



**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 asking for information about CALIF. PRE-CUT HOMES, a licensed dealer for "Pacific Modern Homes, Inc." PMHI, a custom stick home builder.

This privately owned and operated company has packaged thousands of homes in California and around the world since 1968. Their quality panelized wall and roof truss system have all the features you expect in a custom stick built home, but 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 the factory environment for precision fit and shipped to your job site for erection by you or your contractor. See the enclosed "package specifications" sheet for all the other standard features.

The package starts at \$12.00 per square foot for garages, and goes up to about \$35.00 per square foot for houses. In our packages, we provide you with the rough shell of your building, walls, windows, hardware, siding, trim, and roof system. Also available are cabins, chalets, duplexes, granny units, additions, apartments, and barns. Whether you want to choose from one of our many standard floor plans, or design your own, we can help. You can **save 20% to 50%** on your new home by using the P.M.H.I. Building System through CALIF. PRE-CUT HOMES. **Let us show you how!**

If you don't see precisely what you want among our standard floor plans, please use our catalog as a springboard for designing your "Dream Home". More than seventy percent of our packages are not in any of the floor plan that we have available for you to choose from. If you are interested in a plan that is not in our catalog, please ask about our custom design service. The success of our business is designing and building your "New Dream Building".

It has been our pleasure being in this industry since 1976. Over 40 years in the housing industry. We have helped thousands of families throughout California and the West build their "Dream Home" with CALIF. PRE-CUT HOMES. We look forward to helping you and your family. Please feel free to call any of the above phone numbers for further information.

Sincerely,

**Dennis A. Foster & Matthew K. Foster**

***Pacific Modern Homes, Inc. "Dealer of the year" #1; 1993, 1994, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2006, 2007, 2008, 2009, & 2012***

***Second runner up for "Dealer of the year" #2; 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1995, 2005, 2011, 2013, 2014, & 2015***





**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](mailto:Dfoster@caprecut.com)  
[Mfoster@caprecut.com](mailto:Mfoster@caprecut.com)  
[www.CAPRECUT.com](http://www.CAPRECUT.com)

## **OWNER/BUILDER ADDITIONS FROM \$23.48 TO \$39.24 / SQ. FT.**

- MASTER SUITE • BEDROOM • SHOP
- ANY KIND OF ROOM • FAMILY ROOM
- HOBBY ROOM • KITCHEN • GARAGE

## **In Home Drafting Consultation Regular \$500.**

We will come to your home for only \$500. This service includes a minimum two hour in-home visit to meet with you and your family, find out what kind of addition you are looking for, walk over the property, and take pictures, if necessary. Our visit is to help establish the ideas and goals you are trying to obtain. If you like what we've discussed, we will give you an estimate for the completion of plans that you will need in order to get a building permit. Fees are based on a cost per square foot. If you decide to purchase our product for your addition, CPH will give you a percentage off rebate of the drafting fees. There is no rebate for the \$500 site visit. When you use our services, you will save a considerable amount on drafting and building with CPH.

Example: If the house is now 2000 sq. ft. and the addition is 500 sq. ft., then our fees will be \$500 for site visit, drafting \$950, office set up \$350, printing allowance \$250, for a total cost of \$2,050. When you order our lumber package and take delivery you will enjoy a rebate of \$362.50, and a net cost for plans of \$1,687.50. We also can provide an optional service for structural engineering \$500 to \$2,200, title 24 "heat calculations" \$450, site/plot plan from \$250 to \$500. We do not provide any surveying or geotechnical services.

After the visit, we will provide a 1/4" scale drawing of what you have asked to be drawn. For this exceptional price, the addition must be over 500 sq. ft. to 600 sq. ft. For additions over 600 sq. ft., the visit will be billed at 30 cents per sq. ft. In all cases, the rebate for drafting is implemented when you build with C.P.H. (Do to the discount the \$500 is pre-paid before we make the visit.) We are looking forward to helping you save a lot of time and money by using our building system.





