



**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](http://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***





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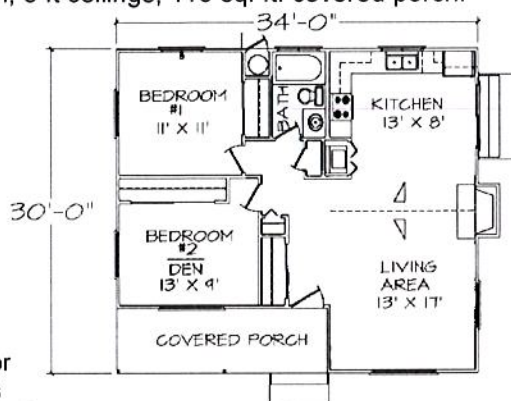
www.CAPRECUT.com

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.

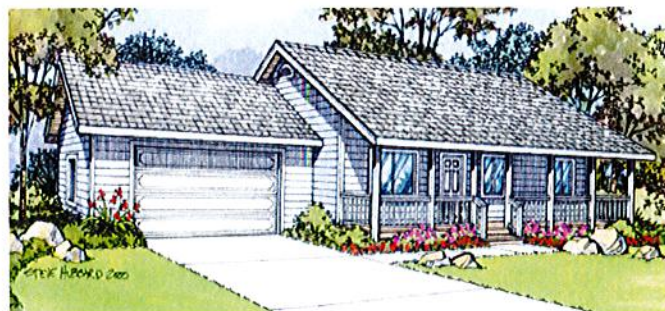
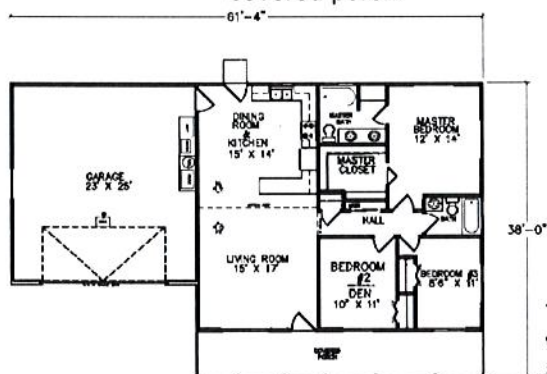
**PORTOLA:** 900 sq. ft. living space, 2 bedroom, 1 bath, 8 ft ceilings, 118 sq. ft. covered porch.



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.

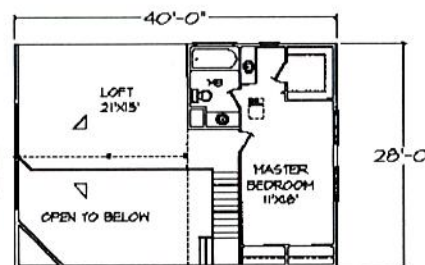
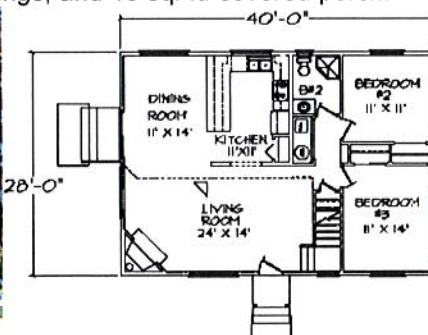


**LAKEPORT:** 1,195 sq. ft. living space, 3 bedroom, 2 bath, 2 car garage, 8 ft ceilings, and 242 sq. ft. covered porch.



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. 1<sup>st</sup> floor, 822 sq. ft. 2<sup>nd</sup> floor, 3 bedroom, 2 bath, 8 ft ceilings, and 16 sq. ft. covered porch.



