



CALIF. PRE-CUT HOMES™

Dennis & Matt Foster
425 El Pintado Rd. Suite 190, Danville, CA 94526-1804
24 Hour Messages (925) 838-2859
24 Hour Fax Line (925) 855-1051
Email: Dfoster@caprecut.com
Mfoster@caprecut.com
www.CAPRECUT.com

Greetings:

Thank you for requesting information about CALIF. PRE-CUT HOMES, a licensed dealer for "Pacific Modern Homes, Inc.", a traditional custom stick-built home builder, not a modular, manufactured or mobile building system.

PMHI is a privately owned and operated company & has pre-built thousands of packaged homes in California and around the world since 1968. Their quality panelized wall and roof truss system have all the features you would expect in a custom stick-built home at a fraction of the cost. Included is dry Douglas Fir studded walls, with vinyl dual-pane low E windows with 19/32" T1-11 O.S.B. siding or 3/8" O.S.B. shear. The walls are assembled in their factory for precision fit and shipped to your job site for erection by you or your contractor.

Packages start at \$15.00 per square foot for garages and go up to approximately \$45.00 per square foot for houses. Packages include the rough shell of your building, walls, windows, hardware, siding, trim, and roof system, See our two page "package specifications" sheet for all our standard features. Whether you are interested in homes, cabins, chalets, duplexes, granny units A.K.A. (ADU's), additions, apartments, or barns. We can help you choose from one of our many standard floor plans or create a custom design. You can use one of our standard plans or any other plan you have in mind as a springboard. The ideas are endless CPH will design almost any size or design you want. Let us show you how you can **save 20% to 50%** on your new home by purchasing the P.M.H.I. Building System through **CALIF. PRE-CUT HOMES!**

More than seventy percent of our packages are not shown on our web site. We are happy to help assist you with designing your new package. We have been in this industry since 1976 and the success of our business is based on customer satisfaction. We have helped thousands of families throughout California and the Western United States build their "Dream" home with CALIF. PRE-CUT HOMES. We look forward to the opportunity to help you & your family. For further information feel free to contact us at any of the numbers listed above as we are happy to answer any questions you may have.

Sincerely,




Dennis A. Foster & Matthew K. Foster

Pacific Modern Homes, Inc. "Dealer of the year"; 1993, 1994, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2006, 2007, 2008, 2009, 2012, 2016, & 2019.

Runner up; 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1995, 2005, 2011, 2013, 2014, 2015, 2017 & 2018



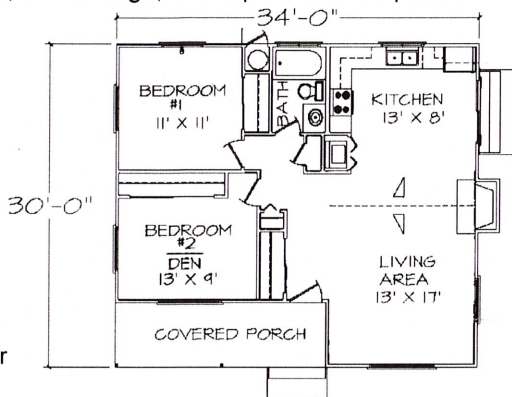
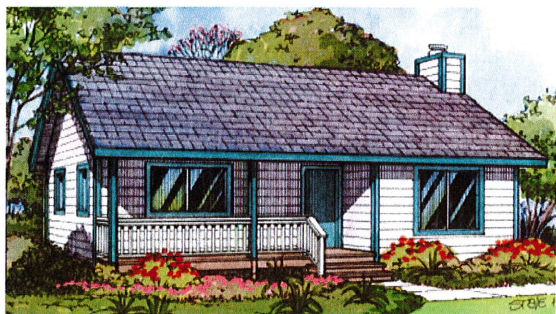
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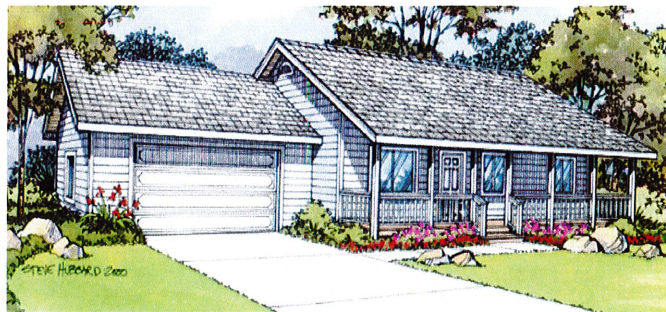
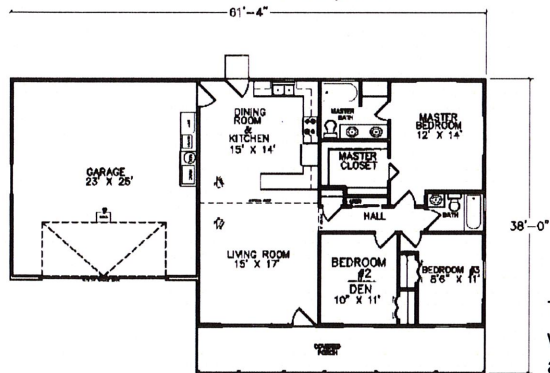
Here are 5 floor plans from our 33 standard home plans. These 5 plans range from 900 sq. ft. to 3,406 sq. ft. Our 28 other standard plans range from 616 s. ft. to 4,580 sq. ft.

PORTOLA: 900 sq. ft. living space, 2 bedroom, 1 bath, 8 ft ceilings, 118 sq. ft. covered porch.



