Pacific Modern Homes, Inc.

September 2026 Pre-Engineered Home Package Prices (EW)

For Contracts Received by 10/01/26 and Shipped by 12/01/26

DESIGN NAME	Liv. Space Sq.Ft.	PLAN TYPE (Bedroom/Bath/Garage)	HOUSE TYPE	Package Price (1)	Minimum Package Payment (2)
Astoria (7) (10' Ceilings)	2,622	4 Bed / 3 Bath / 3 Car	1 Story	$164,959	$6,500
Auburn Chalet (7) (8' Ceilings)	1,978	3 Bed / 2 Bath / N/A	2 Story	$101,883	$5,300
Austin (8' Ceilings)	650	1 Bed / 1 Bath / 2 Car	2 Story	$73,765	$3,900
Avalon (7) (9' Ceilings)	2,765	5 Bed / 3 Bath / 3+ Car	1 Story	$142,250	$6,700
Bodega (7) (8' Ceilings)	1,196	2 Bed / 2 Bath / 2 Car	1 Story	$76,770	$5,000
Borrego (7) (10' Ceilings)	2,949	3+ Bed / 3.5 Bath / 3 Car	1 Story	$174,738	$6,500
Brentwood (7) (10' Ceilings)	2,309	3 Bed / 2.5 Bath / 3 Car	1 Story	$144,964	$6,500
Camino (7) (8' Ceilings)	994	1 Bed / 1 Bath / N/A	1 Story	$60,017	$3,800
El Dorado (7) (8' Ceilings)	3,406	4 Bed / 2.5 Bath / 3 Car	2 Story	$178,250	$8,300
El Grande Barn (8' Ceilings)	650	Studio Loft / N/A / 2 Car	2 Story	$62,156	$3,700
Emerald (7) (10' 1st, 9' 2nd Ceilings)	2,839	4 Bed / 3 Bath / 2 Car	2 Story	$164,907	$7,000
Garage A (8' Ceilings)	576	N/A / N/A / 2 Car	1 Story	$17,564	$2,000
Garage B (8' Ceilings)	576	N/A / N/A / 2 Car	1 Story	$18,283	$2,000
Huntington (7) (8' Ceilings)	1,582	3 Bed / 2 Bath / 2 Car	1 Story	$97,727	$5,100
Laguna (7) (9' Ceilings)	1,938	3 Bed / 2.5 Bath / 3 Car	1 Story	$104,844	$5,400
Lakeport (7) (8' Ceilings)	1,195	3 Bed / 2 Bath / 2 Car	1 Story	$75,375	$5,000
Lake View (8' Ceilings)	972	1 Bed / 1 Bath / N/A	1 Story	$52,059	$3,800
Manchester (8' Ceilings)	2,369	3 Bed / 2.5 Bath / 2 Car	2 Story	$155,406	$6,800
Maywood (8' Ceilings)	600	1 Bed / 1 Bath / N/A	1 Story	$37,417	$3,700
Meadow View (8' Ceilings)	616	1 Bed / 1 Bath / N/A	1 Story	$37,053	$3,700
Mendocino (7) (9' Ceilings)	3,027	4 Bed / 2 Bath / 2 Car	1 Story	$153,451	$6,900
Montecito (7) (10' Ceilings)	2,928	3+ Bed / 3.5 Bath / 3 Car	1 Story	$172,539	$6,600
Murrieta (7) (10' Ceilings)	2,949	3+ Bed / 3.5 Bath / 3 Car	1 Story	$192,877	$6,500
Napa (7) (10' Ceilings)	3,230	4 Bed / 3 Bath / 3 Car	1 Story	$166,601	$7,200
New Haven (7) (10' Ceilings)	2,097	3 Bed / 2 Bath / 2 Car	1 Story	$121,062	$5,800
Newport (8' Ceilings)	1,196	2 Bed / 2 Bath / N/A	1 Story	$68,670	$4,800
Olympia (7) (8' Ceilings)	1,830	3 Bed / 2 Bath / 2 Car	1 Story	$117,429	$5,200
Phoenix (7) (10' Ceilings)	4,482	6 Bed / 4 Bath / 3 Car	1 Story	$233,146	$8,200
Plymouth (7) (8' Ceilings)	1,613	3 Bed / 2 Bath / 2 Car	1 Story	$98,634	$5,200
Portola (7) (8' Ceilings)	900	2 Bed / 1 Bath / N/A	1 Story	$55,456	$3,800
Riverbend (7) (9' Ceilings)	1,618	3 Bed / 2 Bath / 2 Car	1 Story	$105,403	$5,200
Rockport (7) (9' 1st, 8' 2nd Ceilings)	3,025	4 Bed / 2.5 Bath / 2 Car	2 Story	$204,300	$7,800
Santa Fe (8' Ceilings)	1,148	3 Bed / 2 Bath / 2 Car	1 Story	$62,224	$5,000
San Rafael (7) (9' Ceilings)	2,592	4 Bed / 2.5 Bath / 3 Car	1 Story	$184,028	$6,200
Scottsdale (7) (8' Ceilings)	2,601	4 Bed / 2.5 Bath / 2.5 Car	2 Story	$139,160	$6,800
Silverton (7) (10' Ceilings)	2,755	5 Bed / 2.5 Bath / 3 Car	1 Story	$158,801	$6,500
Sonoma (8' Ceilings)	682	1 Bed / 1 Bath / N/A	1 Story	$40,477	$3,400
Springfield (7) (8' Ceilings)	2,601	4 Bed / 2.5 Bath / 2.5 Car	2 Story	$154,279	$6,800
Westlake (8' Ceilings)	1,606	3 Bed / 2.5 Bath / 2 Car	2 Story	$109,989	$5,400
Woodbridge (8' Ceilings)	1,930	3 Bed / 2.5 Bath / 2 Car	2 Story	$137,951	$6,100