The Auburn Chalet features a 2<sup>nd</sup> 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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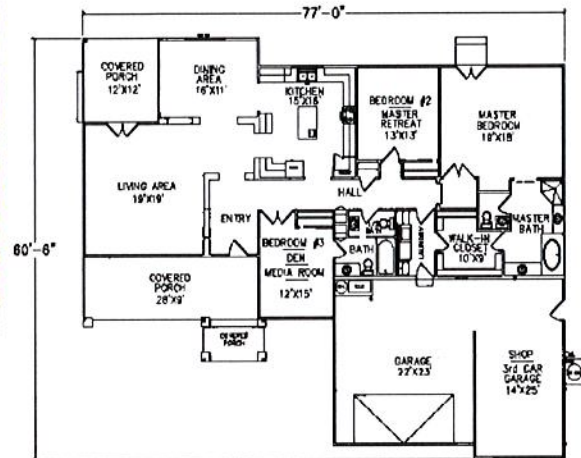
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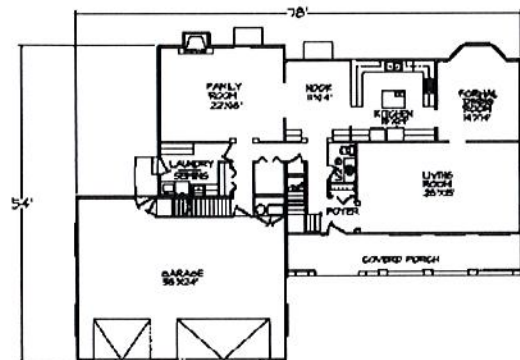
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**Brentwood:** 2,309 sq. ft. living space, 3 bedroom, 2 ½ bath, 3 car garage, 10 ft. ceiling, and 446 sq. ft. covered porch.



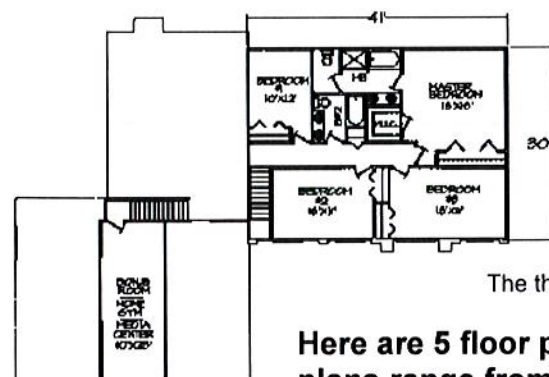
With two large covered porches at the front and back of the main living area, the Brentwood provides an abundance of living space that is set apart from the rest of the home. A full-size island and walk-in pantry in the bountiful kitchen provide function and convenience at the center of the home. The 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. 1<sup>st</sup> floor, 1,545 sq. ft. 2<sup>nd</sup> 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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## PRICE COMPARISON OF 5 STANDARD 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) NUMBER OF CARS	0	2-CAR	0	3-CAR	3-CAR	(D)

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

E) BASE PRICE before tax or freight (Raised Floor)	\$30,996	\$41,718	\$61,903	\$81,846	\$102,249	(E)
F) 7.50 % (The factory uses the basic California tax)	\$2,325	\$3,129	\$4,643	\$6,138	\$7,669	(F)
G) Freight within 120 miles	\$1,264	\$2,528	\$2,528	\$5,056	\$5,056	(G)
H) Total of E to H moved below to 4)	\$34,585	\$47,375	\$69,074	\$93,040	\$114,974	(H)

(The list below are standard specifications & optional features that one would need in order to have a finished home)

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

### SEE HOW YOU CAN BUILD YOUR DREAM HOME AS AN "OWNER/BUILDER"

**INCLUSIVE OF ALL THE BUILDING MATERIAL & ALMOST ALL THE  
LABOR FOR AS LOW AS \$90 A SQ. FT. & AS HIGH AS \$139 A SQ. FT.**