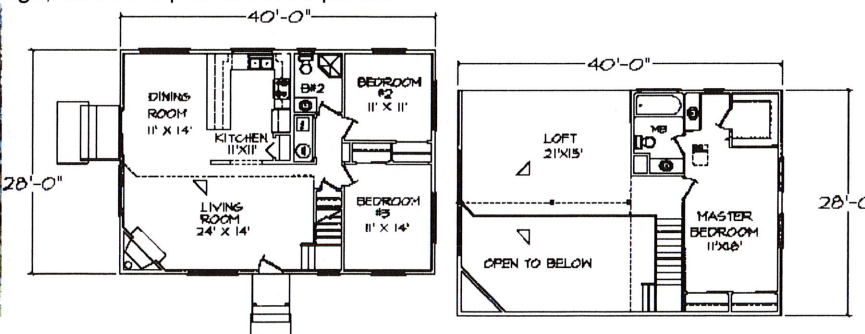
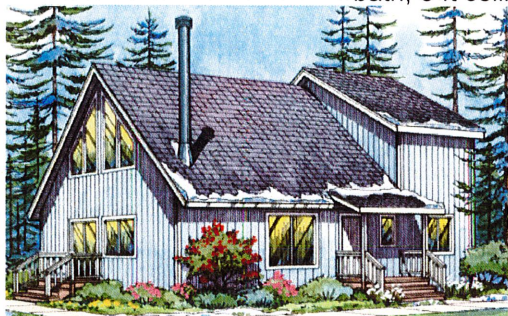
This plan is designed to be the perfect cabin for those weekend or vacation retreats. Unlike many small homes, the Portola provides interior space for all utilities, including a stacked clothes washer and dryer. The living, dining, and kitchen area feature a vaulted ceiling and an alcove for a wood stove.

LAKEPORT: 1,195 sq. ft. living space, 3 bedroom, 2 bath, 2 car garage, 8 ft ceilings, and 242 sq. ft. covered porch.



The Lakeport's covered front porch extends a warm invitation to enter, while a vaulted ceiling combines with the living room & dining room to afford a spacious living area. The master bedroom is designed with a private bath & a large walk-in closet. The oversize two-car garage provides a generous space for multiple vehicles.

AUBURN CHALET: 1,978 sq. ft. living space, 1,156 sq. ft. 1st floor, 822 sq. ft. 2nd floor, 3 bedroom, 2 bath, 8 ft ceilings, and 16 sq. ft. covered porch.



The Auburn Chalet features a 2nd floor master bedroom suite with private bath, dressing area, and more closet storage areas than many larger custom homes. The loft area provides a multi-purpose area for additional sleeping space or a great play area for kids. The plan's size and capability to be engineered for high snow-loads easily make it the ultimate design for a mountain home or luxury cabin.



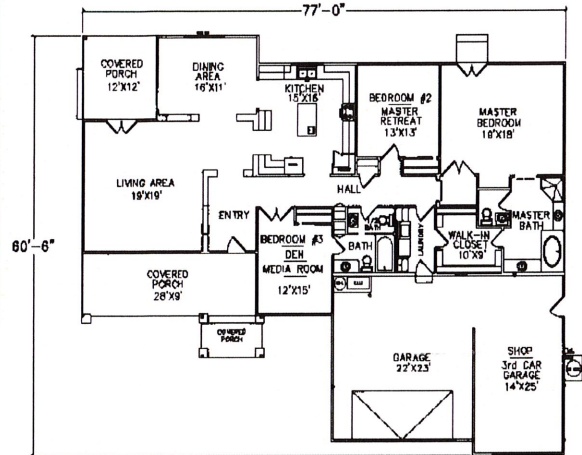
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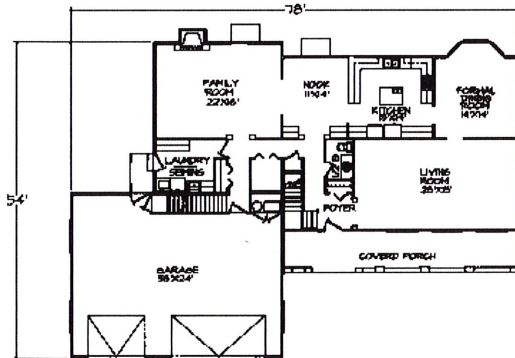
Brentwood: 2,309 sq. ft. living space, 3 bedroom, 2 ½ bath, 3 car garage, 10 ft. ceiling, and 446 sq. ft. covered porch.



With two large covered porches at the front and back of the main living area, the Brentwood provides an abundance of living space that is set apart from the rest of the home. A full-size island and walk-in pantry in the bountiful kitchen provide function and convenience at the center of the home.

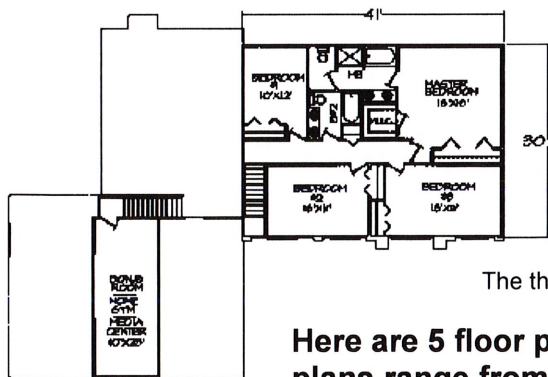
The master bedroom is located at the far end of the home, providing a private living area with an optional extended retreat area, a spacious walk-in closet with private access to the laundry area is featured in the master bedroom. Bedroom number three can serve as a separate living area with private bath or can function as a den, media or exercise room and more. The hall half bath can be utilized as a full bath via a door into the private full bath adjacent to bedroom number three. The third car garage bay can become a workshop or storage area with modifications. From the inviting and expansive covered front porch to numerous room options the Brentwood offers unique design and function.

El Dorado: 3,406 sq. ft. living space, 1,861 sq. ft. 1st floor, 1,545 sq. ft. 2nd floor, 4 bedroom, 2 ½ bath, 3 car garage, 8 ft. ceiling, and 296 sq. ft. covered porch.



The El Dorado shows a southwestern influence from its covered front porch and unique exterior to the three distinct living areas inside. The foyer opens into a huge living room with access to the formal dining room. Ample counter space and a central island are just two features of the El Dorado's kitchen, also offering access to both the dining room and breakfast nook. The expansive family room adjoining a storage room, half bath, and three-car garages comprised the second living area. A multi-purpose, oversized laundry and sewing room is accessible from both inside and outside the home. Just a few steps from the family room, stairs lead to the enormous bonus room above the garage, functional as a storage, game, hobby, or media room. The third living area is upstairs, featuring four bedrooms, plus a large master bedroom with private bath.

The three-car garage has enough room to include either storage or a work area.



Here are 5 floor plans from our 33 standard home plans. These 5 plans range from 900 sq. ft. to 3,406 sq. ft. Our 28 other standard plans range from 616 s. ft. to 4,580 sq. ft.



