



559-203-5204 - CSLB# 1078820
1801 Santa Clara, Fresno

Pocket 1196

PreFab Direct
Sample Estimate

2/9/25



The One-Stop TurnKey Approach of PreFab Innovations

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- *Pre-Fab Innovations, Inc.* is factory-built housing and site development design-build firm specializing in turnkey construction of great places to live.
- We offer turnkey design and construction services throughout California.
- We are a Service-Disabled Veteran-owned small business company and working towards a B-Corp listing and an LEED rating status.
- We provide real estate brokerage, development, architectural, and property management needs as a prime contractor or subcontractor under a valid CSLB Class B License (CSLB-1078820) and CA RE Brokers License.
- We have complete capabilities to help plan, design, build, upgrade, expand, modernize and renovate pre-engineered, pre-fabricated, factory-built products.

With PreFab Innovations, Inc construction is very simple for you:

- We draw plans and handle permits!
- We have experience with the building departments and state law. You won't deal with local bureaucrats.
- We build homes in a factory so your yard does not get destroyed/disturbed.
- We do most of the work in-house eliminating sub-contractor expense. Factory homes give you a better product, we are doing the same things day in day out on a line. Avoiding variation increases our quality tolerance.



Modular Building Quote & Details

- 1) Choose a Package
- 2) Review Upgrades
- 3) Determine Fire Suppression or Wildland Urban Interface is required

Structural

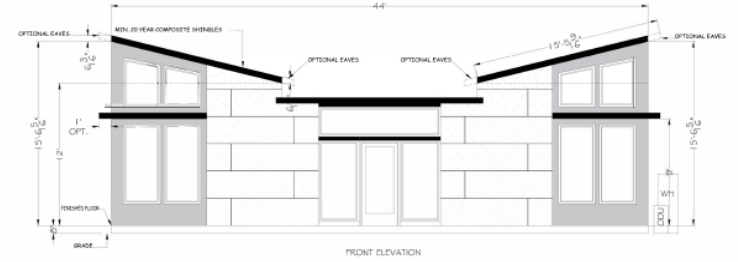
Pocket 1196	3 Bed/2 Bath
SubFloor	6" Galvanized Structural Frame 2' Centers with Boxed Ends
Subfloor Deck	SIP Crete™
Exterior Walls	R-24, 2x6 Equivalent
Sub Panel	100 Amp Sub Panel
Roof	R-30, 20lb Load, 2x10 Equivalent

Utility Package

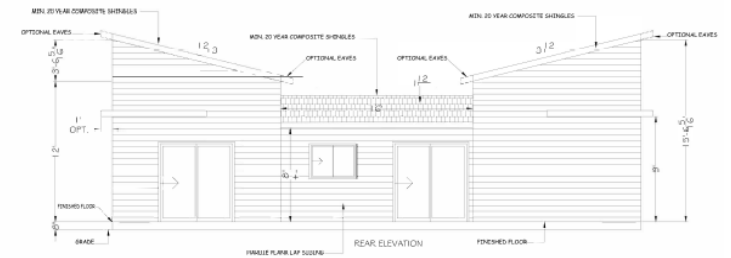
Plumbing	Copper Tubing to Title 24 CPC
Heat/AC	Mini-Split Heat Pump (All Electric)
Electrical	Exterior GFI with Bubble Covers to Code
Water Heater	Hybrid 40-Gallon Tank Electric, Mounted Inside or Outside
Solar	3.2kW Size (8 panels)