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

1) Foundation Perimeter Footing (Optional) (M/L)	\$6,079	\$8,071	\$7,370	\$25,260	\$26,132	(1)
2) Sub flooring (5/8" with 2" X 10" 16" O.C.) (M/L)	\$7,652	\$8,120	\$7,868	\$15,595	\$12,569	(2)
3) Building Permits Inc. (SEE SCHOOL TAX BELOW)	\$3,150	\$4,883	\$6,923	\$9,081	\$12,921	(3)
4) CALIF. PRE-CUT HOMES (SEE ABOVE)	\$34,585	\$47,375	\$69,074	\$93,040	\$114,974	(4)
4a) Plans for building permit (SEE PLANS BELOW)	\$3,603	\$4,497	\$4,766	\$5,687	\$7,003	(4a)
5) NEW Water (or) Well Hookup (M/L)	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	(5)
6) NEW Sewer (or) Septic Hookup (M/L)	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	(6)
7) Exterior Finish (See Below) (M/L)	\$4,265	\$3,539	INC	\$10,968	\$15,577	(7)
8) Cabinets, Kitchen and Bath (M/L)	\$4,646	\$7,462	\$7,322	\$12,813	\$17,600	(8)
9) Framing Labor For Package (L)	\$7,839	\$15,731	\$10,516	\$28,259	\$41,008	(9)
10) Interior Finishing Material (M/L)	\$2,733	\$3,628	\$4,662	\$7,010	\$12,591	(10)
11) Plumbing Rough & Finish (M/L)	\$5,852	\$8,778	\$8,047	\$13,167	\$15,372	(11)
12) Elect. - Rough & Finish (M/L)	\$1,733	\$2,300	\$2,243	\$4,445	\$6,557	(12)
13) Heating/Air-Rough & Finish (M/L)	\$2,871	\$3,812	\$3,716	\$7,366	\$10,865	(13)
14) Insulation (SEE INSULATION BELOW) (M/L)	\$2,010	\$2,668	\$2,601	\$5,156	\$7,606	(14)
15) Sheetrock-Tape/Texture (M/L)	\$5,702	\$7,572	\$7,381	\$14,630	\$21,580	(15)
16) Gutters and Down spout (M/L)	\$359	\$679	\$446	\$1,310	\$994	(16)
17) Roofing Composition (other types available) (M/L)	\$3,616	\$7,257	\$4,245	\$13,036	\$16,553	(17)
18) Garage Door & Opener per plan (M/L)	N/A	\$1,373	N/A	\$2,480	\$2,480	(18)
19) Tile Counter Top (others types available) (M/L)	\$1,617	\$2,618	\$2,310	\$4,158	\$5,390	(19)
20) Lighting Fixtures (M/L)	\$743	\$986	\$961	\$1,905	\$2,810	(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)	\$2,911	\$3,865	\$3,768	\$7,467	\$11,015	(22)
23) Appliances (SEE APPLIANCE BELOW) (M/L)	\$3,300	\$3,300	\$3,300	\$3,300	\$3,850	(23)
24) Paint-Exterior/Interior (M/L)	\$2,556	\$4,153	\$3,173	\$7,720	\$10,559	(24)
25) Fireplaces (OPTIONAL CHOICE) (M/L)	\$3,924	NONE	\$3,186	NONE	\$3,924	(25)
26) GRAND TOTAL 1 THRU 25	\$125,444	\$166,365	\$177,576	\$307,551	\$393,628	(26)

**Footnotes:** Freight; We can deliver almost anyplace. Deliveries within 325 miles of Elk Grove CA. come with a forklift to unload service. (M/L) = Material and Labor allowance. (School tax can vary from city to city. We have priced in \$3.50 a sq. ft. Call your local building to department correct cost.) Appliance; allowance for Refrigerator, Range & Range Hood, Disposal & Dishwasher. Insulation - Wall = R-21, 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.