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OWNER CONTRACTOR PRICE COMPARISON ON 5 STANDARD FLOOR PLANS

A) NAME OF HOUSE	1 PORTOLA	2 LAKEPORT	3 AUBURN CHALET	4 BRENT WOOD	5 EL DORADO	(A)
B) SQUARE FOOTAGE OF HOUSE	900	1195	1978	2309	3406	(B)
C) SQUARE FOOTAGE OF GARAGE	NONE	624	NONE	915	958	(C)
D) Plans & Lumber Package (Below #1 & #2) (M)	\$53,646	\$73,174	\$96,542	\$143,882	\$177,905	(D)
E) 8.25 % (The factory uses the basic California tax)	\$4,426	\$6,037	\$7,965	\$11,870	\$14,677	(E)
F) Freight within 120 miles	\$1,493	\$2,986	\$3,156	\$4,989	\$4,649	(F)
Total of D, E, & F moved below to LINE #4	\$59,565	\$82,197	\$107,663	\$160,741	\$197,231	

Most of the items below are what we call the **"HIDDEN COST"**. The hidden costs are controlled by you in the local market. You can choose to do the work yourself or hire trades people to do the work for you. You can choose to install high-end or basic finishing items. This allows you more control of your construction cost, construction time frame and products going into your home. See how you can build your dream home as an **"OWNER CONTRACTOR"** for as low as **\$140 a sq. ft.** to **\$168 a sq. ft.**

These fees can be higher or lower depending on who you choose to do the work for you or if you choose to do the work yourself. This price is inclusive of all building material and almost all labor except; building permit, sewer and water hookup fees.

You will need to contact your local building department for those fees.

OWNER CONTRACTOR = You are managing trades people to do the work + help you make decisions = saving money.

	1	2	3	4	5	
1) Slab Foundation (Optional raised floor) (M/L)	\$16,470	\$21,869	\$20,862	\$59,001	\$79,860	1)
2) Plans & Lumber Package above (Below #1 & #2) (M)	\$59,565	\$82,197	\$107,663	\$160,741	\$197,231	2)
3) Other plans rec. by Bld. Dept. (See Below #3) (M)	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	3)
4) Framing Labor for CPH lumber package (L)	\$8,711	\$17,447	\$21,894	\$31,342	\$51,167	4)
5) Exterior Finish Lap Siding (other siding available #4) (L)	\$7,137	\$8,600	\$0	\$30,094	\$42,743	5)
6) Exterior Paint (M/L)	\$1,481	\$2,966	\$2,895	\$5,328	\$6,765	6)
7) Roofing 30yr. Composition (other types available) (M/L)	\$4,729	\$9,471	\$9,244	\$17,014	\$22,741	7)
8) Gutters and Down spout (M/L)	\$971	\$1,836	\$1,207	\$3,541	\$2,689	8)
9) Insulation: Wall R-19 & Roof R-30 (M/L)	\$2,910	\$3,863	\$6,395	\$7,465	\$11,012	9)
10) Garage Door & Opener per plan (M/L)	N/A	\$2,013	N/A	\$2,013	\$3,660	10)
11) Plumbing: Rough & Finish (M/L)	\$7,808	\$11,712	\$10,736	\$16,592	\$17,568	11)
12) Electrical: Rough & Finish (M/L)	\$5,765	\$7,654	\$12,669	\$14,789	\$21,815	12)
13) Heating / Cooling HVAC: Rough & Finish (M/L)	\$8,982	\$11,926	\$19,740	\$23,043	\$33,991	13)
14) Sheetrock: Tape / Texture (M/L)	\$5,490	\$11,096	\$12,066	\$19,667	\$26,621	14)
15) Fireplaces (Optional) (M/L)	\$2,745	N/A	\$2,745	N/A	\$2,745	15)
16) Interior Finishing: Doors & Trim (M/L)	\$1,702	\$2,260	\$3,740	\$4,366	\$6,441	16)
17) Interior Paint (M/L)	\$1,900	\$2,522	\$4,175	\$4,873	\$7,189	17)
18) Lighting Fixtures (M/L)	\$933	\$1,239	\$2,051	\$2,394	\$3,532	18)
19) Kitchen APLS: REFR, OVN, DW, GD. (Below #5) (M/L)	\$2,794	\$2,794	\$2,794	\$3,960	\$3,674	19)
20) Cabinets: Kitchen, Bath, & Laundry (M/L)	\$8,294	\$13,320	\$13,069	\$22,870	\$31,415	20)
21) Tile Counter Top (other types available) (M/L)	\$2,178	\$3,526	\$3,111	\$5,600	\$7,259	21)
22) Interior Floor Cover: Carpet (M/L)	\$4,293	\$5,700	\$9,435	\$11,014	\$16,247	22)
23) Fire Sprinklers (M/L)	\$3,150	\$4,183	\$6,906	\$8,082	\$11,935	23)
24) Building Permits Fees. (See Below #6)	TBD	TBD	TBD	TBD	TBD	24)
25) New Sewer & Water Hookup (M/L) (other types avail.)	TBD	TBD	TBD	TBD	TBD	25)
26) Other Appliances: Stacked Washer & Dryer (M/L)	\$945	\$945	\$945	\$1,155	\$1,155	26)
27) Other items: Staircase Railing			\$1,281		\$2,562	27)
28) Other items:						28)
29) Other items:						29)
GRAND TOTAL 1 THRU 26	\$160,553	\$230,739	\$277,223	\$456,544	\$613,617	

Footnotes: \$168 S.F. \$142 S.F. \$140 S.F. \$153 S.F. \$152 S.F.
 #1 Base price of construction plans: Drafting & Engineering only. #2 Freight: Deliveries within 325 miles of Elk Grove, CA come with a forklift to unload. Over 325 miles, you will need to rent a forklift to unload. #3 Other plan pages & fees: Site Plan, Title-24, Cal Green, Set Up Fee, Printing Allowance, & Mailing. Your building dept. could req. other types of plan service: Soil Reports, Lot Survey Topo Map, Drainage Plan, "WUI" Wild Fire Req., Build-it-Green check list, Landscape plan, & Civil Engineering. #4 Cement fiber or OSB Lap Siding, Vertical Smart Panel T1-11, or Stucco. #5 Kitchen Appliances: Refrigerator, Range Oven, Dishwasher, & Garbage Disposal. #6 Call your building for permit fees.
 (L) = Labor only. (M) = Material only. (M/L) = Material & Labor. TBD = To Be Determined. Price Established 3/21