**CALIF.  
PRE-CUT  
HOMES™**

Division of U.S. 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

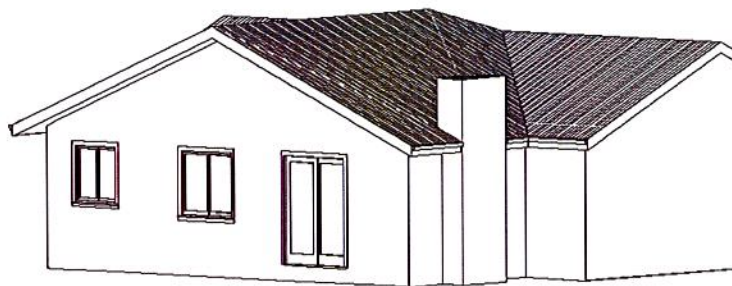
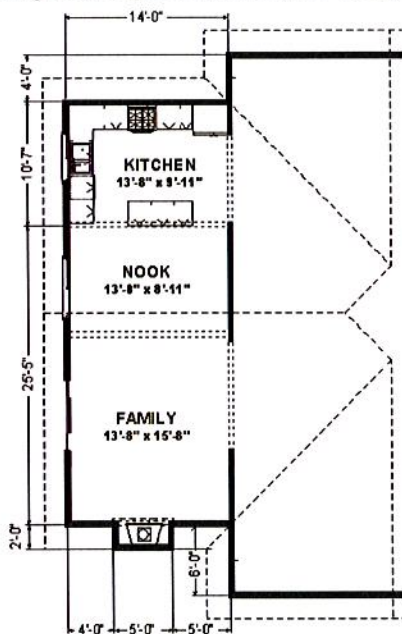
Email: Dfoster@caprecut.com

Mfoster@caprecut.com

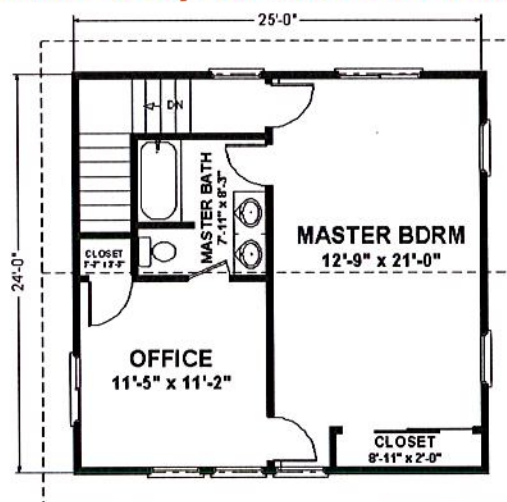
www.CAPRECUT.com

## 5 ADDITIONS FROM 504 TO 1,024 SQ. FT.

Here are five additions we have created that are all unique in their own way. We are showing you additions, which bumps out the side of the house, a second floor addition over the garage, or extending out the back of the house. We have created these additions in order to show you what we can do and what the cost will be for those projects. These are not standard plans, for no two additions will be the same. The first thing you will want to do is head down to your local building or zoning department and tell them where you live. You will want to ask them what kind of addition you can do on your lot. Questions like: How large/small, how close to the property lines can I go and how high can I build. They will have guidelines for your lot that you will have to follow. Once you have collected all the correct information you can now / start designing your addition. We are also a drafting and engineering service. If you need plans for an addition, we have a small on site fee for measuring the existing house. Then there we will be a drafting and engineering contract, which will show you the cost of getting your plans completed for the building department. If you have plans from a different drafting, architect, or engineering service that is not a problem. We will work directly from those plans. If you have a building PERMIT, we will create a package specification (price) for using our building system from your plans.



**Addition #1 504 sq. ft. Kitchen, nook, & family room  
\$11,836 = \$23.48 a sq. ft. 14'x36' Lot coverage**



**Addition #2 600 sq. ft. Second floor addition w/ a  
master bedroom, bathroom, & office. 25'x24'  
Coverage. \$23,548 = \$39.24 a sq. ft.**

Plan created and copy written by Matt and Dennis Foster from CALIF. PRE-CUT HOMES.

Price subject change 6/16



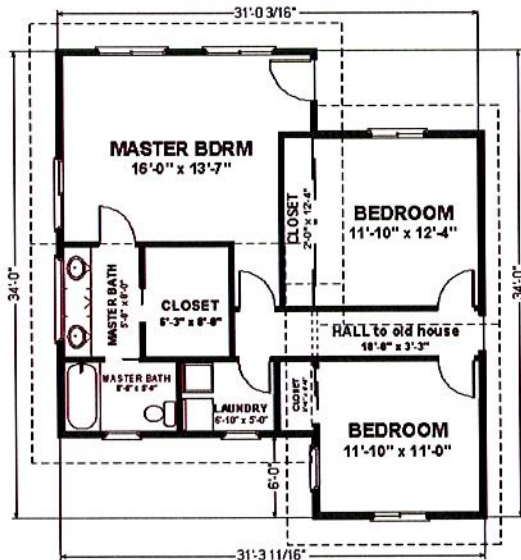
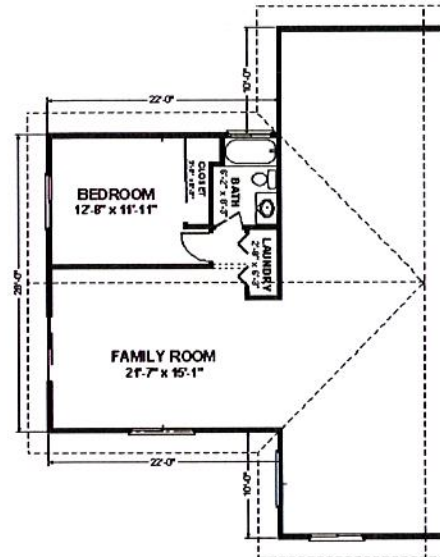