Price subject change 6/16





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## PRICE COMPARISON OF 5 CUSTOM FLOOR PLANS

		1	2	3	4	5	
A)	NAME OF HOUSE	CUSTOM PORTOLA	CUSTOM LAKEPORT	CUSTOM AUBURN CHALET	CUSTOM BRENT WOOD	CUSTOM 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)	NUMBER OF CARS	0	2-CAR	0	3-CAR	3-CAR	(D)

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

E)	BASE PRICE before tax or freight (Raised Floor)	\$32,287	\$43,456	\$65,772	\$88,394	\$110,428	(E)
F)	7.50 % (The factory uses the basic California tax)	\$2,422	\$3,259	\$4,933	\$6,630	\$8,282	(F)
G)	Freight within 120 miles	\$1,265	\$2,528	\$2,528	\$2,528	\$3,792	(G)
H)	Total of E to H moved below to 4)	\$35,974	\$49,243	\$73,233	\$97,552	\$122,502	(H)

(The list below are standard specifications & optional features that one would need in order to have a finished home)

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

1)	Foundation Perimeter Footing (Optional) (M/L)	\$6,079	\$8,071	\$7,370	\$25,260	\$26,132	(1)
2)	Sub flooring (5/8" with 2" X 10" 16" O.C.) (M/L)	\$7,652	\$8,120	\$7,868	\$15,595	\$12,569	(2)
3)	Building Permits Inc. (SEE SCHOOL TAX BELOW)	\$3,150	\$4,883	\$6,923	\$9,081	\$12,921	(3)
4)	<b>CALIF. PRE-CUT HOMES (SEE ABOVE)</b>	<b>\$35,974</b>	<b>\$49,243</b>	<b>\$73,233</b>	<b>\$97,552</b>	<b>\$122,502</b>	(4)
4a)	Plans for building permit (SEE PLANS BELOW)	\$3,083	\$4,757	\$5,507	\$8,439	\$12,163	(4a)
5)	NEW Water (or) Well Hookup (M/L)	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	(5)
6)	NEW Sewer (or) Septic Hookup (M/L)	\$3,500	\$3,500	\$3,500	\$3,500	\$3,500	(6)
7)	Exterior Finish (See Below) (M/L)	\$4,265	\$3,539	INC	\$10,968	\$15,577	(7)
8)	Cabinets, Kitchen and Bath (M/L)	\$4,646	\$7,462	\$7,322	\$12,813	\$17,600	(8)
9)	Framing Labor For Package (L)	\$7,839	\$15,731	\$10,516	\$28,259	\$41,008	(9)
10)	Interior Finishing Material (M/L)	\$2,733	\$3,628	\$4,662	\$7,010	\$12,591	(10)
11)	Plumbing Rough & Finish (M/L)	\$5,852	\$8,778	\$8,047	\$13,167	\$15,372	(11)
12)	Elect. - Rough & Finish (M/L)	\$1,733	\$2,300	\$2,243	\$4,445	\$6,557	(12)
13)	Heating/Air-Rough & Finish (M/L)	\$2,871	\$3,812	\$3,716	\$7,366	\$10,865	(13)
14)	Insulation (SEE INSULATION BELOW) (M/L)	\$2,010	\$2,668	\$2,601	\$5,156	\$7,606	(14)
15)	Sheetrock-Tape/Texture (M/L)	\$5,702	\$7,572	\$7,381	\$14,630	\$21,580	(15)
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18)	Garage Door & Opener per plan (M/L)	N/A	\$1,373	N/A	\$2,480	\$2,480	(18)
19)	Tile Counter Top (others types available) (M/L)	\$1,617	\$2,618	\$2,310	\$4,158	\$5,390	(19)
20)	Lighting Fixtures (M/L)	\$743	\$986	\$961	\$1,905	\$2,810	(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)	\$2,911	\$3,865	\$3,768	\$7,467	\$11,015	(22)
23)	Appliances (SEE APPLIANCE BELOW) (M/L)	\$3,300	\$3,300	\$3,300	\$3,300	\$3,850	(23)
24)	Paint-Exterior/Interior (M/L)	\$2,556	\$4,153	\$3,173	\$7,720	\$10,559	(24)
25)	Fireplaces (OPTIONAL CHOICE) (M/L)	\$3,924	NONE	\$3,186	NONE	\$3,924	(25)
26)	<b>GRAND TOTAL 1 THRU 25</b>	<b>\$126,313</b>	<b>\$168,493</b>	<b>\$182,476</b>	<b>\$314,815</b>	<b>\$406,316</b>	(26)

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(School tax can vary from city to city. We have priced in \$3.50 a sq. ft. Call your local building to department correct cost.) Appliance; allowance for Refrigerator, Range & Range Hood, Disposal & Dishwasher. Insulation - Wall = R-21, 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.