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OWNER CONTRACTOR PRICE COMPARISON ON 5 CUSTOM FLOOR PLANS

	①	②	③	④	⑤	
A) NAME OF HOUSE	PORTOLA	LAKEPORT	AUBURN CHALET	BRENT WOOD	EL DORADO	(A)
B) SQUARE FOOTAGE OF HOUSE	900	1195	1978	2309	3406	(B)
C) SQUARE FOOTAGE OF GARAGE	NONE	624	NONE	915	958	(C)
D) Plans & Lumber Package (Below #1 & #2) (M)	\$50,222	\$70,225	\$95,829	\$146,797	\$181,008	(D)
E) 8.25 % (The factory uses the basic California tax)	\$4,143	\$5,794	\$7,906	\$12,111	\$14,933	(E)
F) Freight within 120 miles	\$1,493	\$2,986	\$3,156	\$4,989	\$4,649	(F)
Total of D, E, & F moved below to LINE #4	\$55,858	\$79,005	\$106,891	\$163,897	\$200,590	

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OWNER CONTRACTOR = You are managing trades people to do the work + help you make decisions = saving money.

	①	②	③	④	⑤	
1) Slab Foundation (Optional raised floor) (M/L)	\$16,470	\$21,869	\$20,862	\$59,001	\$79,860	1)
2) Plans & Lumber Package above (Below #1 & #2) (M)	\$55,858	\$79,005	\$106,891	\$163,897	\$200,590	2)
3) Plans for Bld. Dept. (See Below #3) (M)	\$4,547	\$7,004	\$7,344	\$10,793	\$14,289	3)
4) Framing Labor for CPH lumber package (L)	\$8,711	\$17,447	\$21,894	\$31,342	\$51,167	4)
5) Exterior Finish Lap Siding (other siding available #4) (L)	\$7,137	\$8,600	\$0	\$30,094	\$42,743	5)
6) Exterior Paint (M/L)	\$1,481	\$2,966	\$2,895	\$5,328	\$6,765	6)
7) Roofing 30yr. Composition (other types available) (M/L)	\$4,729	\$9,471	\$9,244	\$17,014	\$22,741	7)
8) Gutters and Down spout (M/L)	\$971	\$1,836	\$1,207	\$3,541	\$2,689	8)
9) Insulation: Wall R-19 & Roof R-30 (M/L)	\$2,910	\$3,863	\$6,395	\$7,465	\$11,012	9)
10) Garage Door & Opener per plan (M/L)	N/A	\$2,013	N/A	\$2,013	\$3,660	10)
11) Plumbing: Rough & Finish (M/L)	\$7,808	\$11,712	\$10,736	\$16,592	\$17,568	11)
12) Electrical: Rough & Finish (M/L)	\$5,765	\$7,654	\$12,669	\$14,789	\$21,815	12)
13) Heating / Cooling HVAC: Rough & Finish (M/L)	\$8,982	\$11,926	\$19,740	\$23,043	\$33,991	13)
14) Sheetrock: Tape / Texture (M/L)	\$5,490	\$11,096	\$12,066	\$19,667	\$26,621	14)
15) Fireplaces (Optional) (M/L)	\$2,745	N/A	\$2,745	N/A	\$2,745	15)
16) Interior Finishing: Doors & Trim (M/L)	\$1,702	\$2,260	\$3,740	\$4,366	\$6,441	16)
17) Interior Paint (M/L)	\$1,900	\$2,522	\$4,175	\$4,873	\$7,189	17)
18) Lighting Fixtures (M/L)	\$933	\$1,239	\$2,051	\$2,394	\$3,532	18)
19) Kitchen APLS: REFR, OVN, DW, GD. (Below #5) (M/L)	\$2,794	\$2,794	\$2,794	\$3,960	\$3,674	19)
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21) Tile Counter Top (other types available) (M/L)	\$2,178	\$3,526	\$3,111	\$5,600	\$7,259	21)
22) Interior Floor Cover: Carpet (M/L)	\$4,293	\$5,700	\$9,435	\$11,014	\$16,247	22)
23) Fire Sprinklers (M/L)	\$3,150	\$4,183	\$6,906	\$8,082	\$11,935	23)
24) Building Permits Fees. (See Below #6)	TBD	TBD	TBD	TBD	TBD	24)
25) New Sewer & Water Hookup (M/L) (other types avail.)	TBD	TBD	TBD	TBD	TBD	25)
26) Other Appliances: Stacked Washer & Dryer (M/L)	\$945	\$945	\$945	\$1,155	\$1,155	26)
27) Other items: Staircase Railing			\$1,281		\$2,562	27)
28) Other items:						28)
29) Other items:						29)
GRAND TOTAL 1 THRU 26	\$159,793	\$232,951	\$282,195	\$468,893	\$629,665	

Footnotes: \$167 S.F. \$143 S.F. \$142 S.F. \$157 S.F. \$156 S.F.

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Pacific Modern Homes, Inc.

March 2021 Pre-Engineered Home Package Prices (EL)

