



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

Pocket 744-S1

PreFab Direct
Sample Estimate



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 wont 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 744-S1 | 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 |

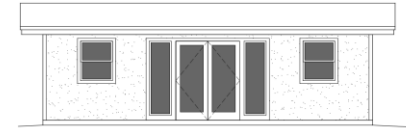
Utility Package

| | |
|---------------------|---|
| 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

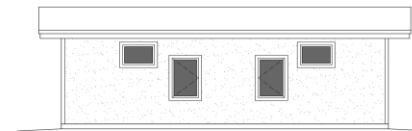
| Interior Package | Prime | Premier | PreFabulous |
|-----------------------------|---|----------------------------|--------------------------|
| Drywall | Spray on Texture (Orange Peel Look) | Orange Peel | Peel or Flat |
| Doors | 6-Panel Hollow Core | 6-Panel | 6-Panel |
| Door Trim | 2 ¼ Case Molding | -----Factory Standard----- | |
| Window Trim | Paint Grade Wood | -----Factory Standard----- | |
| Wall Paint | Sherwin Williams Eggshell Finish | 1 Color | 2 Colors |
| 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 |
| Washer Dryer | Prep for Washer/Dryer | -----Factory Standard----- | |
| Kitchen Package | | | |
| Range | Electric Induction Stove & Hood Prep | 2 Burner | 4 Burner |
| 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 |
| Range Hood | <i>See Package Options (Right)</i> | Stainless | White or Stainless |
| 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 |
| 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 |
| Bathroom Countertops | Solid Surface Countertop & Backsplash | -----Factory Standard----- | |
| Toilets | Elongated - Factory Standard | Elongated | Choice |
| Lighting | Surface Mount Vanity Light | -----Factory Standard----- | |
| Vanity Mirror | Wall Mount | -----Factory Standard----- | |

Pocket 744Si



Front Elevation

Pocket 744Si



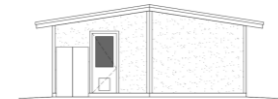
Back Elevation

Pocket 744Si

Pocket 744Si



Left Elevation



Right 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 744S1 Cost | | | |
| Upgrades | | | |
| Pocket 744S1 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).
- The designer/agent has the measurements for each item (or can get them).
- 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 744-S1 | 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

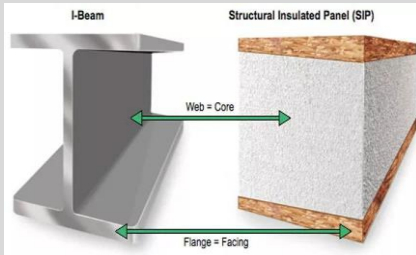
| | | | |
|---------------------------|--|------------------|--|
| Waste Water Option | The PreFab Pristine Eco-Water System: This a modular product which comes as part of the new home to fully treat and disinfect your wastewater. It has the following benefits: | | |
| | 1. The discharged water can be 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 744-S1 | 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: Integrated Insulation and mass with Performance up to 230% of energy code

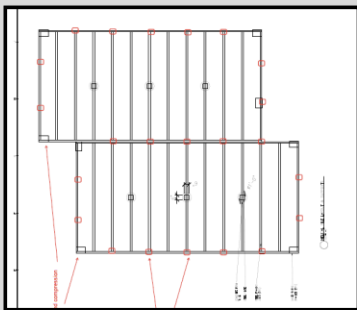
Increases Resilience - Structures that are Durable & Safe

- 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

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

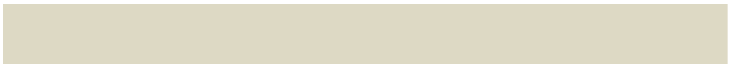
| | |
|--|--------------------------|
| | <p>Snow Load Upgrade</p> |
| | <p>Heated Floors</p> |

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)