Price subject change 6/16



## 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.	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:	\$625	\$3,407	\$4,247	\$5,129	\$5,693	\$7,144	\$9,024	\$1,900		(4)
5) Dealer setup:	\$250	\$350	\$350	\$350	\$350	\$350	\$350	\$350		(5)
6) Printing Allowance:	\$250	\$250	\$250	\$300	\$300	\$300	\$300	\$250		(6)
7) Sub Total:	\$1,125	\$4,007	\$4,847	\$5,779	\$6,343	\$7,794	\$9,674	\$2,500		(7)
8) Drafting Rebate. See below: (**)	<\$211>	<\$1,399>	<\$1,744>	<\$2,155>	<\$2,392>	<\$3,002>	<\$3,792>	<\$690>		(8)

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





## Pacific Modern Homes, Inc.

### June 2016 Pre-Engineered Home Package Prices (DI)

For Contracts Received by 07/01/16 and Shipped by 09/01/16

PLAN NAME	Liv. Space Sq.Ft.	PLAN TYPE (Bedroom/Bath/Garage)	HOUSE TYPE	BASE PLAN SET(1)	Package Price
Astoria (6) (7) (10' Ceilings)	2,622	4 Bed / 3 Bath / 3 Car	1 Story	\$4,769	\$99,746
Auburn Chalet (7) (8' Ceilings)	1,978	3 Bed / 2 Bath / N/A	2 Story	\$3,866	\$61,903
Austin (8' Ceilings)	650	1 Bed / 1 Bath / 2 Car	2 Story	\$2,786	\$41,431
Avalon (6) (7) (9' Ceilings)	2,765	5 Bed / 3 Bath / 3+ Car	1 Story	\$4,994	\$80,894
Bodega (8' Ceilings)	1,196	2 Bed / 2 Bath / 2 Car	1 Story	\$3,597	\$44,801
Borrego (7) (10' Ceilings)	2,949	3+ Bed / 3.5 Bath / 3 Car	1 Story	\$4,785	\$111,254
Brentwood (6) (7) (10' Ceilings)	2,309	3 Bed / 2.5 Bath / 3 Car	1 Story	\$4,781	\$81,846
Camino (7) (8' Ceilings)	994	1 Bed / 1 Bath / N/A	1 Story	\$2,738	\$34,585
El Dorado (6) (7) (8' Ceilings)	3,406	4 Bed / 2.5 Bath / 3 Car	2 Story	\$6,103	\$102,249
El Grande Barn (8' Ceilings)	650	Studio Loft / N/A / 2 Car	2 Story	\$2,646	\$34,931
Emerald (6) (7) (10' 1st, 9' 2nd Ceilings)	2,839	4 Bed / 3 Bath / 2 Car	2 Story	\$5,202	\$94,382
Garage A (8' Ceilings)	576	N/A / N/A / 2 Car	1 Story	\$1,442	\$9,330
Garage B (8' Ceilings)	576	N/A / N/A / 2 Car	1 Story	\$1,442	\$9,695
Huntington (7) (8' Ceilings)	1,582	3 Bed / 2 Bath / 2 Car	1 Story	\$3,653	\$58,705
Laguna (7) (9' Ceilings)	1,938	3 Bed / 2.5 Bath / 3 Car	1 Story	\$3,952	\$58,555
Lakeport (6) (7) (8' Ceilings)	1,195	3 Bed / 2 Bath / 2 Car	1 Story	\$3,597	\$41,718
Lake View (8' Ceilings)	972	1 Bed / 1 Bath / N/A	1 Story	\$2,699	\$30,232
Manchester (8' Ceilings)	2,369	3 Bed / 2.5 Bath / 2 Car	2 Story	\$5,056	\$89,376
Maywood (8' Ceilings)	600	1 Bed / 1 Bath / N/A	1 Story	\$2,606	\$20,613
Meadow View (8' Ceilings)	616	1 Bed / 1 Bath / N/A	1 Story	\$2,610	\$20,866
Mendocino (6) (7) (9' Ceilings)	3,027	4 Bed / 2 Bath / 2 Car	1 Story	\$5,101	\$88,077
Montecito (7) (10' Ceilings)	2,928	3+ Bed / 3.5 Bath / 3 Car	1 Story	\$4,850	\$106,797
Murrieta (7) (10' Ceilings)	2,949	3+ Bed / 3.5 Bath / 3 Car	1 Story	\$4,785	\$121,051
Napa (6) (7) (10' Ceilings)	3,230	4 Bed / 3 Bath / 3 Car	1 Story	\$5,376	\$99,075
New Haven (6) (7) (10' Ceilings)	2,097	3 Bed / 2 Bath / 2 Car	1 Story	\$4,334	\$70,611