For Contracts Received by 04/01/21 and Shipped by 06/01/21

DESIGN NAME	Liv. Space Sq.Ft.	PLAN TYPE (Bedroom/Bath/Garage)	HOUSE TYPE	Package Price (1)	Minimum Package Payment (2)
Astoria (7) (8) (10' Ceilings)	2,622	4 Bed / 3 Bath / 3 Car	1 Story	\$164,769	\$6,500
Auburn Chalet (8) (8' Ceilings)	1,978	3 Bed / 2 Bath / N/A	2 Story	\$96,542	\$5,300
Austin (8' Ceilings)	650	1 Bed / 1 Bath / 2 Car	2 Story	\$66,704	\$3,900
Avalon (7) (8) (9' Ceilings)	2,765	5 Bed / 3 Bath / 3+ Car	1 Story	\$147,831	\$6,700
Bodega (7) (8) (8' Ceilings)	1,196	2 Bed / 2 Bath / 2 Car	1 Story	\$75,979	\$5,000
Borrego (8) (10' Ceilings)	2,949	3+ Bed / 3.5 Bath / 3 Car	1 Story	\$172,395	\$6,500
Brentwood (7) (8) (10' Ceilings)	2,309	3 Bed / 2.5 Bath / 3 Car	1 Story	\$143,882	\$6,500
Camino (8) (8' Ceilings)	994	1 Bed / 1 Bath / N/A	1 Story	\$59,400	\$3,800
El Dorado (7) (8) (8' Ceilings)	3,406	4 Bed / 2.5 Bath / 3 Car	2 Story	\$177,905	\$8,300
El Grande Barn (8' Ceilings)	650	Studio Loft / N/A / 2 Car	2 Story	\$56,792	\$3,700
Emerald (7) (8) (10' 1st, 9' 2nd Ceilings)	2,839	4 Bed / 3 Bath / 2 Car	2 Story	\$158,888	\$7,000
Garage A (8' Ceilings)	576	N/A / N/A / 2 Car	1 Story	\$16,180	\$2,000
Garage B (8' Ceilings)	576	N/A / N/A / 2 Car	1 Story	\$16,753	\$2,000
Huntington (8) (8' Ceilings)	1,582	3 Bed / 2 Bath / 2 Car	1 Story	\$92,621	\$5,100
Laguna (8) (9' Ceilings)	1,938	3 Bed / 2.5 Bath / 3 Car	1 Story	\$106,492	\$5,400
Lakeport (7) (8) (8' Ceilings)	1,195	3 Bed / 2 Bath / 2 Car	1 Story	\$73,174	\$5,000
Lake View (8' Ceilings)	972	1 Bed / 1 Bath / N/A	1 Story	\$50,466	\$3,800
Manchester (8' Ceilings)	2,369	3 Bed / 2.5 Bath / 2 Car	2 Story	\$148,103	\$6,800
Maywood (8' Ceilings)	600	1 Bed / 1 Bath / N/A	1 Story	\$36,375	\$3,700
Meadow View (8' Ceilings)	616	1 Bed / 1 Bath / N/A	1 Story	\$35,839	\$3,700
Mendocino (7) (8) (9' Ceilings)	3,027	4 Bed / 2 Bath / 2 Car	1 Story	\$150,010	\$6,900
Montecito (8) (10' Ceilings)	2,928	3+ Bed / 3.5 Bath / 3 Car	1 Story	\$170,243	\$6,600
Murrieta (8) (10' Ceilings)	2,949	3+ Bed / 3.5 Bath / 3 Car	1 Story	\$182,564	\$6,500
Napa (7) (8) (10' Ceilings)	3,230	4 Bed / 3 Bath / 3 Car	1 Story	\$172,231	\$7,200
New Haven (7) (8) (10' Ceilings)	2,097	3 Bed / 2 Bath / 2 Car	1 Story	\$119,156	\$5,800
Newport (8' Ceilings)	1,196	2 Bed / 2 Bath / N/A	1 Story	\$65,168	\$4,800
Olympia (7) (8) (8' Ceilings)	1,830	3 Bed / 2 Bath / 2 Car	1 Story	\$111,533	\$5,200
Phoenix (8) (10' Ceilings)	4,482	6 Bed / 4 Bath / 3 Car	1 Story	\$233,615	\$8,200
Plymouth (8) (8' Ceilings)	1,613	3 Bed / 2 Bath / 2 Car	1 Story	\$93,743	\$5,200
Portola (8) (8' Ceilings)	900	2 Bed / 1 Bath / N/A	1 Story	\$53,646	\$3,800
Riverbend (7) (8) (9' Ceilings)	1,618	3 Bed / 2 Bath / 2 Car	1 Story	\$102,315	\$5,200
Rockport (8) (9' 1st, 8' 2nd Ceilings)	3,025	4 Bed / 2.5 Bath / 2 Car	2 Story	\$199,029	\$7,800
Santa Fe (8' Ceilings)	1,148	3 Bed / 2 Bath / 2 Car	1 Story	\$61,559	\$5,000
San Rafael (8) (9' Ceilings)	2,592	4 Bed / 2.5 Bath / 3 Car	1 Story	\$175,553	\$6,200
Scottsdale (8) (8' Ceilings)	2,601	4 Bed / 2.5 Bath / 2.5 Car	2 Story	\$135,003	\$6,800
Silverton (7) (8) (10' Ceilings)	2,755	5 Bed / 2.5 Bath / 3 Car	1 Story	\$157,660	\$6,500
Sonoma (8' Ceilings)	681	1 Bed / 1 Bath / N/A	1 Story	\$37,629	\$3,400
Springfield (8) (8' Ceilings)	2,601	4 Bed / 2.5 Bath / 2.5 Car	2 Story	\$146,272	\$6,800
Westlake (8' Ceilings)	1,606	3 Bed / 2.5 Bath / 2 Car	2 Story	\$101,884	\$5,400
Woodbridge (8' Ceilings)	1,930	3 Bed / 2.5 Bath / 2 Car	2 Story	\$131,579	\$6,100

GENERAL NOTES:

- Refer to 11/2016 Standard Package Specifications for package content.
- All prices are plus tax and freight charges.
- All package prices are based upon the CBC as interpreted by the City of Elk Grove (Sac. County, Ca) building codes. PMHI must be advised of any required local changes to plans & specifications.
- If your building location requires Pressure Treating of all materials (i.e., Hawaii) it is available at additional cost. Contact your Sales Representative for pricing information.

PACKAGE PRICE NOTES:

- (1) Pre-Engineered Home Plans are included with the home package and are designed as follows:
 - a. Complete set of plans drawn to the California Building Code (CBC), as interpreted by Elk Grove, CA including the foundation design but excluding the Plot Plan, Energy Calculations, Fire Sprinkler Design, Heating & Air Duct Design or any other city/county requirements.
 - b. Plans are engineered for light-weight tile, PV solar panels, no snow load, basic 110 mph wind, Exposure "C" and Seismic Zone D. Greater design loads available by quote only.
 - c. 4 sets of plans, including 3 original engineered stamped sets and 1 copy. If needed, additional plan sets can be purchased from PMHI. A local plan duplication service can duplicate the plan for the purpose of building this one (1) home.
 - d. Roof Truss plan and Truss calculations.
 - e. For Plan changes due to California Fire Hazard Severity Zone, please add \$180.
 - f. PMHI will be responsible for Building Department plan check questions relating to its work only. Generally speaking, PMHI will respond to the plan check questions at no additional charge. However, if the plan check requires significant plan / engineering changes due to issues beyond its control, there may be additional charges.
 - g. Plan drafting & engineering costs may increase as a result of local building ordinances or base plan modifications.
- (2) Minimum package payment is required to receive the Pre-Engineered Home Plan and is non-refundable.
- (3) Home packages incl. 2 X 6 exterior walls for living space inc. garage fire wall. Garage packages only incl. 2 X 4 exterior walls.
- (4) Packages designed for construction on slab foundation the garage wall height is equal to the house wall height.
- (5) Package designed for construction on raised foundation the garage walls extended for depth of floor system. Subfloor material not included in base package price.
- (6) Milgard "Tuscany" white vinyl frame windows are included in all packages. Other window styles are available upon request.
- (7) The trusses in this package are 40' long or longer and require a 6000 lb. minimum Grade All for unloading. Contact Dealer for additional costs.
- (8) This package will require a California highway wide-load permit of \$160 per diesel. Additional costs may apply if county or city wide load permits or pilot cars are required.



