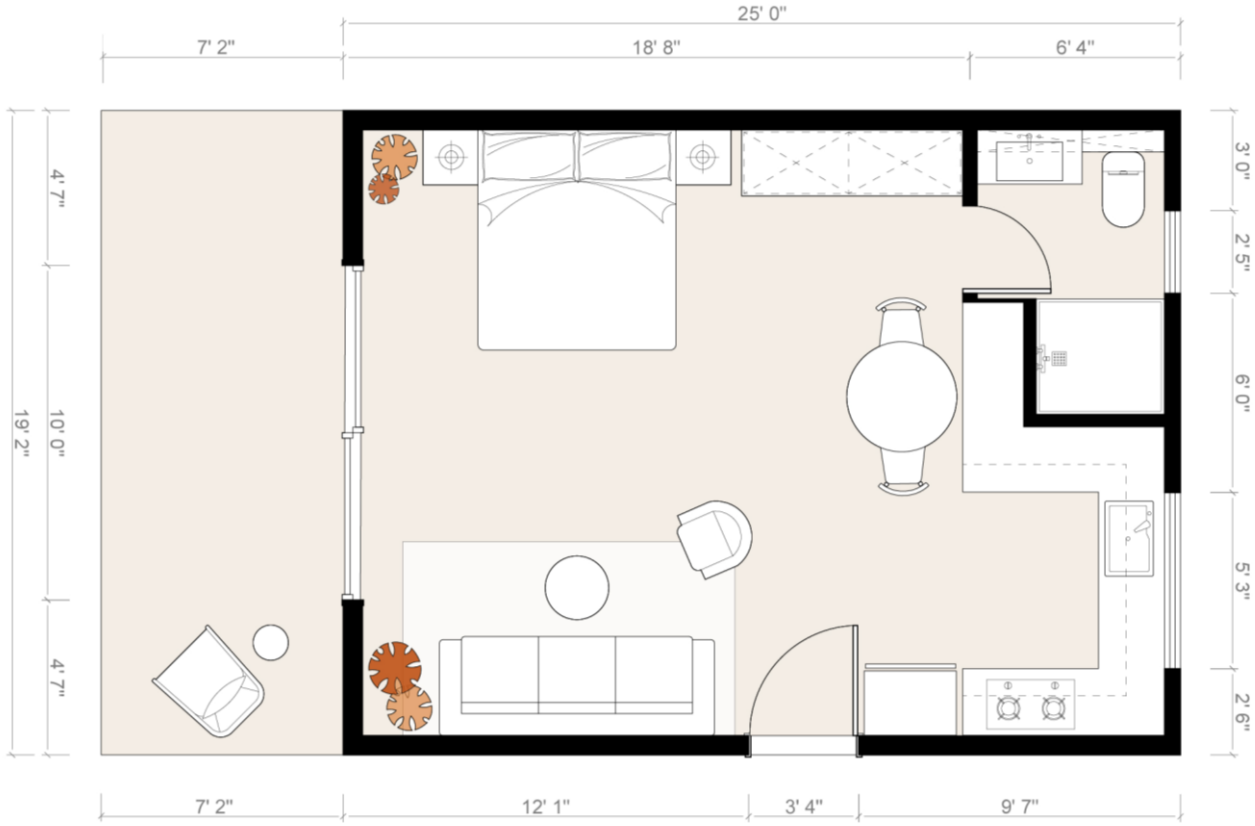
03

US Standard Listed Material with Certification

We source high-quality materials from around the world that meet U.S. building standards and certification requirements. We are committed to using only durable, reliable, and high-quality materials in every Unfold House.