# CALIF. PRE-CUT HOMES™

**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



**Addition #3 616 sq. ft. Bedroom, bathroom, Laundry room, & family room. 22'x28' Lot coverage.  
\$16,144 = \$26.20 a sq. ft.**

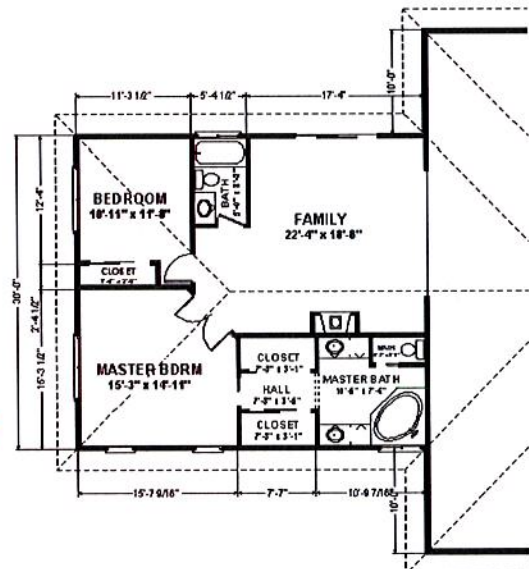


**Addition #4 877 sq. ft. Master bedroom w/ walk-in closet, two new bedrooms, & laundry room. 31'x34' Lot coverage.  
\$27,771 = \$31.66 a sq. ft.**



**Addition #5 1,024 sq. ft. New family room large master bedroom, w/ a large bathroom. New guest bedroom & bathroom. 30'x34' Lot coverage.**

**\$25,275 = \$24.68 a sq. ft.**



Plan created and copy written by Matt and Dennis Foster from CALIF. PRE-CUT HOMES.

Price subject change 6/16



## CALIF. PRE-CUT HOME "ADDITIONS" PRICE COMPARISON 5 CUSTOM ADDITION FLOOR PLANS PRICED WITH "MATERIAL & LABOR" DOING THE WORK

	①	②	③	④	⑤
TYPE OF ADDITION	Kitchen, Nook, & Fam. Room	2nd Floor Mst Bdr & Office	Bdr Bath Laun & Fam. Room	Mst. Ste & 2 Bdrs	Mst. Ste & Fam. Rm.
ADDITION SQUARE FOOTAGE	504 sq. ft.	600 sq. ft.	616 sq. ft.	877 sq. ft.	1024 sq. ft.
GARAGE SQUARE FOOTAGE	NONE	NONE	NONE	NONE	NONE

### CALIF. PRE-CUT HOMES: INCLUSIVE OF OUR STANDARD SPECS, 2x6 WALLS w/ TAX & FREIGHT

A)	BASE PRICE before tax or freight	\$10,045	\$20,940	\$14,052	\$24,868	\$22,546	(A)
B)	Factory uses California base tax rate of 7.50 %	\$753	\$1,570	\$1,054	\$1,865	\$1,691	(B)
C)	Freight within 120 miles	\$1,038	\$1,038	\$1,038	\$1,038	\$1,038	(C)
	Total of A to C moved below to 4*)	<b>\$11,836</b>	<b>\$23,548</b>	<b>\$16,144</b>	<b>\$27,771</b>	<b>\$25,275</b>	

(The list below are standard specifications & optional features that one would need in order to have a finished Addition. All additions are custom, so the specifications will be different from those on the standard sheet.)

### THE ITEMS BELOW ARE WHAT WE CALL THE "HIDDEN COST".

## SEE HOW YOU CAN BUILD YOUR DREAM ADDITION AS AN "OWNER/BUILDER" INCLUSIVE OF ALL THE BUILDING MATERIAL & ALMOST ALL THE LABOR FOR AS LOW AS \$101 A SQ. FT. & AS HIGH AS \$135 A SQ. FT.