GENERAL NOTES:

- Refer to 11/2016 Standard Package Specifications for package content.
- A 6,000 lb. forklift is required for unloading.
- All prices are plus tax and freight charges.
- 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 are included with the home package and are designed as follows:

a. Complete set of plans drawn to the California Building Code (CBC), as interpreted by Elk Grove, CA including the foundation design but excluding the 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 load, basic 110 mph wind, Exposure "C" and Seismic Zone D. Greater design loads available by quote only.

c. 4 sets of plans, including 3 original engineered stamped sets and 1 copy. If needed, additional plan sets can be purchased from PMHI. A local plan duplication service can duplicate the plan for the purpose of building this one (1) home.

d. Roof Truss plan and Truss calculations.

e. For Plan changes due to California Fire Hazard Severity Zone, please add $180.

f. PMHI will be responsible for Building Department plan check questions relating to its work only. Generally speaking, PMHI will respond to the plan check questions at no additional charge. However, if the plan check requires significant plan / engineering changes due to issues beyond its control, there may be additional charges.

g. Plan drafting & engineering costs may increase as a result of local building ordanances or base plan modifications.

(2) Minimum package payment is required to receive the Pre-Engineered Home Plan and is non-refundable.

(3) Home packages incl. 2 X 6 exterior walls for living space inc. garage fire wall. Garage packages only incl. 2 X 4 exterior walls.

(4) Packages designed for construction on slab foundation the garage wall height is equal to the house wall height.

(5) Package designed for construction on raised foundation the garage walls extended for depth of floor system. Subfloor material not included in base package price.

(6) Milgard "Tuscany" white vinyl frame windows are included in all packages. Other window styles are available upon request.

(7) This package will require a California highway wide-load permit of $375 per diesel. Additional costs may apply if county or city wide load permits or pilot cars are required.

Pacific Modern Homes, Inc.