Pacific Modern Homes, Inc.

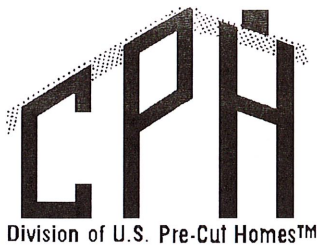
March 2021 Common Modification Prices (EL)

For Contracts Received by 04/01/21 and Shipped by 06/01/21

Design Name	OSB Sheathing Only (1)	Cement Lap Siding (2)	LP Smart Panel (3)	CA Fire Window & Soffit Upgrade (4)(5)	Radiant Barrier Roof Sheathing (6)	30# Snow Load (7)	Suncoat Max w/ Argon Gas (8)
Astoria	Standard	\$9,021	\$9,310	\$1,621	\$421	\$908	\$1,880
Auburn Chalet	Please call for pricing		Standard	\$2,007	\$126	\$117	\$1,993
Austin	-\$2,642	-\$411	Standard	\$1,155	\$94	\$250	\$702
Avalon	Standard	\$9,354	\$11,777	\$2,379	\$424	\$1,406	\$1,962
Bodega	-\$4,427	Standard	\$128	\$1,757	\$187	\$636	\$910
Borrego	Standard	\$7,807	Call for pricing	\$2,726	\$340	\$856	\$3,933
Brentwood	Standard	\$7,558	Call for pricing	\$1,702	\$379	\$818	\$1,767
Camino	-\$3,495	Standard	Call for pricing	\$1,399	\$123	\$608	\$836
El Dorado	Standard	Please call for pricing		\$2,503	\$291	\$718	\$2,767
El Grande Barn	Please call for pricing		Standard	\$802	\$96	\$215	\$619
Emerald	Standard	\$9,707	Call for pricing	\$2,451	\$172	\$640	\$2,773
Garage A	-\$1,811	-\$168	Standard	\$604	\$49	\$108	\$107
Garage B	-\$1,872	-\$194	Standard	\$604	\$49	\$108	\$107
Huntington	-\$6,742	-\$747	Standard	\$1,331	\$202	\$770	\$1,288
Laguna	Standard	\$6,188	\$8,447	\$1,378	\$276	\$740	\$1,535
Lake View	-\$2,915	Standard	Call for pricing	\$1,298	\$99	\$202	\$821
Lakeport	-\$4,399	Standard	-\$164	\$1,709	\$187	\$636	\$768
Manchester	-\$9,836	Standard	Call for pricing	\$2,599	\$214	\$373	\$1,880
Maywood	-\$2,532	Standard	\$255	\$889	Call for pricing	\$280	\$440
Meadow View	-\$2,656	-\$532	Standard	\$845	\$64	\$247	\$678
Mendocino	-\$6,994	Standard	Call for pricing	\$2,863	\$404	\$978	\$2,261
Montecito	Standard	\$8,022	Call for pricing	\$2,392	\$352	\$936	\$3,231
Murrieta	Call for pricing	Standard	Call for pricing	\$3,635	\$340	\$856	\$3,933
Napa	Standard	\$9,453	\$10,323	\$1,677	\$448	\$1,751	\$1,839
Newport	-\$3,612	Standard	-\$185	\$2,108	\$175	\$445	\$950
New Haven	Standard	\$6,244	Call for pricing	\$1,543	\$276	\$591	\$1,618
Olympia	-\$6,793	Standard	\$280	\$2,999	\$219	\$833	\$1,734
Phoenix	Standard	\$13,095	Call for pricing	\$3,624	\$522	\$1,474	\$4,357
Plymouth	-\$5,948	-\$235	Call for pricing	\$1,867	\$202	\$646	\$946
Portola	-\$3,552	Standard	\$261	\$1,230	\$94	\$360	\$970
Riverbend	-\$6,191	Standard	\$1,348	\$2,368	\$232	\$576	\$1,511
Rockport	Call for pricing	Standard	Call for pricing	\$3,564	\$362	\$703	\$2,499
Santa Fe	Standard	\$4,132	\$7,301	\$908	\$143	\$312	\$875
San Rafael	-\$8,520	Standard	Call for pricing	\$3,312	\$382	\$839	\$2,451
Scottsdale	Standard	Please call for pricing		\$1,948	\$180	\$464	\$1,604
Silverton	Standard	\$10,134	\$12,685	\$2,746	\$367	\$1,284	\$2,904
Sonoma	-\$2,794	-\$415	Standard	\$1,001	\$69	\$253	\$655
Springfield	Call for pricing	Standard	Call for pricing	\$2,897	\$180	\$464	\$1,621
Westlake	-\$6,685	Standard	-\$420	\$1,912	\$121	\$348	\$1,285
Woodbridge	-\$8,127	Standard	Call for pricing	\$2,545	\$214	\$479	\$1,987

PACKAGE PRICE NOTES:

- (1) OSB sheathing only readies exterior finish for Stucco, Brick, Stone Veneer etc. Deducts amount for exterior siding, trim and house wrap if is a standard option.
- (2) Adds Allura cement lap siding to be field installed over OSB sheathing. Some packages already include this option. Includes OSB sheathing, trim and house wrap.
- (3) Changes all the standard OSB sheathing and lap siding to LP SmartPanel siding. Includes additional interior 15/32 OSB field installed sheathing where required by engineering.
- (4) All windows include LowE2 glass coating. It can not be deducted.
- (5) California Fire Hazard Severity Zone window and soffit upgrade only, additional charges for wall, door & other structure member upgrades may apply. Option prices based on the standard specification.
- (6) Upgrades the roof sheathing and gable ends of the roof system with a special foil undercoating. The foil coating for the gable ends is provided in rolls to be field-applied during construction. With the Radiant Barrier, homes built in warmer climates can reduce attic temperatures up to 30° on hot days. This will result in lowered cooling costs.
- (7) Upgrades the roof trusses to a 30# snow load.
- (8) Upgrades all windows to Milgard SuncoatMAX with Argon Gas. SuncoatMAX adds a noticeable tint to the glass.