Here are the "hidden costs" These prices include material & labor;

1)	Foundation (M/L)	\$5,209	\$5,634	\$5,426	\$8,899	\$6,945	(1)
2)	Sub flooring 5/8" with 2" X 10" 16" O.C. (M/L)	\$3,404	\$4,652	\$4,160	\$5,923	\$6,916	(2)
3)	Building Permits Inc. (See Permit Fee below)	\$1,765	\$2,100	\$2,156	\$3,070	\$3,584	(3)
4*)	<b>CALIF. PRE-CUT ADDITION (SEE ABOVE)</b>	<b>\$11,836</b>	<b>\$23,548</b>	<b>\$16,144</b>	<b>\$27,771</b>	<b>\$25,275</b>	(4*)
4a)	Plans for permit net cost (plans below)	\$2,760	\$3,376	\$2,995	\$3,511	\$3,889	(4a)
5)	NEW Water (or) Well Hookup (M/L) Price pad	\$500	\$500	\$500	\$500	\$500	(5)
6)	NEW Sewer or Septic Hookup (M/L) Price pad	\$500	\$500	\$500	\$500	\$500	(6)
7)	Finishing Siding Material (M/L) See below	\$3,471	Inc.	\$1,835	\$4,563	\$4,374	(7)
8)	Kitchen & (or) Bath Cabinets (M/L)	\$6,336	\$563	\$422	\$1,549	\$1,830	(8)
9)	Framing Labor to Put up Shell (M/L)	\$4,968	\$8,166	\$6,071	\$8,644	\$10,093	(9)
10)	Finishing Labor - (M/L)	\$1,530	\$1,822	\$1,870	\$2,662	\$3,109	(10)
11)	Plumbing Rough & Finish (M/L)	\$4,158	\$4,158	\$6,206	\$4,889	\$6,352	(11)
12)	Elect.-Rough & Finish (M/L)	\$1,470	\$1,655	\$1,686	\$2,188	\$2,471	(12)
13)	Heating Rough & Finish (M/L)	\$2,108	\$2,414	\$2,465	\$3,298	\$3,767	(13)
14)	Insulation (See Footnotes) (M/L)	\$1,125	\$1,340	\$1,376	\$1,958	\$2,287	(14)
15)	Sheetrock-Tape/Texture (M/L)	\$3,193	\$3,802	\$3,903	\$5,557	\$6,488	(15)
16)	Gutters and Downspout (M/L)	\$136	\$233	\$213	\$165	\$475	(16)
17)	Finish Roofing Composition (M/L)	\$1,790	\$2,131	\$2,188	\$3,115	\$2,332	(17)
18)	Garage Door & Opener per plan (M/L)	\$ N \ A	\$ N \ A	\$ N \ A	\$ N \ A	\$ N \ A	(18)
19)	Counter Tops (M/L)	\$2,079	\$308	\$231	\$616	\$1,001	(19)
20)	Lighting Fixtures (M/L)	\$416	\$495	\$508	\$724	\$845	(20)
21)	Shower (or) Tub Door (M/L)	\$1,198	\$1,198	\$1,198	\$1,198	\$1,198	(21)
22)	Carpeting/Floor Coverings (M/L)	\$1,630	\$1,940	\$1,992	\$2,836	\$3,312	(22)
23)	Appliances (See Footnotes) (M/L)	\$2,420	\$ N \ A	\$ N \ A	\$ N \ A	\$ N \ A	(23)
24)	Paint-Exterior/Interior (M/L)	\$1,358	\$1,617	\$1,661	\$2,364	\$2,759	(24)
25)	Fireplaces (M/L)	\$2,625	N/A	N/A	N/A	\$2,625	(25)
	<b>GRAND TOTAL 1 THRU 25</b>	<b>\$67,985</b>	<b>\$72,152</b>	<b>\$65,706</b>	<b>\$96,500</b>	<b>\$102,927</b>	

**Footnotes:** Freight; We can deliver almost anywhere within 325 miles of Elk Grove CA. with a forklift to unload. (M/L) = Material and Labor allowance. (Permit fee can vary from city to city. We have priced in \$3.50 a sq. ft. Call your local building to department for correct cost.) Appliance; allowance for Refrigerator, Range & Range Hood, Disposal & Dishwasher. Insulation - Wall = R-13, Floor = R-19 & Roof = R-30. (Plans- Includes Drafting, Engineered, Site Plan, Title 24, & Printing.) #7 Exterior Finish for plan; Plan #1 & 2 have lap cement fiber w/ labor, #3 has vertical smart panel on the wall, #4 & 5 are stucco priced w/ an allowance w/ 3/8" osb sheathing underneath.





**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

## 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 = \$0.95 SQ. FT. / **ADDITION = \$1.90 SQ. FT.** / **2-STORY ADDITIONS = \$2.10 SQ. FT.**

ONE STORY HOUSE = \$1.68 SQ. FT. / TWO STORY HOUSE = \$1.88 SQ. FT. / THREE STORY = \$1.90 SQ. FT.

