



STANDARD BRENTWOOD FLOOR PLAN
COMPLETE COST BREAKDOWN

The Brentwood floor plan is a 2,309 sq. ft. 3 bedroom 2.5 bathroom house with a 446 sq. ft. covered porch, 915 sq. ft. 2 car garage and workshop area. The Brentwood provides an abundance of living space that is set apart from the rest of the home. The bountiful kitchen boasts a full size island and walk-in pantry. 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. The workshop / storage area can be modified into a third car garage.

#1 THE BASE PRICE FOR CONSTRUCTION PLANS (#1) & LUMBER PACKAGE IS = \$104,224

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 Site Plan, Energy Calculation, Fire Sprinkler Design, Heating & Air Duct Design or any other city/county requirement.
- b. Plans are engineered for light-weight tile, PV solar panels, no snow load, basic 110 mph wind, Exposure "C" and Seismic Zone D.
- c. Plan drafting and engineering costs may increase as a result of local building ordinances or base plan modifications.

#2 CALIFORNIA SALES TAX OF 7.25% applied to the lumber package fee above = \$7,558

If your building project is out of the state of California, then NO SALES TAX! Except for Nevada.

#3 FREIGHT CHARGE OF 120 MILES FROM ELK GROVE, CA = \$2,848

We are using 120 miles as an example for pricing to the bay area. **WE CAN SHIP ANYWHERE!**

Feight chart from Elk Grove, Ca (#2) for two trucks w/ 2-wideload permit:

0-50 miles = \$2,338	51-100 miles = \$2,668	101-150 miles = \$2,962
151-200 miles = \$3,282	201-250 miles = \$3,602	251-325 miles = \$3,960

If shipping over 325 miles from Elk Grove, Ca. You will need to rent a local forklift to unload lumber package.

326-400 miles = \$3,380	401-500 miles = \$4,476	501-600 miles = \$5,272
601-650 miles = \$5,674	651 miles and further please call for pricing.	

If you need to ship across the country by rail, or ship overseas in a shipping container, please call for pricing.

#4 TOTAL FOR PLANS & LUMBER PACKAGE TO JOB SITE = \$114,630

This price is for 2x6 Douglas Fir studs #2 or better with an 10' high ceiling. There is a 3/8" OSB shear already nailed off on the wall sections ready for stucco siding to be applied. Louisiana Pacific Smart trim for barge & fascia. The roof system is an Alpine truss with 15/32" OSB roof plywood. Made to order custom Milgard Tuscanny windows, Therma Tru exterior front door and Simpson framing hardware & nails. When a home is designed with stucco siding, we do not supply the stucco siding or trim around the doors, windows, and corners. Also the rock siding is not supplied.

**#5 Other fees on plans required for CA building permit that we can help with:
Site Plan, Title-24, & Cal Green = \$1,350**



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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 in column #1 as an **"OWNER BUILDER"** for **\$84 a sq. ft.** Or in column #2 as an **"OWNER CONTRACTOR"** for **\$137 a sq. ft.** Column #3 shows you what a **"TURN-KEY"** price could be if you prefer not be involved in the building & decision making. These fees can be even higher depending on who you choose as your general contractor. 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.

COLUMN #1 - OWNER BUILDER = You are doing all the work + making all of the decisions = saving money.

COLUMN #2 - OWNER CONTRACTOR = You are managing trades people to do the work + help you make decisions = saving money.

COLUMN #3 - TURN-KEY = You high a general contractor to do everything for you & spend a lot more money.

THE TYPE OF BUILDING CONSTRUCTION YOU CAN CHOOSE TO DO WHEN BUILDING A NEW HOME.		①	②	③	④	⑤
		OWNER BUILDER	OWNER CONTRACTOR	TURN KEY	YOU CHOOSE	OPEN
1)	Slab Foundation (Optional raised floor) (M/L)	\$24,780	\$59,001	\$92,038		1)
2)	Plans & Lumber Package above (Below #1 & #2) (M)	\$114,630	\$114,630	\$114,630		2)
3)	Other plans rec. by Bld. Dept. (See Below #3) (M)	\$1,350	\$1,350	\$1,350		3)
4)	Framing Labor for CPH lumber package (L)	\$0	\$31,342	\$48,893		4)
5)	Exterior Finish Stucco (other siding available #4) (L)	\$6,320	\$30,094	\$46,947		5)
6)	Exterior Paint (M/L)	\$1,439	\$5,328	\$8,312		6)
7)	Roofing 30yr. Composition (other types available) (M/L)	\$7,316	\$17,014	\$26,542		7)
8)	Gutters and Down spout (M/L)	\$2,479	\$3,541	\$5,524		8)
9)	Insulation: Wall R-19 & Roof R-30 (M/L)	\$4,852	\$7,465	\$11,645		9)
10)	Garage Door & Opener per plan (M/L)	\$1,589	\$2,013	\$3,141		10)
11)	Plumbing: Rough & Finish (M/L)	\$9,955	\$16,592	\$25,884		11)
12)	Electrical: Rough & Finish (M/L)	\$11,092	\$14,789	\$23,071		12)
13)	Heating / Cooling HVAC: Rough & Finish (M/L)	\$13,826	\$23,043	\$35,947		13)
14)	Sheetrock: Tape / Texture (M/L)	\$4,157	\$19,667	\$30,679		14)
15)	Fireplaces (Optional) (M/L)	N/A	N/A	N/A		15)
16)	Interior Finishing: Doors & Trim (M/L)	\$0	\$4,366	\$6,811		16)
17)	Interior Paint (M/L)	\$1,218	\$4,873	\$7,602		17)
18)	Lighting Fixtures (M/L)	\$2,394	\$2,394	\$3,735		18)
19)	Kitchen APLS: REFR, OVN, DW, GD. (Below #5) (M/L)	\$3,600	\$3,960	\$4,500		19)
20)	Cabinets: Kitchen, Bath, & Laundry (M/L)	\$18,753	\$22,870	\$35,677		20)
21)	Tile Counter Top (other types available) (M/L)	\$3,360	\$5,600	\$8,736		21)
22)	Interior Floor Cover: Carpet (M/L)	\$8,481	\$11,014	\$17,182		22)
23)	Fire Sprinklers (M/L)	\$8,082	\$8,082	\$8,082		23)
24)	Building Permits Fees. (See Below #6)	TBD	TBD	TBD		24)
25)	New Sewer & Water Hookup (M/L) (other types avail.)	TBD	TBD	TBD		25)
26)	Other Appliances: Washer & Dryer (M/L)	\$900	\$1,155	\$1,260		26)
27)	Other items:					27)
28)	Other items:					28)
29)	Other items:					29)
	GRAND TOTAL 1 THRU 26	\$250,573	\$410,183	\$568,188		

Footnotes:

\$84 \$137 \$190

#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.



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