September 2026 Common Modification Prices (EW)

For Contracts Received by 10/01/26 and Shipped by 12/01/26

Design Name	OSB Sheathing Only (1)	Cement Lap Siding (2)	LP Smart Panel (3)	CA Fire Window & Soffit Upgrade (4)(5)	Radiant Barrier Roof Sheathing (6)	30# Snow Load (7)	Suncoat Max w/ Argon Gas (8)
Astoria	Standard	$9,021	$9,310	$3,245		$908	$1,880
Auburn Chalet	Please call for pricing		Standard	$3,153		$117	$1,993
Austin	-$2,642	-$411	Standard	$1,782	Call for pricing	$250	$702
Avalon	Standard	$9,354	$11,777	$4,796		$1,406	$1,962
Bodega	-$4,427	Standard	$128	$2,697		$636	$910
Borrego	Standard	$7,807	Call for pricing	$5,162		$856	$3,933
Brentwood	Standard	$7,558	Call for pricing	$3,393	Call for pricing	$818	$1,767
Camino	-$3,495	Standard	Call for pricing	$2,146		$608	$836
El Dorado	Standard	Please call for pricing		$4,788		$718	$2,767
El Grande Barn	Please call for pricing		Standard	$1,263		$215	$619
Emerald	Standard	$9,707	Call for pricing	$4,567	Call for pricing	$640	$2,773
Garage A	-$1,811	-$168	Standard	$908		$108	$107
Garage B	-$1,872	-$194	Standard	$908		$108	$107
Huntington	-$6,742	-$747	Standard	$2,101		$770	$1,288
Laguna	Standard	$6,188	$8,447	$2,831	Call for pricing	$740	$1,535
Lake View	-$2,915	Standard	Call for pricing	$2,013		$202	$821
Lakeport	-$4,399	Standard	-$164	$2,626		$636	$768
Manchester	-$9,836	Standard	Call for pricing	$3,997		$373	$1,880
Maywood	-$2,532	Standard	$255	$889	Call for pricing	$280	$440
Meadow View	-$2,656	-$532	Standard	$1,306		$247	$678
Mendocino	-$6,994	Standard	Call for pricing	$4,467		$978	$2,261
Montecito	Standard	$8,022	Call for pricing	$4,662		$936	$3,231
Murrieta	Call for pricing	Standard	Call for pricing	$5,704	Call for pricing	$856	$3,933
Napa	Standard	$9,453	$10,323	$3,405		$1,751	$1,839
Newport	-$3,612	Standard	-$185	$2,108		$445	$950
New Haven	Standard	$6,244	Call for pricing	$3,015		$591	$1,618
Olympia	-$6,793	Standard	$280	$4,605	Call for pricing	$833	$1,734
Phoenix	Standard	$13,095	Call for pricing	$6,864		$1,474	$4,357
Plymouth	-$5,948	-$235	Call for pricing	$2,864		$646	$946
Portola	-$3,552	Standard	$261	$1,912		$360	$970
Riverbend	-$6,191	Standard	$1,348	$3,662	Call for pricing	$576	$1,511
Rockport	Call for pricing	Standard	Call for pricing	$5,513		$703	$2,499
Santa Fe	Standard	$4,132	$7,301	$1,983		$312	$875
San Rafael	-$8,520	Standard	Call for pricing	$5,115		$839	$2,451
Scottsdale	Standard	Please call for pricing		$3,891	Call for pricing	$464	$1,604
Silverton	Standard	$10,134	$12,685	$5,293		$1,284	$2,904
Sonoma	-$2,794	-$415	Standard	$1,539		$253	$655
Springfield	Call for pricing	Standard	Call for pricing	$4,475		$464	$1,621
Westlake	-$6,685	Standard	-$420	$2,960	Call for pricing	$348	$1,285
Woodbridge	-$8,127	Standard	Call for pricing	$3,922		$479	$1,987

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 Allura cement lap siding 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.

(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 sheathing and gable ends of the roof system with a special foil undercoating. The foil coating for the gable ends is provided in rolls to be field-applied during construction. With the Radiant Barrier, homes built in warmer climates can reduce attic temperatures up to 30° on hot days. This will result in lowered cooling costs.

(7) Upgrades the roof trusses to a 30# snow load.

(8) Upgrades all windows to Milgard SuncoatMAX with Argon Gas. SuncoatMAX adds a noticeable tint to the glass.