



# Pacific Modern Homes, Inc.

P.O. Box 670 Elk Grove, CA 95759-0670 • 9723 Railroad St. Elk Grove, CA 95624  
(916) 685-9514 • info@pmhi.com • www.PMHI.com

Since 1968

## Domestic Project Estimate Worksheet

	SUB CONTRACTOR / SUPPLIER		
	Name	Material Costs (\$)	Labor Costs (\$)
<b>SITE DEVELOPMENT:</b>			
PRE-ENGINEERED HOME PLANS*	<i>PMHI</i>	\$ <i>INC.</i>	\$ <i>N/A</i>
PERMITS AND FEES		\$	\$
GRADING/DEMOLITION/LANDSCAPING/DRIVEWAY		\$	\$
SLAB FOUNDATION OR PERIMETER FOUNDATION		\$	\$
1ST FLOOR FRAMING LUMBER AND SHEATHING		\$	\$
UTILITIES		\$	\$
<b>PMHI FRAMING PACKAGE:</b>			
WALL FRAMING (Panelized with dry Douglas Fir studs and plates)	<i>PMHI</i>	\$ <i>INC.</i>	\$ <i>N/A</i>
EXTERIOR SIDING: Factory applied OSB Primed Panel Siding or plywood	<i>PMHI</i>	\$ <i>INC.</i>	\$ <i>N/A</i>
EXTERIOR SHEATHING: (in lieu of siding) OSB or plywood	<i>PMHI</i>	\$ <i>INC.</i>	\$ <i>N/A</i>
BUILDING PAPER: <i>TYPAR</i> or equal	<i>PMHI</i>	\$ <i>INC.</i>	\$ <i>N/A</i>
WINDOWS: Factory installed dual glazed vinyl frames	<i>PMHI</i>	\$ <i>INC.</i>	\$ <i>N/A</i>
ROOF FRAMING: Engineered, assembled roof trusses	<i>PMHI</i>	\$ <i>INC.</i>	\$ <i>N/A</i>
ROOF SHEATHING: OSB or plywood	<i>PMHI</i>	\$ <i>INC.</i>	\$ <i>N/A</i>
2ND FLOOR JOIST SYSTEM: Engineered Wood "I" Joists	<i>PMHI</i>	\$ <i>INC.</i>	\$ <i>N/A</i>
2ND FLOOR SHEATHING: Full faced T&G OSB or plywood	<i>PMHI</i>	\$ <i>INC.</i>	\$ <i>N/A</i>
EXTERIOR DOORS: Pre-hung, fiberglass insulated	<i>PMHI</i>	\$ <i>INC.</i>	\$ <i>N/A</i>
EXTERIOR DOOR LOCKS: Construction security keyed locks	<i>PMHI</i>	\$ <i>INC.</i>	\$ <i>N/A</i>
GARAGE FIRE DOOR: Fire rated, pre-hung fiberglass insulated	<i>PMHI</i>	\$ <i>INC.</i>	\$ <i>N/A</i>
BEAMS AND POSTS: Douglas Fir or Engineered Lumber	<i>PMHI</i>	\$ <i>INC.</i>	\$ <i>N/A</i>
MISC. FRAMING LUMBER: Douglas Fir or Engineered Lumber	<i>PMHI</i>	\$ <i>INC.</i>	\$ <i>N/A</i>
NAILS, CAULK, FLOOR ADHESIVE, FLASHING, HARDWARE	<i>PMHI</i>	\$ <i>INC.</i>	\$ <i>N/A</i>
FRAMING CARPENTER LABOR		\$ <i>N/A</i>	\$
<b>FINISH MATERIALS:</b>			
INTERIOR DOORS, JAMBS AND CASING		\$	\$
LOCKSETS		\$	\$
SHELVES, POLES AND BASE MOLDING		\$	\$
KITCHEN CABINETS		\$	\$
PLUMBING—ROUGH AND FINISH		\$	\$
ELECTRICAL—ROUGH AND FINISH		\$	\$
HEAT AND AIR—ROUGH AND FINISH		\$	\$
WALL AND CEILING INSULATION		\$	\$
SHEETROCK—TAPE AND TEXTURE		\$	\$
GUTTERS AND DOWNSPOUTS		\$	\$
FINISH ROOFING		\$	\$
GARAGE DOOR		\$	\$
COUNTER TOPS		\$	\$
LIGHT FIXTURE ALLOWANCE		\$	\$
SHOWER DOOR(S)		\$	\$
CARPETING AND VINYL FLOOR COVERING		\$	\$
APPLIANCES—RANGE, HOOD, DISPOSAL, DISHWASHER		\$	\$
FIREPLACE/MASONRY		\$	\$
EXTERIOR AND INTERIOR PAINT		\$	\$
DECKING		\$	\$
<b>TOTAL ESTIMATED COSTS</b>		<b>\$</b>	<b>\$</b>

\*Refer to the Current Pre-Engineered Home Package Price List For What's Included With These Plans.