Olympia (6) (7) (8' Ceilings)	1,830	3 Bed / 2 Bath / 2 Car	1 Story	\$3,773	\$68,764
Phoenix (7) (10' Ceilings)	4,482	6 Bed / 4 Bath / 3 Car	1 Story	\$6,001	\$143,031
Plymouth (7) (8' Ceilings)	1,613	3 Bed / 2 Bath / 2 Car	1 Story	\$3,748	\$58,303
Portola (7) (8' Ceilings)	900	2 Bed / 1 Bath / N/A	1 Story	\$2,703	\$30,996
Riverbend (6) (7) (9' Ceilings)	1,618	3 Bed / 2 Bath / 2 Car	1 Story	\$3,759	\$60,498
Rockport (7) (9' 1st, 8' 2nd Ceilings)	3,025	4 Bed / 2.5 Bath / 2 Car	2 Story	\$5,644	\$116,971
Santa Fe (8' Ceilings)	1,148	3 Bed / 2 Bath / 2 Car	1 Story	\$3,537	\$33,343
San Rafael (7) (9' Ceilings)	2,592	4 Bed / 2.5 Bath / 3 Car	1 Story	\$4,661	\$101,364
Scottsdale (7) (8' Ceilings)	2,601	4 Bed / 2.5 Bath / 2.5 Car	2 Story	\$5,017	\$77,000
Silverton (6) (7) (10' Ceilings)	2,755	5 Bed / 2.5 Bath / 3 Car	1 Story	\$4,762	\$92,930
Sonoma (8' Ceilings)	681	1 Bed / 1 Bath / N/A	1 Story	\$2,625	\$23,842
Springfield (7) (8' Ceilings)	2,601	4 Bed / 2.5 Bath / 2.5 Car	2 Story	\$5,017	\$87,350
Westlake (8' Ceilings)	1,606	3 Bed / 2.5 Bath / 2 Car	2 Story	\$3,973	\$60,051
Woodbridge (8' Ceilings)	1,930	3 Bed / 2.5 Bath / 2 Car	2 Story	\$4,620	\$78,460

#### GENERAL NOTES:

- Refer to 06/2008 Standard Package Specifications for package content.
- All prices are plus tax and freight charges.
- Current Freight Rates = 06/2015.
- 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 include the following:
  - a. Complete set of plans drawn to the California Building Code (CBC), as interpreted by Elk Grove, CA excluding 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 and/or maximum of 110 mph wind. Exposure "C" and/or Seismic Zone D. Greater design loads by quote only.
  - c. 4 sets of plans, including 3 original engineered stamped sets and 1 copy.
  - d. Truss plan and calculations.
  - e. Plan changes due to California Fire Hazard Severity Zone add \$180 to Base Plan Set price.
  - f. Plan drafting & engineering costs may increase subject to local building ordinances or base plan modifications. Consult your Dealer if you have any questions.
- (2) Home packages incl. 2 X 6 exterior walls for living space inc. garage fire wall. Garage packages only incl. 2 X 4 exterior walls.
- (3) Packages designed for construction on slab foundation the garage wall height is equal to the house wall height.
- (4) Package designed for construction on raised foundation the garage walls extended for depth of floor system. Subfloor material not included in base package price.
- (5) Milgard "Tuscany" white vinyl frame windows are included in all packages. Other window styles are available upon request.
- (6) The trusses in this package are 40' long or longer and require a Grade All for unloading. Contact your Dealer for additional delivery costs
- (7) 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.