MINIMUM DRAFTING FEE OF \$625 ON:

Garage under 658 sq. ft. / One-Story Homes under 372 sq. ft. / Two-Story Homes under 332 sq. ft. / Additions under 329 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.	
1)	House	N/A	1,500	2,000	2,200	2,500	3,000	4,000	1,000 1 story	
2)	Garage 22' x 24'	528	528	528	528	528	800	800	N/A	
3)	FFA =(Floor Factor Area)	528	2,028	2,528	2,728	3,028	3,800	4,800	1,000	
4)	DRAFTING:	\$625	\$3,407	\$4,247	\$5,129	\$5,693	\$7,144	\$9,024	\$1,900	
5)	Dealer setup:	\$250	\$350	\$350	\$350	\$350	\$350	\$350	\$350	
6)	Printing Allowance:	\$250	\$250	\$250	\$300	\$300	\$300	\$300	\$250	
7)	Sub Total:	\$1,125	\$4,007	\$4,847	\$5,779	\$6,343	\$7,794	\$9,674	\$2,500	
8)	Drafting Rebate. See below: (**)	<\$211>	<\$1,399>	<\$1,744>	<\$2,155>	<\$2,392>	<\$3,002>	<\$3,792>	<\$690>	

### ENGINEERING FEES:

Single Story with Slab Floor: \$1.10 a sq. ft. / (\*) Single Story with a Raised Wood Floor: \$1.17 a sq. ft.

Two Story with Slab Floor: \$1.34 a sq. ft. / (\*) Two Story with a Raised Wood Floor: \$1.43 a sq. ft.

MINIMUM ENGINEERING FEE OF \$650 ON:

1-Story w/ slab fl. under 590 sq. ft. / 1-Story w/ raised fl. under 555 sq. ft.

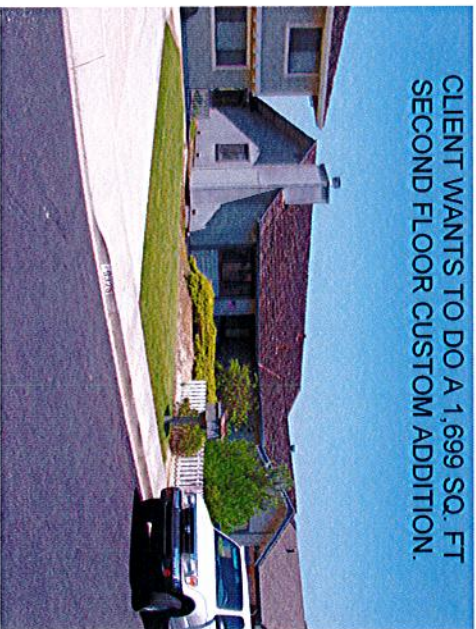
2-Story w/ slab fl. under 485 sq. ft. / 2-Story w/ raised fl. under 454 sq. ft.

9) <b>ENGINEERING:(*)</b>	\$650	\$2,373	\$2,958	\$3,901	\$4,330	\$5,434	\$6,864	\$1,170	(9)
10) <b>Plot Plan / Site Plan:</b>	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	(10)
11) <b>Title 24 &amp; CALGreen:</b>	N/A	\$450	\$450	\$450	\$450	\$450	\$450	\$500	(11)
12) <b>Wet stamp: If req.\$200</b>	Add	Add	Add.	Add.	Add.	Add.	Add.	Add	(12)
13) <b>Grading Plan:</b>	By other	By other	By other	By other	By other	By other	By other	By other	(13)
14) <b>Soils Report:</b>	By other	By other	By other	By other	By other	By other	By other	By other	(14)
15) <b>Sprinkler system design &amp; layout:</b>	By other	By other	By other	By other	By other	By other	By other	By other	(15)
16) <b>Sub Total:</b>	\$950	\$3,123	\$3,708	\$4,651	\$5,080	\$6,184	\$7,614	\$1,970	(16)
17) <b>Grand Total:</b>	\$2,075	\$7,130	\$8,555	\$10,430	\$11,423	\$13,978	\$17,288	\$4,470	(17)
18) <b>Less Rebate:</b>	-\$211	-\$1,399	-\$1,744	-\$2,155	-\$2,392	-\$3,002	-\$3,792	-\$690	(18)
19) <b>Total Net Fee after rebate:</b>	\$1,864	\$5,731	\$6,811	\$8,275	\$9,031	\$10,976	\$13,496	\$3,780	(19)

