CALIF. PRE-CUT HOMES™
Division of U.S. Pre-Cut Homes™

Dennis / Matt Foster
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STANDARD PORTOLA FLOOR PLAN

COMPLETE COST BREAKDOWN

The Portola floor plan is a 900 sq. ft., 2 bedroom 1 bathroom home with 118 sq. ft. front porch with no garage. This plan is designed to be the perfect cabin for those weekend or vacation retreats. It is also a great design for a secondary unit in the backyard. Unlike many small homes, the Portola provides interior space for all utilities, including a stacked washer & dryer. The living, dining, and kitchen area feature a vaulted ceiling and an alcove for a wood stove.

#1 THE BASE PRICE FOR CONSTRUCTION PLANS (#1) & LUMBER PACKAGE IS = $38,706

Pre-Engineered Home Plans are included with the home package and are designed as follows:

a. Complete set of plans drawn to the Califonia 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 ordanances or base plan modifications.

#2 CALIFORNIA SALES TAX OF 7.25% applied to the lumber package fee above = $2,806

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 = $1,264

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 one truck:

0-50 miles = $1,009	51-100 miles = $1,174	101-150 miles = $1,321
151-200 miles = $1,481	201-250 miles = $1,642	251-325 miles = $1,820

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

326-400 miles = $1,680	401-500 miles = $2,078	501-600 miles = $2,476
601-650 miles = $2,677	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 = $42,776

This price is for 2x6 Dougles Fir studs #2 or better with an 8' high ceiling. There is a 3/8" OSB shear already nailed off on the wall sections. This home has the Allura carbone fiber cement lap siding with Louisiana Pacific Smart trim for barge, fascia, door, window, corner, rake and eve. 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.

#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 youself 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 colunm #1 as an **"OWNER BUILDER"** for **$98 a sq. ft.** Or in colunm #2 as an **"OWNER CONTRACTOR"** for **$150 a sq. ft.** Colunm #3 shows you what a **"TURN-KEY"** price could be if you perfer not be involed in the building & decsion 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.

COLUNM #1 - OWNER BUILDER = You are doing all the work + making all of the decisions = saving money.
COLUNM #2 - OWNER CONTRACTOR = You are managing trades people to do the work + help you make decisions = saving money.
COLUNM #3 - TURN-KEY = You high a general contractor to do everything for you & spend a lot more money.

		❶	❷	❸	❹	❺	
THE TYPE OF BUILDING CONSTRUCTION YOU CAN CHOOSE TO DO WHEN BUILDING A NEW HOME.		**OWNER BUILDER**	**OWNER CONTRACTOR**	**TURN KEY**	**YOU CHOOSE**	**OPEN**	
1)	Slab Foundation (Optional raised floor) (M/L)	$6,917	$16,470	$25,693			1)
2)	**Plans & Lumber Package above** (Below #1 & #2) **(M)**	**$42,776**	**$42,776**	**$42,776**			**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	$8,711	$13,589			4)
5)	Exterior Finish Lap Siding (other siding available #4) (L)	$0	$7,137	$11,134			5)
6)	Exterior Paint (M/L)	$400	$1,481	$2,310			6)
7)	Roofing 30yr. Composition (other types available) (M/L)	$2,033	$4,729	$7,377			7)
8)	Gutters and Down spout (M/L)	$679	$971	$1,514			8)
9)	Insulation: Wall R-19 & Roof R-30 (M/L)	$1,891	$2,910	$4,539			9)
10)	Garage Door & Opener per plan (M/L)	N/A	N/A	N/A			10)
11)	Plumbing: Rough & Finish (M/L)	$4,685	$7,808	$12,180			11)
12)	Electrical: Rough & Finish (M/L)	$4,323	$5,765	$8,993			12)
13)	Heating / Cooling HVAC: Rough & Finish (M/L)	$5,389	$8,982	$14,011			13)
14)	Sheetrock: Tape / Texture (M/L)	$1,098	$5,490	$8,564			14)
15)	Fireplaces (Optional) (M/L)	$2,745	$2,745	$4,282			15)
16)	Interior Finishing: Doors & Trim (M/L)	$0	$1,702	$2,655			16)
17)	Interior Paint (M/L)	$475	$1,900	$2,963			17)
18)	Lighting Fixtures (M/L)	$933	$933	$1,456			18)
19)	Kitchen APLS: REFR, OVN, DW, GD. (Below #5) (M/L)	$2,540	$2,794	$3,175			19)
20)	Cabinets: Kitchen, Bath, & Laundry (M/L)	$6,801	$8,294	$12,938			20)
21)	Tile Counter Top (other types available) (M/L)	$1,307	$2,178	$3,397			21)
22)	Interior Floor Cover: Carpet (M/L)	$3,306	$4,293	$6,697			22)
23)	Fire Sprinklers (M/L)	$3,150	$3,150	$3,150			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: Stacked Washer & Dryer (M/L)	$900	$945	$1,080			26)
27)	Other items:						27)
28)	Other items:						28)
29)	Other items:						29)
	GRAND TOTAL 1 THRU 26	$93,698	$143,514	$195,823			