Layout & Dimensions





Building Exterior Dimensions

25' x 19’2” x 13’6”/8’6”

Building Footprint

482 sqft

Usable Area

428 sqft

Interior Highlights

Designed for openness, light, and well-being





Living Volume

- Dramatic ceiling height with a bright, open spatial feel
- Strong natural light through large sliding doors and windows
- Spacious and complete studio living

Interior Highlights

Designed for openness, light, and well-being





Full-size U kitchen

- Full-size kitchen for complete day-to-day use
- With panoramic view
- Premium-quality fixtures

Interior Highlights

Designed for openness, light, and well-being





Bathroom

- Refined bathroom with premium-quality fixtures

Exterior Highlights

Designed for simplicity and timeless aesthetics









- Custom material selection

- Exterior lighting
- Outdoor deck (optional)

Specifications

Building Code	
Building Code	2022 International Building Code (IBC)
Mechanical Code	2022 International Mechanical Code
Plumbing Code	2022 International Plumbing Code
Energy Code	2022 International Energy Conservation Code
Electrical Code	2022 International Electrical Code
Structural Specs	
Wind Speed	120 mph, Exposure C OR 145 mph, Exposure B
Seismic Design	Category E
Snow Load	60 PSF Ground

Dimensions Unfolded	
House Footprint	482 ft^2
Usable Area	428 ft^2
House Length (ft)	25’
House Width (ft)	19’2”
Max Height (ft)	13’- 6"
Dimensions Folded For Transportation	
Stationary Module Shipping Length (ft)	19’-3"
Stationary Module Shipping Width (ft)	7’-6"
Stationary Module Shipping Height (ft)	8’-3"
Folding Module Shipping Length (ft)	19’-3"
Folding Module Shipping Width (ft)	7’-5"
Folding Module Shipping Height (ft)	8’-3"
Weight	
Core Module (lbs.)	8,444
Folding Module (lbs.)	13,280







What’s Included – Folding Module

Folding Shell System	Material
Structural Framing	Roof 2×10 No. 2 grade dimensional lumber Wall 2×6 No. 2 grade dimensional lumber
Roofing System:	Standing seam metal roofing with concealed fasteners, factory pre-installed and precision pre-cut to enable rapid on-site deployment and optimized packaging for transport.
Structural Sheathing	OSB panels designed for load-bearing applications
Subfloor	Pressure-treated wood subfloor system designed for moisture resistance and long-term durability.
Interior Wall	Interior wall system utilizing Magnesium Oxide (MgO) board, offering non-combustible performance, moisture resistance, and dimensional stability in accordance with applicable building standards.
Weather-Resistive Barrier	High-performance house wrap and roofing underlayment installed over exterior sheathing to provide a continuous air and moisture barrier, improving energy efficiency and protecting against water intrusion.
Insulation	Fiberglass cavity insulation in 2×6 walls (R-14) and 2×10 roof framing (R-26). Optional upgrades to mineral wool or enhanced insulation systems available for higher R-values.
Foundation Tie Down	Structure is anchored to the foundation using a mechanical tie-down system, including anchor bolts and structural connectors, designed to resist wind uplift and lateral forces.
Siding	Thermally modified wood siding with a wire-brushed finish, highlighting the natural grain and texture of the wood. High-temperature treatment improves dimensional stability and durability. Compatible with a range of exterior finishes for customizable color options.
Window	Premium 12-foot floor-to-ceiling double-glazed sliding glass door with heavy-duty thermal break aluminum frame, designed for superior insulation, durability, and smooth operation while maximizing natural light and openness.
Entry Door	Exterior entry door with integrated smart lock, providing secure access, durability, and modern convenience.

What’s Included - Core Module

MEP Systems	
Electrical Panel	100-amp UL-listed outdoor-rated electrical panel with NEMA 3R weather-resistant enclosure for safe, code-compliant power distribution
Electrical Wiring & Devices	Factory-installed wiring, electrical boxes, receptacles, and switches, configured for residential use and designed to meet applicable NEC standards for safety and performance.
Mechanical System	Ducted HVAC system with an 18,000 BTU unit concealed within cabinetry, providing efficient heating and cooling. Includes bathroom exhaust fan for ventilation and moisture control.
Plumbing System	Integrated plumbing system with hot and cold-water supply lines and sanitary drainage, factory-installed and designed in accordance with applicable U.S. plumbing codes for reliable and efficient operation.
Appliance	
Range	Standard size 30-inch freestanding electric range with four-burner cooktop and integrated oven.
Microwave & Vent	1.7 cu. ft. Over the Range Microwave in Stainless Steel
Dish washer	Standard size 24-inch stainless steel Dishwasher
Washer Dryer Combo	2.4 cu. ft. all-in-one washer and dryer unit
Water Heater	30-gallon electric water heater.
Refrigerator	36-inch standard full-size refrigerator
Kitchen	
Cabinets	Factory installed kitchen cabinets with premium handle and soft close
Sink	Stainless steel kitchen sink with modern faucet
Bathroom	
Vanity	Factory-installed vanity with integrated sink and storage
Toilet	Modern smart toilet with integrated bidet, heated seat, and advanced flushing system
Shower	Tiled shower enclosure with modern shower head and luxury glass panel
Bathroom Door	Premium interior door with quality hardware and a clean, modern finish.
Bathroom Floor	Tiled floor
Furniture	
Dinning	Table with four chairs
Living	Four-seat sofa with coffee table and lounge chair
Bedroom	King-size bed with mattress, two nightstands, and closet
Flooring	Premium luxury vinyl plank (LVP) flooring offering waterproof durability and low-maintenance performance
Window Treatments	Premium curtains with sheer curtains, sun shades and blinds, providing light control, privacy.