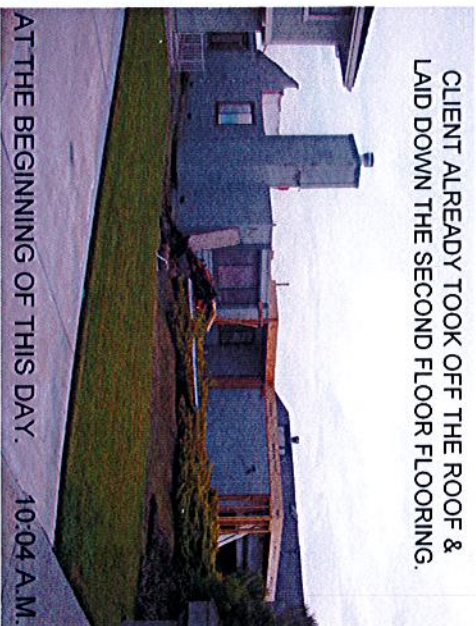
Most building departments are using the 2013 C.B.C. This may require the engineer to inspect the foundation before pouring. There could be an extra charge for job site visit: \$100 to \$700. Our drafting service is provided, as an extra, to help you in designing your home for our open wall panel system. 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.

Price subject change 2/15

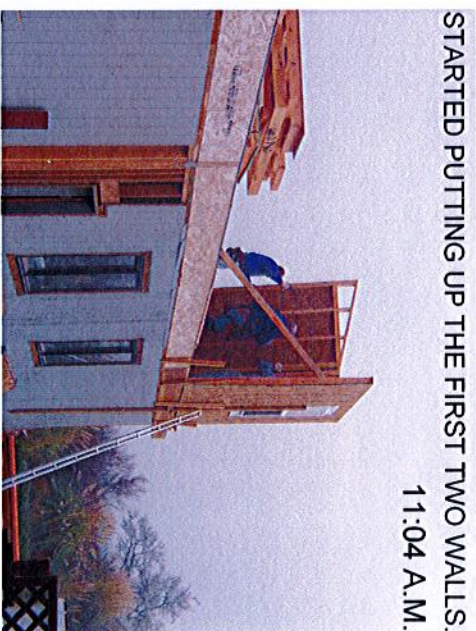




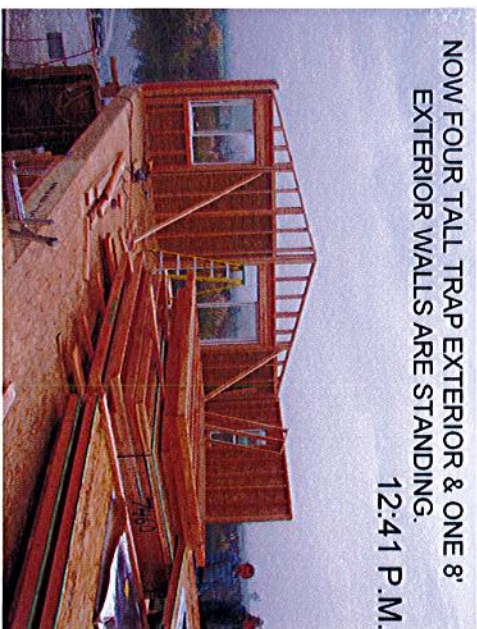
CLIENT WANTS TO DO A 1,699 SQ. FT  
SECOND FLOOR CUSTOM ADDITION.



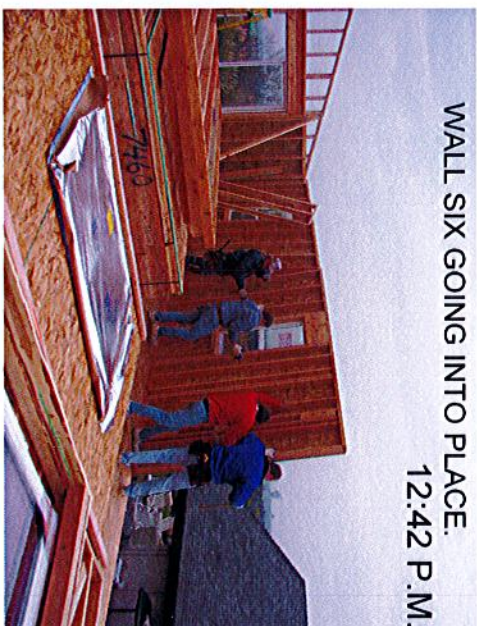
CLIENT ALREADY TOOK OFF THE ROOF &  
LAID DOWN THE SECOND FLOOR FLOORING.