Standard Package & Upgrade Options

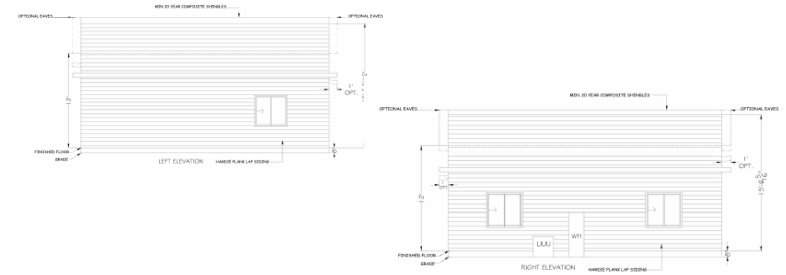
	Interior Package	Prime	Premier	PreFabulous
Drywall	Spray on Texture (Orange Peel Look)	Orange Peel	Peel or Flat	Custom
Doors	6-Panel Hollow Core	6-Panel	6-Panel	Custom
Door Trim	2 ¼ Case Molding	-----Factory Standard-----		
Window Trim	Paint Grade Wood	-----Factory Standard-----		
Wall Paint	Sherwin Williams Eggshell Finish	1 Color	2 Colors	Custom
Flooring	Vinyl Plank 6x36, Water Resistant	Factory Standard Choices		
Hardware	Knobs - Factory Standard Style Choices (Choose below)	-----Factory Standard-----		2 Choices
Light Switches	Vacant Off Light Switches to Title 24 CEC Specs	-----Factory Standard-----		3 Choices
Lighting	LED - Factory Standard Style Choices (Choose below)	-----Factory Standard-----		
Ceiling Fan	Factory Standard Style Choices (Choose below)	-----Factory Standard-----		
Closet Doors	Closet Entry Doors	Standard 6-Panel	Barn Door or Regular	Custom
Washer Dryer	Prep for Washer/Dryer	-----Factory Standard-----		
Kitchen Package				
Range	Electric Induction Stove & Hood Prep	2 Burner	4 Burner	Custom
Appliance Prep	Microwave/Convection Combo Electrical Prep	-----Factory Standard-----		
Appliance	Garbage Disposal Installed & Dishwasher Prep	-----Factory Standard-----		
Kitchen Sink	Single Basin, Drop-In	Stainless Single Basin	Farmhouse or Stainless	Custom
Range Hood	<i>See Package Options (Right)</i>	Stainless	White or Stainless	Custom
Cabinet Package	Raised Panel, Paint Grade with Standard Hardware	-----Factory Standard-----		
Countertops	Solid Surface Countertop & Backsplash	-----Factory Standard-----		
Lighting	Surface Mounted LED Lighting	-----Factory Standard-----		
Garbage Disposal	<i>See Package Options (Right)</i>	1/3 Hp	2/3 HP	Custom
Bathroom Package				
Shower/Bath	Shower: 30"x 60" Fiberglass Form & Surround	Shower Only	Choice of Shower or Bath	
Bathroom Cabinet	Raised Panel, Paint Grade with Standard Hardware	-----Factory Standard-----	Floating with LEDs	Custom
Bathroom Countertops	Solid Surface Countertop & Backsplash	-----Factory Standard-----		
Toilets	Elongated - Factory Standard	Elongated	Choice	Custom
Lighting	Surface Mount Vanity Light	-----Factory Standard-----		
Vanity Mirror	Wall Mount	-----Factory Standard-----		



Front Elevation



Back Elevation



Side Elevations

Exterior Package		Prime	Premier	PreFabulous
Front Porch Lights	Wall Mount	-----Factory Standard-----	LED Overhead Porch Lights in Soffit	Custom
Roofing	GAF Reflective "Cool Roof" to Title 24 Specs	25 yr Shingles (Standard Color)	30 yr Shingles (Color Choice)	Shingles or Metal Option
Doors	French Doors, Full Glass, Low-E to Title 24 CEC Specs	-----Factory Standard-----		Custom
Windows	Double Pane, White Vinyl Low-E to Title 24 CEC Spec	Factory Standard White Vinyl		Colors Custom
Exterior Cladding	Hardi-Plank Siding or Hardie Board & Batten	-----Factory Standard-----		Custom Siding
Paint Exterior	Exterior Wall Paint	1 Main/1 Trim		3 Colors
Front Eave	18" Front Eave Standard	-----Factory Standard-----		
Eaves	15" Add-On Boxed Eave (9" is included); sides & back	9" Included	15" Included	
Extra Outlets	Weatherproof, Bubble Cover Outlet	1 included	2 included	3 in customer locations
Spigot	Exterior Water Spigot	1 included	2 included	2 included

Itemized Upgrades				
		Cost	QTY	Total
Bidet Prep	Electrical for Customer Installed Bidet (each bathroom)	\$250		\$ -
Cable Outlet	Recessed Box in Mid-Wall	\$250		\$ -
Closet Doors	Rustic Barn Door	\$750		\$ -
Shower Door	Glass Patterned	\$425		\$ -
Front Gable Porch	6' Deep Front Porch	\$6,750		\$ -
Stucco	3 Coat Stucco Applied On-Site	\$7,500		\$ -
Metal Roof	Standing Seam or Corrugated look with Powder Coat	\$9,500		\$ -
Exterior Door	Standard Sliding (Vinyl, Standard 72" x 80")	\$875		\$ -
Fire WUI	Wildfire Urban Interface (If Required by Code)	\$3,750		\$ -
Fire Suppression	If Required By Code	\$4,500		\$ -
ADA Accessibility	Kitchen and Bathroom Standards	\$7,590		\$ -
Total Upgrades				\$ -