### June 2016 Common Modification Prices (DI)

For contracts received by 07/01/16 and shipped by 09/01/16

Plan Name	Siding Options			Window Options (4)	Roof Options
	OSB Sheathing Only(1)	Cement Lap Siding(2)	OSB Smart Panel(3)	CA Fire Window & Soffit Upgrade (5)	30# Snow Load (6)
Astoria	Standard	Please call for pricing		\$1,621	\$908
Auburn Chalet	Please call for pricing		Standard	\$2,007	\$117
Austin	Please call for pricing		Standard	\$1,155	\$250
Avalon	Standard	\$9,354	Call for pricing	\$2,379	\$1,406
Bodega	-\$4,427	Standard	Call for pricing	\$1,757	\$636
Borrego	Standard	\$7,807	Call for pricing	\$2,726	\$856
Brentwood	Standard	\$7,558	Call for pricing	\$1,702	\$818
Camino	-\$3,495	Standard	Call for pricing	\$1,399	\$608
El Dorado	Standard	Please call for pricing		\$2,503	\$718
El Grande Barn	Please call for pricing		Standard	\$802	\$215
Emerald	Standard	Please call for pricing		\$2,451	\$640
Garage A	-\$1,811	-\$168	Standard	\$604	\$108
Garage B	-\$1,872	-\$194	Standard	\$604	\$108
Huntington	-\$6,742	-\$747	Standard	\$1,331	\$770
Laguna	Standard	\$6,188	Call for pricing	\$1,378	\$740
Lake View	-\$2,915	Standard	Call for pricing	\$1,298	\$202
Lakeport	-\$4,399	Standard	Call for pricing	\$1,709	\$636
Manchester	Call for pricing	Standard	Call for pricing	\$2,599	\$373
Maywood	-\$2,532	Standard	Call for pricing	\$889	\$280
Meadow View	-\$2,656	-\$532	Standard	\$845	\$247
Mendocino	-\$6,994	Standard	Call for pricing	\$2,863	\$978
Montecito	Standard	\$8,022	Call for pricing	\$2,392	\$936
Murrieta	Call for pricing	Standard	Call for pricing	\$3,635	\$856
Napa	Standard	\$9,453	Call for pricing	\$1,677	\$1,751
New Haven	Standard	\$6,244	Call for pricing	\$1,543	\$591
Olympia	-\$6,793	Standard	Call for pricing	\$2,999	\$833
Phoenix	Standard	Please call for pricing		\$3,624	\$1,474
Plymouth	-\$5,948	Standard	Call for pricing	\$1,867	\$646
Portola	-\$3,552	Standard	Call for pricing	\$1,230	\$360
Riverbend	-\$6,191	Standard	Call for pricing	\$2,368	\$576
Rockport	Call for pricing	Standard	Call for pricing	\$3,564	\$703
Santa Fe	Standard	\$4,132	Call for pricing	\$908	\$312
San Rafael	Call for pricing	Standard	Call for pricing	\$3,312	\$839
Scottsdale	Standard	Please call for pricing		\$1,948	\$464
Silverton	Standard	Please call for pricing		\$2,746	\$1,284
Sonoma	-\$2,794	-\$415	Standard	\$1,001	\$253
Springfield	Call for pricing	Standard	Call for pricing	\$2,897	\$464
Westlake	-\$6,685	Standard	Call for pricing	\$1,912	\$348
Woodbridge	-\$8,127	Standard	Call for pricing	\$2,545	\$479

#### 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 cement lap siding (CertainTeed or HardiPlank) 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. Argon is not offered as an option.
- (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 trusses to a 30# snow load.





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## **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.





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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.