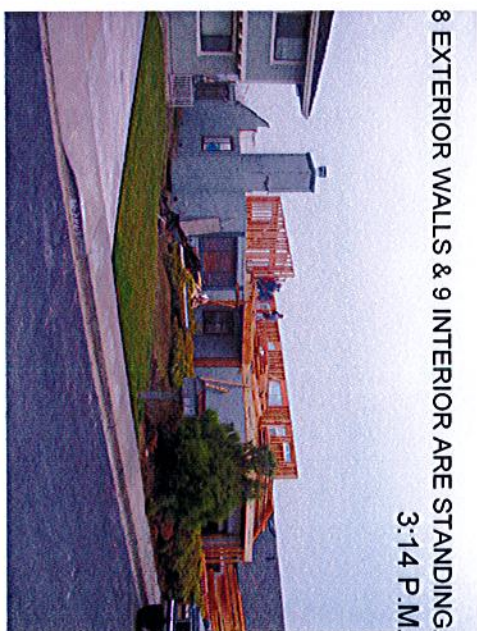
STARTED PUTTING UP THE FIRST TWO WALLS.  
11:04 A.M.



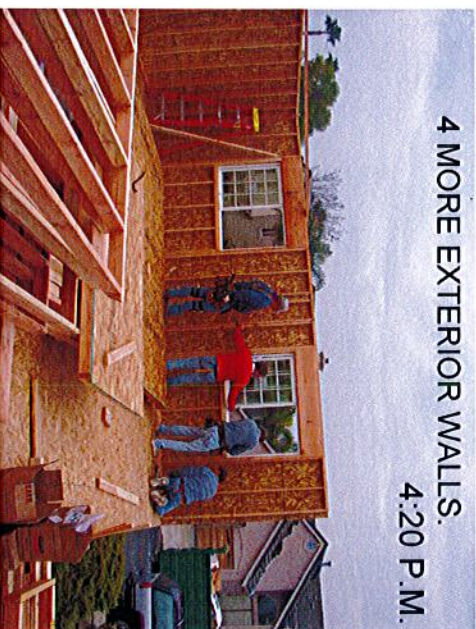
NOW FOUR TALL TRAP EXTERIOR & ONE 8'  
EXTERIOR WALLS ARE STANDING.  
12:41 P.M.



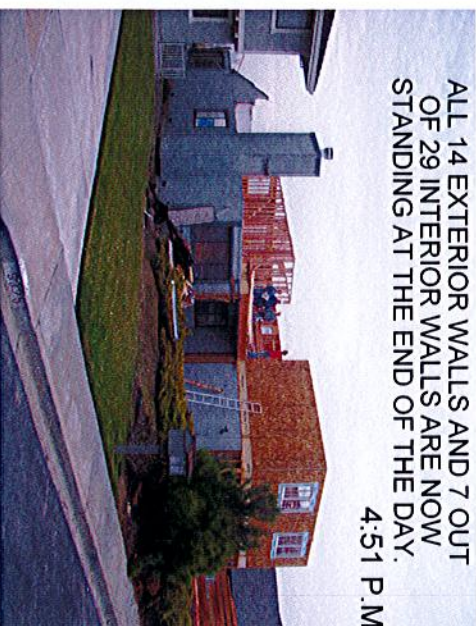
WALL SIX GOING INTO PLACE.  
12:42 P.M.



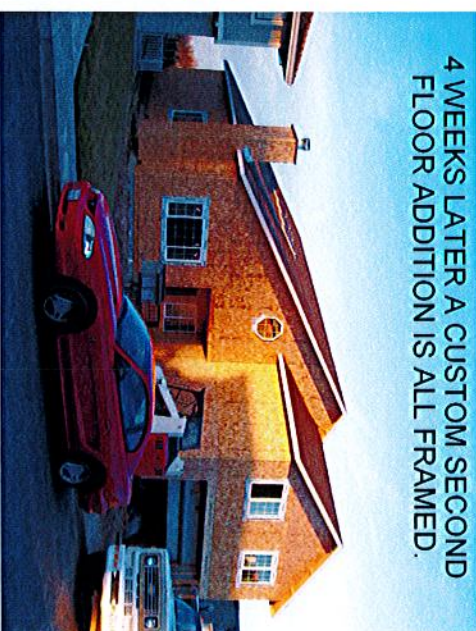
8 EXTERIOR WALLS & 9 INTERIOR ARE STANDING.  
3:14 P.M.



4 MORE EXTERIOR WALLS.  
4:20 P.M.



ALL 14 EXTERIOR WALLS AND 7 OUT  
OF 29 INTERIOR WALLS ARE NOW  
STANDING AT THE END OF THE DAY.  
4:51 P.M.