	Prime	Premier	PreFabulous
Pocket 1196 Cost			
Upgrades			
Pocket 1196 Totals			

Style Package Choices				
Design Package	Description		Cost	Select One
Farmhouse	Matte Black Farmhouse fixtures & accents		Included	<input type="checkbox"/>
Modern	Brushed Nickel Sleek fixtures & accents		Included	<input type="checkbox"/>
Cabin	Rustic wood & Iron fixtures & accents		Included	<input type="checkbox"/>
Glam	Modern, yet Classic Elegant Gold fixtures & accents		Included	<input type="checkbox"/>
Traditional	Classic Brushed Bronze fixtures & accents		Included	<input type="checkbox"/>



The PreFabulous Interior Design Consultation

- The PreFabulous Unlimited is a consult opportunity to work with an interior designer and change most of the fixtures and finishes to a professionally custom outcome. The cost does not include the additional costs of materials and/or installation which will be negotiated as change orders.
- After the contract has begun and during the planning phase with the city/county –work with your designer/agent to choose custom changes
- The designer/agent has the measurements for each item (or can get them).
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- These additional costs are agreed upon by you and the factory – then added to the final amount dues upon delivery.
- Your designer/agent ensures the items are at the factory prior to the beginning of construction.

Site Work Quote

- 1) Install (1) new home with plumbing and electric service.
- 2) Prepare the site for the new unit.
- 3) Form up to install a suitable foundation according to plan set
- 4) Create connections to electrical service

- 5) Create a connection to Sewer/Septic.
- 6) Create a connection to appropriately sized water line from the main to the unit.
- 7) Cover all trenches back with fill dirt.
- 8) Leave move-in Ready

#1: ADU Permit, Delivery & Install

Item #	Item Description	Price		Comments
1	Site Drawings	X	Included	
2	Engineering (Site Plan & Stamp)	X	Included	
3	FBH Delivery & Assembly Onsite	X	Materials Included	
ADU Install Sub-Total				

#2: Land Preparation

4	Site Clearing & Demo	X	Included	
5	Survey	N/A		
6	Grading & Land Clearing	X	Included	
7	Drainage during Const	N/A		
8	Landscaping	N/A		
9	Foundation	X	Included	Materials Included
10	Sidewalks	N/A		
11	Retaining Walls/Fences	N/A		
12	Parking	N/A		
Land Prep Sub-Total				

3: Utility Connection Items

13	Water Connection Sub-Total		Trenches, pipes and labor	
14	Connection to Existing Sewer or Septic		Trenches, pipes and labor. ADU septic system testing, design & installation to be performed by outside engineer/contractor.	
15	Minimum Electrical Requirement		Every home must have ample electrical service. Typically, a home is connected to a main utility panel. This option requires a 225-amp main panel and often requires an upgrade to the main panel of the house to meet code requirements.	
16	Required Upgrade to Main Panel		Upgrades, if needed, requires the utility to "assess and engineer" the site. Mainly to ensure that the grid doesn't require upgrades to handle the additions. Typically, this does not get scheduled until we have a building permit causing major delays.	

Total Minimum Installation Cost \$ -

Combined Quote Totals

Pocket 1196	Totals		
PreFab Product Quotes	Prime	Premier	PreFabulous
Turnkey Unit Cost (Including Selected Upgrades)	\$ -	\$ -	\$ -
On-Site Installation Costs with min reqmt's	\$ -	\$ -	\$ -
Building Permits		\$ -	\$ -
Forklift		\$ -	\$ -
PreFab Product SubTotals	\$ -	\$ -	\$ -