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## Standard Package Specifications

(All lumber dimensions are nominal dimensions)

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"x6" (2"x4" optional), 16" on center (O. C.) dry Douglas Fir studs on exterior and interior walls. All panels have second top plate shipped loose for jobsite installation.
  - (b) WINDOWS: Dual-glazed vinyl frame per plan. White or tan color frame with woven pile weather stripping. (Mill, white, or bronze aluminum frame; white or tan wide vinyl frame; white fiberglass frame optional.) Windows installed, caulked, and flashed per CBC and window manufacturer's specification. Screens included for all openable windows.
  - (c) EXTERIOR SIDING: 19/32" Louisiana-Pacific (LP) SmartSide™ (or equal primed, embossed, engineered panel siding) with 8" O. C. kerf pattern (other patterns and materials optional; LP SmartLap™ and cement fiber lap siding 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" & 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 of panels (see slab foundation plan details). Factory installed on 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 all exterior corners, field built plumbing walls, and at lap of building paper at panel joints. See plan details and panel plan cover page.
5. BEAMS, POSTS & HEADERS: Sized per plan.
  - (a) GARAGE DOOR HEADER & OTHER STRUCTURAL BEAMS AND POSTS, NOT EXPOSED: Solid Douglas Fir or Glu-Lam Beams.
  - (b) EXPOSED BEAMS AND POSTS: Solid #1 Douglas Fir.
  - (c) WINDOW AND DOOR HEADERS: Solid Douglas Fir.
6. ROOF RAFTERS: Solid Douglas Fir per plan.
7. SECOND & THIRD FLOOR JOIST SYSTEM: Engineered Wood "I" Joists, or solid Douglas Fir with 23/32" OSB T&G subfloor per plan or engineer's calculations.
  - (a) FIRST FLOOR JOISTS: Not included.
  - (b) 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 panel plan cover page.
9. FIELD BRACING AND MISCELLANEOUS BLOCKING: 2"x4" and 2"x8".
10. SLIDING GLASS DOOR AND SCREEN: Same frame style and color as windows, except only wide vinyl frames used. Shipped tacked in place for job site installation.
11. ACRYLIC CAULK WITH SILICONE: For field applications of mudsill and shipped loose windows and doors.
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"x14-1/2" vents, shipped loose.
14. EXTERIOR DOORS: Pre-hung "wood grained" fiberglass insulated door with combo sills and weather stripping. All doors include "construction grade" temporary lockset and deadbolt 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 door, with fire rated jambs per plan.
  - (c) GARAGE SIDE DOOR: "Slab" door per plan.
15. GABLE SHEATHING AND GARAGE BEAM COVERING: Same as exterior siding/sheathing, shipped loose for field application.
16. ROOF FIELD SHEATHING: 15/32" OSB with Radiant Barrier (3/4" and 19/32" & plywood optional).
17. ROOF OVERHANG EXPOSED SHEATHING: 1/2" CCX plywood (5/8" and 3/4" CCX; soffited overhangs optional).
18. SECOND (THIRD) FLOOR SHEATHING: Full faced (net 48"x96" 3/4" tongue and groove OSB. (5/8" and 1-1/8" & 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 SmartSide™ (or equal primed, embossed, engineered lumber). 5/4"x6", 5/4"x8", 5/4"x10", or 5/4"x12" solid lumber optional or per plan. Shipped loose for job site application.
20. SHEETROCK BACKING: 2"x8" (see plan details).
21. EAVE AND RAKE TRIM: 5/4"x4" LP SmartSide™.
22. EXTERIOR WINDOW, DOOR, & CORNER TRIM: 5/4"x4", 5/4"x6", 5/4"x8", 5/4"x10", 5/4"x12" LP SmartSide™ (or equal primed, embossed, engineered lumber). Shipped loose for jobsite 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.
24. GABLE VENTS: Metal 14"x24" 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.

**We reserve the right to make changes and/or substitutions in our Specifications at any time.**

REV 11/2016