Footnotes: $98 S.F. $150 S.F. $204 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 ony. (M) = Material only. (M/L) = Material & Labor. TBD = To Be Determined.

959 sq. ft.

Price Established 3/18

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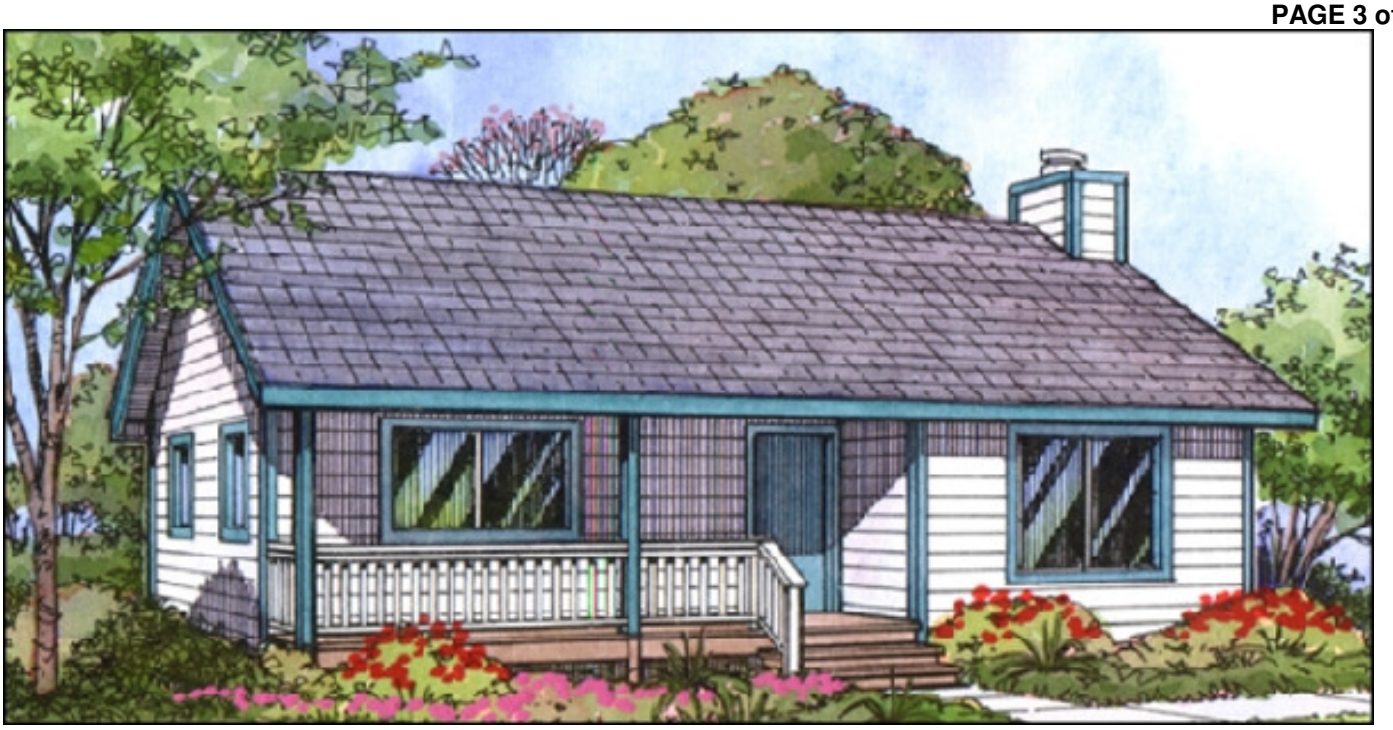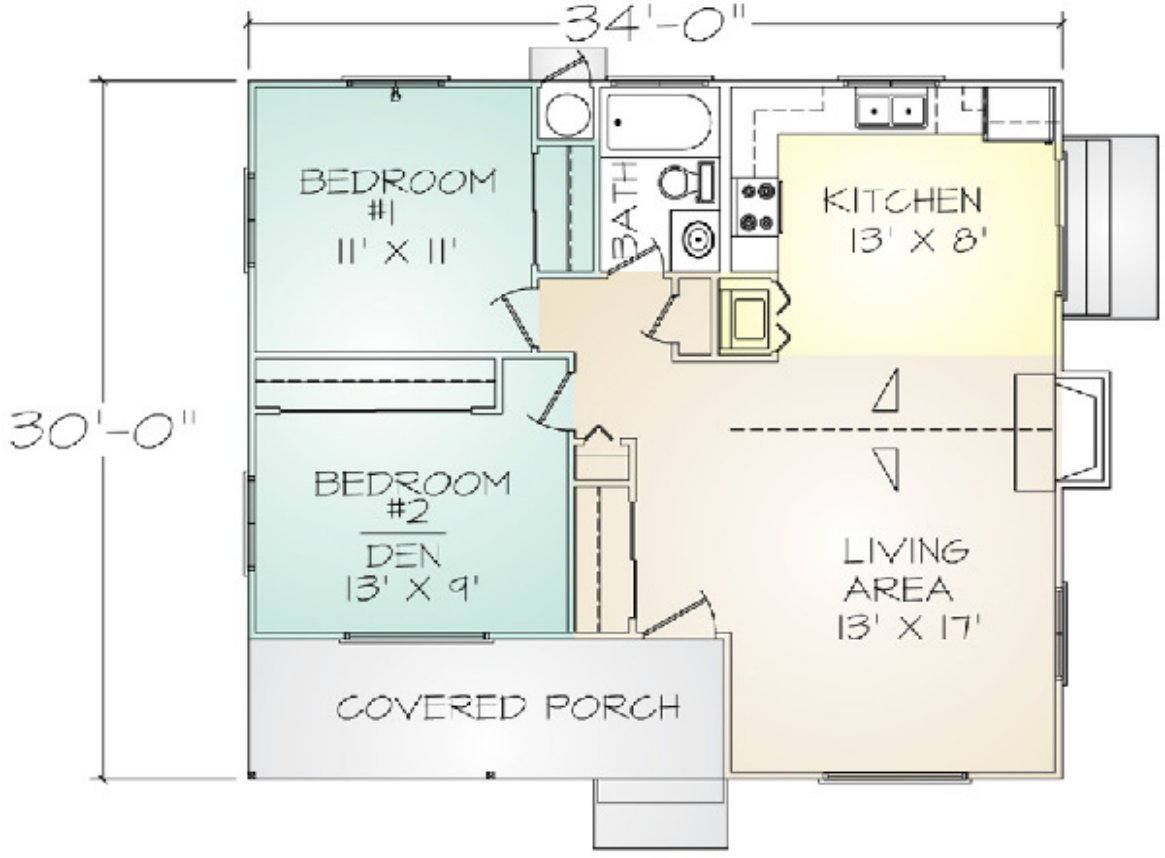
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