Additional Costs

SCOPE OVERVIEW

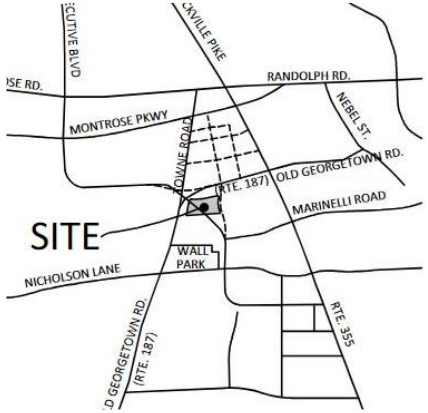
The buyer is responsible for the following items:

- **Shipping:** Estimated at $4,000 - $15,000 within the U.S. Shipping is not included. Unfold House will assist the buyer in coordinating door-to-door shipping from the factory to the project site.
- **Permitting & Zoning:** The buyer is responsible for confirming with the local building authority that the project complies with applicable zoning and permitting requirements. Unfold House will provide technical documentation to support this process.
- **Site Preparation & Foundation:** The buyer is responsible for completing site preparation, including road access, earthwork, and tree clearing, as well as foundation construction prior to scheduled delivery. A typical 20′ × 25′ concrete slab foundation is estimated at $5,000–$10,000, depending on site conditions and local market factors.
- **Installation:** The buyer is responsible for scheduling and coordinating the crane and installation crew for delivery and on-site unfolding. Unfold House can provide an engineer to support the installation process for an additional fee.
  The structure is typically unfolded within one day. Following deployment, approximately 4–6 days of on-site finish work is required, including structural connections, utility connections, waterproofing of folding seams, completion of siding and roofing, and interior taping, mudding, and painting.
  Estimated installation and finishing costs range from $7,500 to $20,000, depending on local market conditions.
- Estimated project costs are based on standard installation conditions. Actual costs may vary depending on site conditions, customization, and project complexity. Factors that may affect overall cost include: Septic system installation, Electrical panel or utility upgrades, Trenching for utility connections, Flood zone requirements or challenging soil conditions, Additional engineering or design requirements, Limited or restricted site access, Tree removal and site clearing, Optional upgrades such as porches, decks, or other enhancements

Scope may be adjusted based on project conditions and local requirements.

Ordering Process

Manufacturing Takes About 2 Month



01

Feasibility Study

Initial review of site conditions, project goals, and product suitability.



02

Planning & Scope Confirmation

Alternation on use case, product scope, delivery boundaries, and project expectations.

Deposit



03

Jurisdictional Review & Permitting

Project documentation review and coordination for local permitting requirements.

Place Order



~60 days

04

Factory Production

Factory-built production begins once project scope and readiness are confirmed.

Project Delivery Process

In as little as 1 -2 month from factory to site



3~5 days

05

Site Preparation & Foundation

* Site preparation may proceed in parallel with factory production



~30 days

06

Shipping

Transit to project site



~7 days

07

On-Site Installation

Reduced on-site work



08

Project Completion

Ready for project handoff

Pricing Snapshot

TYPICAL COST AT A GLANCE

Product Starting Price

From $80,000

Estimated Turnkey Cost

$100,000–$165,000

Turnkey pricing may include site preparation, shipping, on-site installation, and other project-dependent scope.

