



**PACIFIC MODERN HOMES, INC. (PMHI)  
CUSTOM PLAN DRAFTING SERVICE AGREEMENT  
CONDITIONS**

PMHI CONTRACT NUMBER		

**GENERAL CONDITIONS:**

1. All Drafting Services are subject to acceptance by PMHI based on the practicality of packaging. Any plan that requires additional details (like Victorians and high snow load structures) may require additional details, and hence additional payments before work is started.
2. Manufacturer will credit 50% of all PMHI Custom Plan Drafting Service charges toward the first package built by PMHI from the same plan set (balance on 2nd package). No package credits are given for engineering services or plan duplication services.
3. Every effort will be taken to ensure that Purchaser's plans are correct and complete per the current California Building Code Requirements. But since local building authorities are constantly changing their respective requirements, PMHI cannot guarantee or warrant compliance with any specific codes and/or ordinances. In all situations, it is the Purchaser's responsibility to verify all dimensions before work is started. PMHI will correct any plan errors and duplicated replacement sets without charge, but PMHI is not responsible for the Purchaser proceeding with any work without first checking dimensions and/or suitability of the plans for the local areas.
4. As part of the PMHI Customer Support System, PMHI will be available to answer construction questions relating to the plan set only when the purchaser is building a PMHI package.
5. Before Purchaser (you) submits PMHI's plans to your building department, you will need the following additional information not included in PMHI's plan sets:
  - (a) PLOT OR SITE PLAN: A drawing showing the size of your lot, utility connections, easement, and the location of your proposed building will be required. Check with your building department for their specific requirements. Most departments will give you an example of what they require.
  - (b) CALIFORNIA ENERGY COMMISSION CALCULATIONS (Title 24): These calculations will determine the required amount of insulation, allowable window area, etc. These calculations are prepared by a local energy consultant or engineer. Some utility companies will also prepare these calculations, or you may desire to do them yourself. Again, check with your Licensed Representative for more information.
  - (c) TRUSS CALCULATIONS: PMHI will supply Truss Calculations at cost of \$500. PMHI will credit 50% of Truss Calculation cost towards the first Framing Package built using the same Truss Calculations.

**STRUCTURAL ENGINEERING:** Some building departments may require structural analysis of part or all of the building. This is common on custom chalet plans, any plan built in high snow load areas, counties with special requirements, or structures designed to utilize other than standard "platform" framing and a trussed roof system. A local engineer should be consulted only if the engineering is required by the building department or advised by your Licensed Representative. If no engineer is available in your area, contact PMHI for an engineering quote. (Note: PMHI recommends the use of local engineers as they are more familiar with your local requirements and would be more economical if a site inspection is required).

X  
(INITIAL)

**DRAFTING SERVICE COST COMPUTATION:**

**TOTAL BUILDING SQUARE FOOTAGE:** Includes all living space (whether or not it is heated or finished), total garage, patio, porch, or deck covered or uncovered. The area is determined by outside to outside measurement.

**STAND ALONE GARAGE / SHOP:** Is defined as a one story building, single ceiling height, and non-livable. It includes all square footage determined by outside to outside measurement.

X  
(INITIAL)

**DRAFTING SERVICES DEFINED:**

**DRAFTING SERVICE:** Drawing sets as defined below, to be drawn from Purchaser's ¼ inch scaled and dimensioned sketches, showing wall thickness and all room sizes; also includes redrawing existing plan sets due to major revisions to existing plans (usually more than ten hours of drafting work required). Approval of Preliminary plans is optional upon written request of Purchaser (also subject to approval by PMHI).

**REVISION SERVICE:** Drawing sets as defined below, by making modest revisions to an existing Signature Series plan (usually less than ten hours of drafting work required).

X  
\_\_\_\_\_  
(PURCHASER SIGNATURE)

**MANUFACTURER'S USE ONLY**

Assigned to	Date Completed	Hours	P.O. #	Total	Inv. #

Agreement Received: \_\_\_\_\_ Changes Made/Dates: \_\_\_\_\_  
 Preliminary Mailed: \_\_\_\_\_  
 Preliminary Returned: \_\_\_\_\_