Optional Upgrades and Innovative Technologies

Battery/Inverter Off-Grid System

Electrical Option 1	BESS "Battery Energy Storage System" – A inverter battery setup. Powers your new home independently and the battery system is backed up by the Grid.		
	1. No utility involvement.		
	2. No main panel upgrade in most cases.		
	3. Designed to be zero energy use from the utility however individual use patterns may affect this.		
	4. Fully eligible for 30% Rebate.	\$	19,560
Electrical Option 2	Quoted separately - The "Bill Slayer" from Day One Power (our subsidiary company) places & uses additional solar, batteries and inverters on your new home to provide independent power to the existing house or buildings. No interconnect agreement, no permits, no fuss, just your own power on the ADU and go off grid at the main home. Note: If all you want is power to the new home - use electrical choice above.		
	1. No roof solar on main house	<i>EV Charger</i>	\$550
	2. No utility involvement	<i>Additional Solar Panels</i>	\$575/Panel
	3. Optional Grid Backup	<i>Additional Battery</i>	\$900/kW
	4. Fully eligible for 30% Rebate.		

Waste Water Treatment Options using the Pristine Eco-Water System

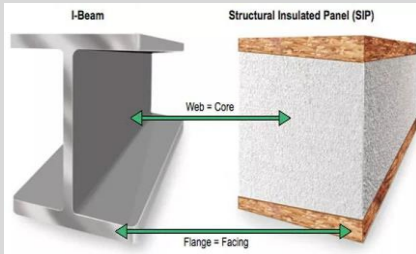
Waste Water Option	The PreFab Pristine Eco-Water System: This a modular product which comes as part of the new home to fully treat and disinfect your wastewater. It has the following benefits:		
	1. The discharged water can be used to water plants or grass. It can also be used in your toilets to save on water usage.		
	2. It is approved for use and regulated by EPA. No local control or local Noes.		
	3. It is self-sufficient and only requires an occasional pump out every 5 years.		
	4. It has easily replaceable parts. But we provide a 10-year warranty on it.		
	5. It is less expensive than Septic and does not require the extra expense of engineers or perc tests.		
	6. It is controlled and monitored by an app on your phone.		
	\$	15,630.00	

Foundation Choices

Helical/Push Piles	No Charge	Our fastest and permanent foundation, installed in 2 days. No tearing up the yard.
SonoTubes	No Charge	A prescriptive foundation used for slopes and rock areas where we can use our patent pending system
Slab on Grade	No Charge	Typical Installation however requires time and labor expense with heavy use of concrete
Stem Wall	Quoted Separately	
On a Hill	\$2,500	This will require retaining walls, excavation and engineering. This quote is for assessment and design only. Following that the amount can be confidently quoted.
Excavation	\$2,500	If you site requires dirt movement, additions, compaction, and/or testing this amount will determine the extenet and allow us to provide 3 quotes for the work to be performed.

Quote With Recommended Upgrades			
Pocket 1196	Totals		
PreFab Product Quotes	Prime	Premier	PreFabulous
Pocket 1196 Total Cost	\$ -	\$ -	\$ -
With Battery/Inverter Off-Grid System (Omitted New Panel from above)		\$ -	\$ -
With Pristine Eco-Water System (Omitted Sewer Connection)		\$ -	\$ -
PreFab Pocket Home Upgrade Price	\$ -	\$ -	\$ -

Structural Insulated Panel Walls and Roof (SIPs)



Airtight

Efficient - High R-Value

Strong

SIPs are state of the art construction walls and ceilings
Code approved since the 60's – approved by ICC NTA.

Exceeds CA Energy Code & LEED Rated!

- SIP Overview: https://www.youtube.com/watch?v=DjjeG0g5yoU&feature=emb_logo
- SIP Construction Animation: https://www.youtube.com/watch?v=liTV_iLkd10&feature=emb_logo
- NTA Certification – Testing Video - https://www.icc-nta.org/wp-content/uploads/2018/12/DIY.mp4?_=1

Structural Insulated PreFab Concrete (SIPCrete™)



Improves Performance - Provides the Best Fire, Sound, & Energy Performance

- 1- Fire: Non-Combustible material & 18 UL-Listed assembly for to 4 hour rating
- 2-Sound: Over 30 evaluated wall and floor tests with sound reduction to STC-68
- 3-Energy: Integratged Insulation and wass with Performce up to 230% of energy code

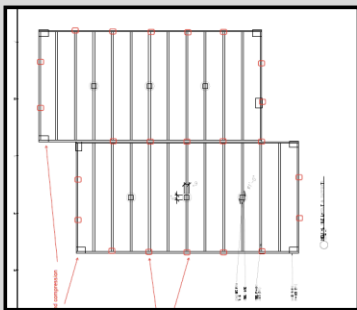
Increases Resilience - Structures that are Durable & Safe

- 1-Moisture: Does not decay and mold/mildew resistant
- 2- Windstorm: Meets highest windstorm code
- 3-Pest: Impervious to burrowing and destruction by insects and rodents.