Please contact Unfold for a customized turnkey quote based on your project requirements.

The product starting price covers the housing unit itself, while turnkey cost reflects the broader project delivery scope.

About UnfoldHouse

INTEGRATED HOUSING SOLUTIONS

By integrating design, manufacturing, and delivery, we create more efficient and compelling housing solutions.

Design Vision

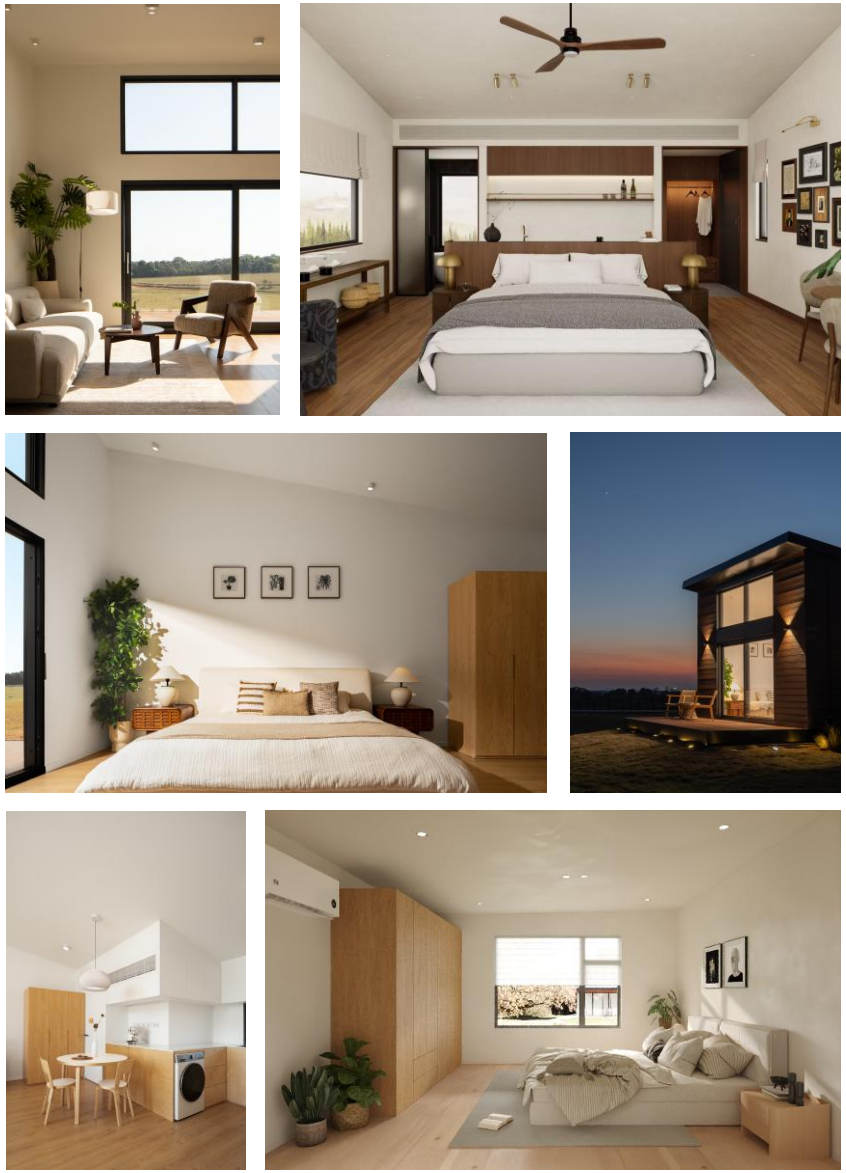
Thoughtful housing design with a focus on livability, visual quality, and market appeal.

Product Capability

Standardized housing products designed for efficient deployment and strong end-user appeal.

Manufacturing & Delivery

Integrated production and delivery logic that supports quality control, project efficiency, and repeatability.



UnfoldHouse Products

Tell Us About Your Project

Get in Touch for Pricing and Project Discussion

hello@unfoldhouse.com
(314)750-8888