4 WEEKS LATER A CUSTOM SECOND  
FLOOR ADDITION IS ALL FRAMED.



REQUIRES 3X BOTTOM PLATE

CALIF. PRE-CUT HOMES  
DENNIS & MATT FOSTER  
425 El Pintado Rd, Suite #190  
Danville, CA 94526-1804  
Fax Line: 925-855-1051  
24 Hr. Ans. Ser.: 925-838-2859

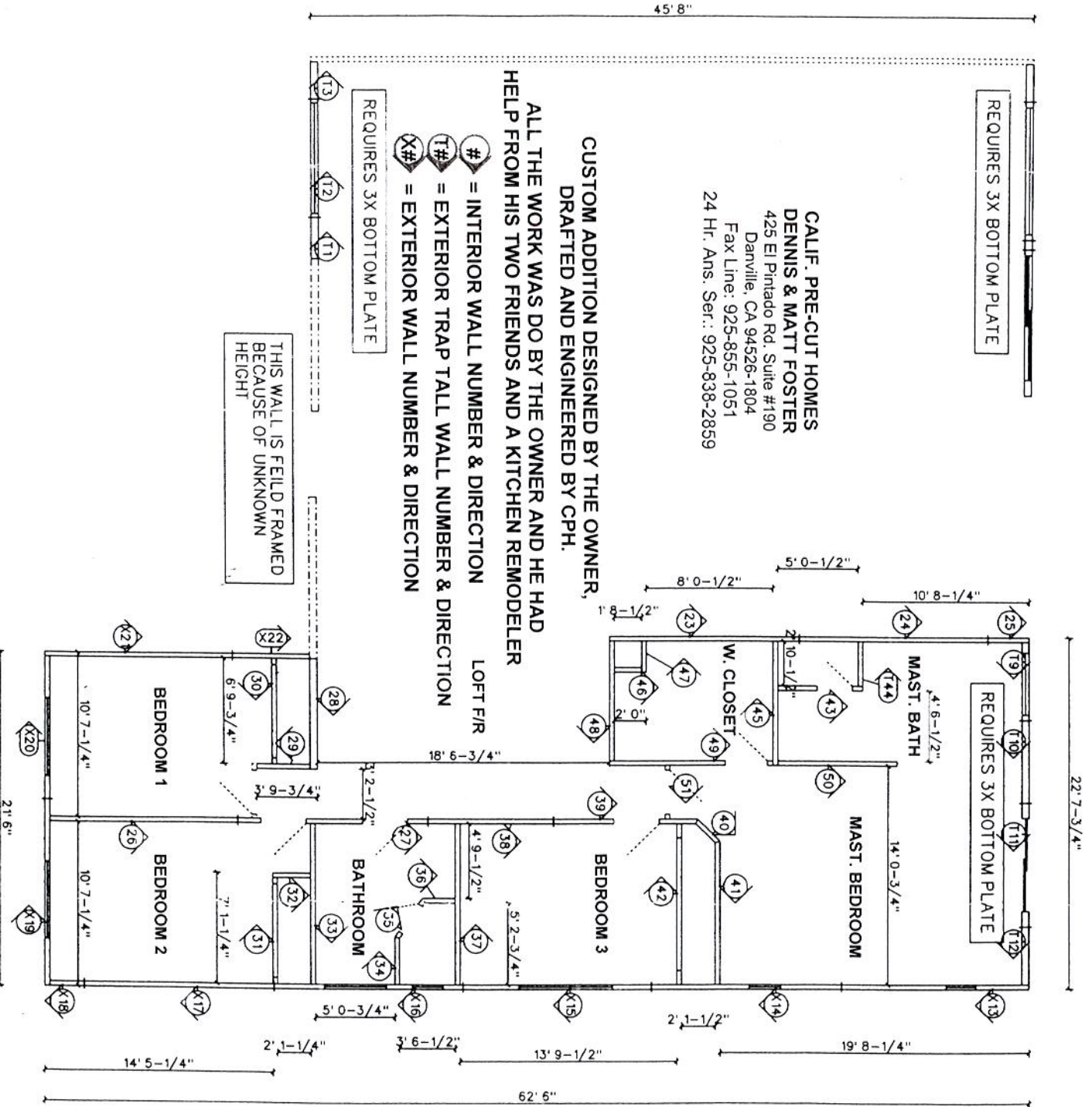
CUSTOM ADDITION DESIGNED BY THE OWNER,  
DRAFTED AND ENGINEERED BY CPH.

ALL THE WORK WAS DO BY THE OWNER AND HE HAD  
HELP FROM HIS TWO FRIENDS AND A KITCHEN REMODELER

- # = INTERIOR WALL NUMBER & DIRECTION
- T# = EXTERIOR TRAP TALL WALL NUMBER & DIRECTION
- X# = EXTERIOR WALL NUMBER & DIRECTION

REQUIRES 3X BOTTOM PLATE

THIS WALL IS FIELD FRAMED  
BECAUSE OF UNKNOWN  
HEIGHT



# FIRST FLOOR

# SECOND FLOOR





**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

## 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/ft<sup>2</sup>
    - A roof tile load of 10 lbs/ft<sup>2</sup>
    - 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.





**CALIF.  
PRE-CUT  
HOMES™**

Division of U.S. 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

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.