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CREATE YOUR OWN CUSTOM DESIGN!

If you were not able to find a plan in our catalogs that you preferred,
maybe a custom plan is what you are looking for?

Here are eight different drafting examples from a 528 sq. ft. garage, a 1,000 sq. ft. addition, and six custom homes ranging from 1,500 sq. ft. to 4,000 sq. ft. The square footage for each building is on the top three line. These eight different sizes should help you determine what our drafting charges should be. For a final price on a **CUSTOM DESIGN**, please call us at (925) 838-2859 and we will be more than happy to give you an estimate. These examples are a good place to start for "ballpark pricing".

DRAFTING FEES: GARAGES = \$1.10 SQ. FT. / ADDITION = \$1.95 SQ. FT. / 2-STORY ADDITIONS = \$2.10 SQ. FT.

ONE STORY HOUSE = \$1.88 SQ. FT. / TWO STORY HOUSE = \$2.03 SQ. FT. / THREE STORY = \$2.15 SQ. FT.

MINIMUM DRAFTING FEE OF \$850 ON:

Garage under 773 sq. ft. / One-Story Homes under 453 sq. ft. / Two-Story Homes under 419 sq. ft. / Additions under 436 sq. ft.

		GARAGE		CUSTOM ONE STORY		CUSTOM TWO STORY				ADDITION
		Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.	Sq. Ft.
1)	House	N/A	1,500	2,000	2,200	2,500	3,000	4,000	1,000	1 story (1)
2)	Garage 22' x 24'	528	528	528	528	528	800	800	N/A	(2)
3)	FFA =(Floor Factor Area)	528	2,028	2,528	2,728	3,028	3,800	4,800	1,000	(3)
4)	DRAFTING:	\$850	\$3,813	\$4,753	\$5,538	\$6,147	\$7,714	\$9,744	\$1,900	(4)
5)	Dealer setup:	\$250	\$450	\$450	\$450	\$450	\$450	\$450	\$450	(5)
6)	Printing Allowance:	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	(6)
7)	Mailing:	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	(7)
8)	Sub Total:	\$1,450	\$4,613	\$5,553	\$6,338	\$6,947	\$8,514	\$10,544	\$2,700	(8)
9)	Drafting Rebate. See below: (**)	<\$251>	<\$1,551>	<\$1,934>	<\$2,360>	<\$2,619>	<\$3,287>	<\$4,152>	<\$690>	(9)

ENGINEERING FEES:

Single Story with Slab Floor: \$1.24 a sq. ft. / (*) Single Story with a Raised Wood Floor: \$1.33 a sq. ft.

Two Story with Slab Floor: \$1.44 a sq. ft. / (*) Two Story with a Raised Wood Floor: \$1.54 a sq. ft.

MINIMUM ENGINEERING FEE OF \$850 ON:

1-Story w/ slab fl. under 686 sq. ft. / 1-Story w/ raised fl. under 640 sq. ft.

2-Story w/ slab fl. under 591 sq. ft. / 2-Story w/ raised fl. under 552 sq. ft.

10)	ENGINEERING:(*)	\$850	\$2,515	\$3,135	\$3,928	\$4,360	\$5,472	\$6,912	\$1,240	(10)
11)	Plot Plan / Site Plan:	\$450	\$450	\$450	\$450	\$450	\$450	\$450	\$450	(11)
12)	Title 24 & CALGreen:	N/A	\$550	\$550	\$550	\$550	\$550	\$550	\$550	(12)
13)	Truss Cals:	\$600	\$600	\$600	\$600	\$600	\$600	\$600	\$600	(13)
14)	WUI / 1-hour fire wall If required - \$200	Add.	Add.	Add.	Add.	Add.	Add.	Add.	Add.	(14)
15)	Grading Plan:	By other	By other	By other	By other	By other	By other	By other	By other	(15)
16)	Soils Report:	By other	By other	By other	By other	By other	By other	By other	By other	(16)
16)	Sprinkler system design & layout:	By other	By other	By other	By other	By other	By other	By other	By other	(16)
17)	Sub Total:	\$1,900	\$4,115	\$4,735	\$5,528	\$5,960	\$7,072	\$8,512	\$2,840	(17)
18)	Grand Total:	\$3,350	\$8,728	\$10,288	\$11,866	\$12,907	\$15,586	\$19,056	\$5,540	(18)
19)	Less Rebate:	-\$251	-\$1,551	-\$1,934	-\$2,360	-\$2,619	-\$3,287	-\$4,152	-\$690	(19)
20)	Total Net Fee after rebate:	\$3,099	\$7,177	\$8,354	\$9,506	\$10,288	\$12,299	\$14,904	\$4,850	(20)

Most building departments are using the 2016 C.B.C. This may require the engineer to inspect the foundation before pouring. There could be an extra charge for job site visit: \$100 to \$700. Our drafting service is provided, as an extra, to help you in designing your home for our open wall panel system. This helps us in making your custom home more affordable. The plans can be used by a local builder for almost any framing system. Site plan cost between \$250-\$500. (**) As an extra incentive to using our building package system, CALIF. PRE-CUT HOMES, will give you a drafting rebate against your lumber contract with CALIF. PRE-CUT HOMES.