Lower Costs - Lowers Total Cost of Ownership & Decreases Cement Usage with the Same Benefits

- 1- Simpler Construction: Fewer Trades, materials and installation steps lower construction cost
- 2- Fast Schedule: Additional Savings from faster schedule and lower risk of delays
- 3-Operating Savings: Lower long-term energy, maintenance, repair and insurance costs.

Helical Piles and Push Pile Foundations



Speed

- The absolute fastest foundation - installed in one day!
- Minimal equipment

Quality

- No backyard or land destruction
- On-grade appearance
- No cracking, no moisture issues

Efficiency

- Literally 2 men and a piece of equipment install a homes foundation in 1 day.
- Approvals are prescriptive - meaning less time with the permitting agency
- No soils reports needed

General Exclusions:

General Construction Exclusions:

1. Delays caused due to weather, "acts of nature", riots, unavailability of building supply or unforeseen circumstances are not included.
2. Changes due to actual conditions discovered at the job site not visible from the surface are not included.
3. Job site access restrictions, inaccessibility and/or delays caused by others will be an additional cost. Owner to provide all weather access around the site.
4. Liability for underground utilities, obstructions and/or unforeseen obstacles or conditions. Owner is responsible for contacting Dig Alert and marking the site.
5. Costs associated with geotechnical, architectural and/or engineering redesign requirements, including any hard rock encountered, are not included unless specifically noted above.
6. Costs associated with delays from weather, acts of nature or unforeseen circumstances shall be invoiced at actual cost, including equipment, plus 20%.
7. Any hard rock encountered will be handled on a time and material basis and is not included in this proposal.
8. Job site preparation, removal of existing products or debris and any required demolition is not included unless specifically noted above.
9. Any Materials excavation, grading cut and fill, removal from site, transport onsite and/or offsite, import, export or compaction not included unless specifically noted above.
10. Any required insurance coverage over a standard general liability policy of \$1,000,000 each occurrence with a \$2,000,000 general aggregate.
11. Weather delays are not calculated on a 1 for 1 basis. For each day of delay, the deadline will be extended on a 2:1 ratio.
12. Site security is the responsibility of the property owner or tenant. Any items missing or stolen from the project shall be reimbursed to the contractor immediately.
13. Not responsible for limitations imposed by authorities having jurisdiction unless the client has made the contractor specifically aware.

General Design Exclusions:

1. Structural Engineering, Surveying, civil engineering, traffic engineering, environmental reports, and geologic or geotechnical services.
2. Owner or Contractor initiated scope or design changes beyond the 50% Construction Document Phase.
3. Design changes resulting from value engineering or product substitutions during the Construction Administration phase.
4. Revision or additional work due to unforeseen changes in local or state requirements, or ordinances effective after the date of preparation of this proposal
5. Topographical engineering

SB9 and BareLand	Utilities
	1. Electricity- Assess Access to Power and
	2. Sewer/Septic- Assess Soils, Placement
	3. Water- Assess Well/Municipal Service
	Site
	1. Assess Building Pad
	2. Assess Slope/Grade/Drainage
	3. Assess Driveway, Fire & Parking Access
	4. Assess Lighting & Sidewalks
	5. Public Utilities Easements
6. Fencing/Landscape	
7. Stairs & Handicap Accessible Access	



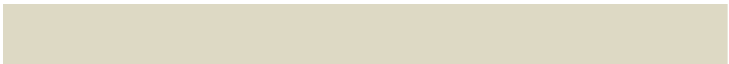
	Snow Load Upgrade
	Heated Floors

e Land & SB9 Development Quote

d Permanent Fixtures	Preliminary Estimate to Provide Lo	
t & Function	Cost of Access to Main (Subcon	
Cost of Well or Metering (Subcc		
\$		
	\$ 15,000	

Mountain Upgrades

	\$ 8,500.00	
	\$ 3,650.00	



Local Utility Service Connection
(Contracted to General Engineering Firm)
(Contracted to General Engineering Firm)