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www.CAPRECUT.com

Typical CPH Domestic Package Specification

- All Standard Pre-Engineered Plans include engineering, per the California Building Code (CBC), and required materials to achieve:
 - A roof snow load of 20 lbs/ft²
 - A roof tile load of 10 lbs/ft²
 - 85 mph Exposure "C"
 - Seismic Zone 4
 - Greater design loads are available by quote only.
1. **WALL PANELS:** Up to 12' long, and 8' to 10' tall will be factory assembled per California Building Code (CBC) consisting of the following material (walls less than 8' high, rake or trapezoid walls, and walls over 10' high, will be panelized when practical, or shipped as material only for job site assembly)
 - (a) **Wall Framing:** Dry 2"x 4" (2"x 6" optional) 16" on center (oc) dry Douglas Fir studs (Engineered Lumber optional) on exterior and interior walls. All panels have second top plate shipped loose for job site installation.
 - (b) **Windows:** Milgard "Tuscany" dual-glazed vinyl frame per plan with Low-E2 coating for increased energy efficiency. White or tan color frame with woven pile weather stripping and vinyl glazing. (Fiberglass frame optional.) Windows installed, caulked, and flashed per CBC and window manufacturers' specifications. Screens included for all openable windows.
 - (c) **Exterior Siding:** 19/32" Louisiana-Pacific (LP) SmartPanel™ (or equal primed, embossed, engineered panel siding) with 8" on center kerf pattern (other patterns and materials optional; LP SmartLap™ and cement fiber lap sidings for job site application over OSB sheathing optional). Walls that require roof flashing, tie downs and/or shear straps (garage wing walls), may have siding shipped loose for job site application.
 - (d) **Exterior Sheathing:** 3/8" OSB (15/32" & 19/32" OSB & plywood optional) sheathing in lieu of siding. Factory installed when stucco or other job site applied sidings are to be used.
 - (e) **Building Paper:** TYPAR™ (or equal) "House Wrap" under all factory installed siding and shipped loose for field installation under all supplied loose siding.
 2. **TREATED PLATE FOR SLAB FOUNDATION:** Pressure treated to be field installed prior to erection on all exterior walls (see slab foundation plan details). Factory installed on all interior walls.
 3. **DOUBLE TOP PLATE:** Shipped loose for field installation on all walls (see plan details).
 4. **PLUMBING WALL, CORNER, AND PANEL JOINT STUDS:** Pre-cut for field installation at some exterior corners, field built plumbing walls, and at lap of building paper at panel joints. See plan details.
 5. **BEAMS, POSTS & HEADERS:** Sized per plan.
 - (a) **Garage Door Header & Other Structural Beams and Posts, Not Exposed:** Solid Douglas Fir or Engineered Lumber Beams.
 - (b) **Exposed Beams and Posts:** Solid Douglas Fir.
 - (c) **Window and Door Headers:** Solid Douglas Fir or Engineered Lumber.
 6. **ROOF RAFTERS:** Solid Douglas Fir per plan.
 7. **SECOND & THIRD FLOOR JOISTS:** Engineered "I" Joist floor system, or solid Douglas Fir per plan or engineer's calculations.
 - (a) **First Floor Joists:** Not included.



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8. **ROOF TRUSSES:** Engineered and manufactured per plan. Valley fill truss sets standard where practical. Dutch fill, eave blocks and outlookers pre-cut. Truss ties and gable truss bracing provided per engineering. See roof framing plan and details.
9. **FIELD BRACING AND MISCELLANEOUS BLOCKING:** 2"x 4", 2"x6", and 2"x 8" material as required.
10. **SLIDING GLASS DOOR AND SCREEN:** Same frame style and color as windows.
11. **ACRYLIC CAULK:** 1/10 gallon tubes shipped loose for field installed windows, doors, & mudsills.
12. **NAILS, METAL TIE PLATES, SPLICE PLATES, "Z" BAR, STEP SHINGLES, FRAMING HANGERS AND HARDWARE, ETC.:** Per plan, CBC, or engineer's specifications.
 - (a) **First Floor Foundation Anchors and Hold Downs:** Not included.
 - (b) **"Z" Bar:** Below the first floor line is not included unless an optional Skirt Package has been ordered.
13. **GARAGE VENTS:** 6"x 14 1/2" vents, shipped loose. One per each vehicle space.
14. **EXTERIOR DOORS:** Pre-hung "wood grained" fiberglass insulated door with combo sills and weather stripping. All doors include "construction grade" temporary lockset for job site security only. Not intended to be permanent locksets. Shipped pre-hung for job site installation.
 - (a) **Front Door:** 3068 door or double doors per plan. (Sidelites per plan or optional; Decorative glass inserts and door styles optional).
 - (b) **Firewall Door:** Fire rated 2868 door, with fire rated jambs.
 - (c) **Garage Side Door:** 2868 "slab" door. (Single fixed lite door optional).
15. **GABLE SHEATHING AND GARAGE BEAM COVERING:** Same as exterior siding/sheathing, shipped loose for field application.
16. **ROOF FIELD SHEATHING:** 15/32" OSB (19/32" and 23/32" OSB & plywood optional)
17. **ROOF OVERHANG EXPOSED SHEATHING:** 1/2" CCX plywood (5/8" and 3/4" CCX and 1"x 6" Vrustic optional; soffited overhangs optional).
18. **SECOND (THIRD) FLOOR SHEATHING:** Full faced (net 48"x 96" 23/32" tongue and groove OSB. (19/32" and 1-1/8" OSB & plywood optional). Screw nails and glue provided.
19. **BARGE RAFTERS AND FASCIA:** 5/4"x4", 5/4"x6", 5/4"x8", 5/4"x10", or 5/4"x12" LP SmartTrim™ (or equal) primed, embossed, engineered lumber). Shipped loose for job site application.
20. **SHEETROCK BACKING:** 2"x 8" (see plan details).
21. **EAVE AND RAKE TRIM:** 5/4"x 4" LP SmartTrim™ (or equal).
22. **EXTERIOR WINDOW, DOOR, & CORNER TRIM:** 5/4"x4", 5/4"x6", 5/4"x8", 5/4"x10", or 5/4"x12" LP SmartTrim™ (or equal) primed, embossed, engineered lumber). Shipped loose for job site application.
23. **EAVE VENTS:** One metal screen vent in lieu of every fourth eave block for trusses; drilled and screened wood block for each rafter space.
24. **GABLE VENTS:** Metal 14"x 24" gable end vents located per plan. (1/2 round and full round vents optional or per plan).
25. **RAISED FOUNDATION SKIRT PACKAGES:** Optional materials. Same as exterior siding/sheathing, lap siding and paper, with "Z" bar below floor line and trim as specified.