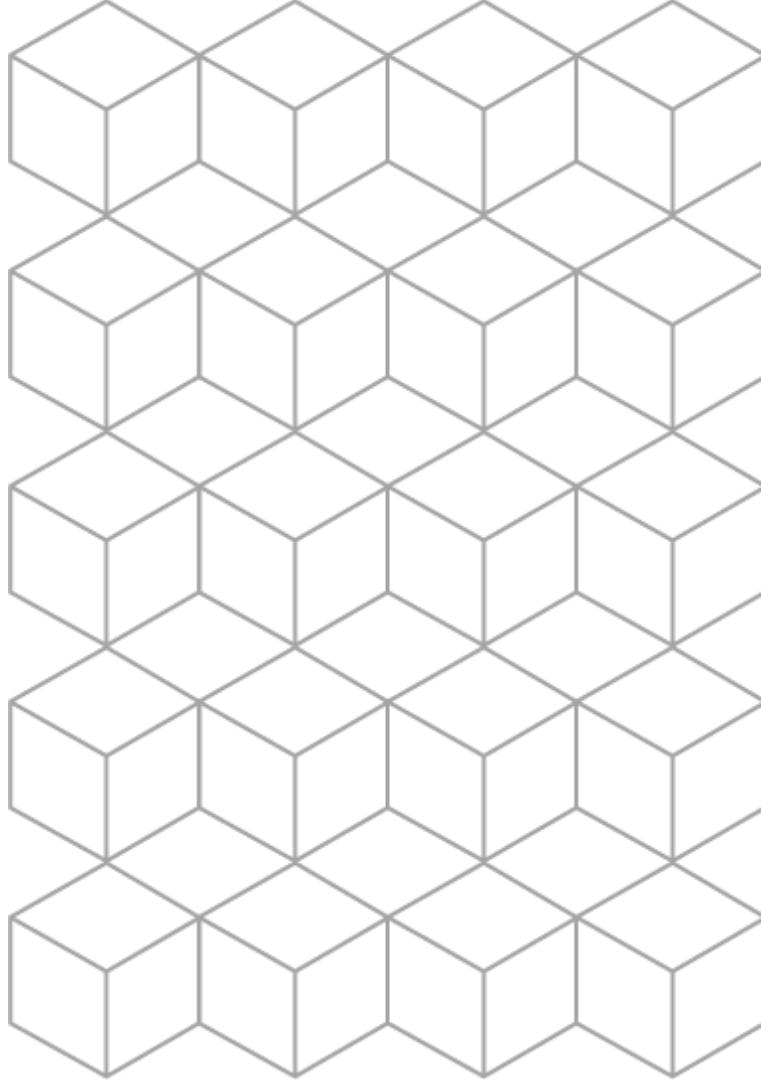


ADD A **SPACE**

Solving Your Space Needs



Add YOUR Space



ADD A SPACE

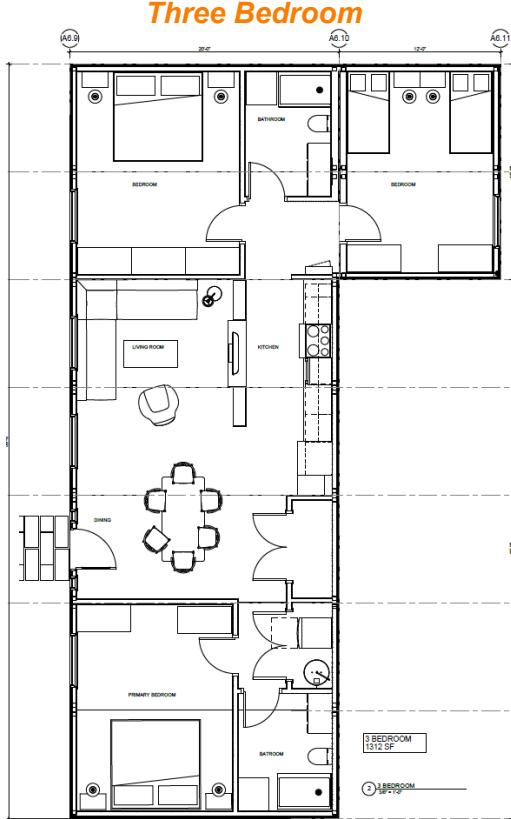
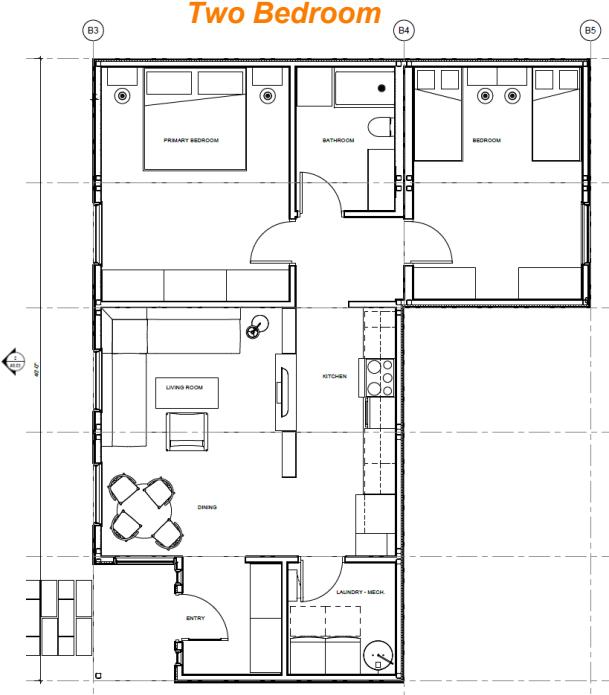
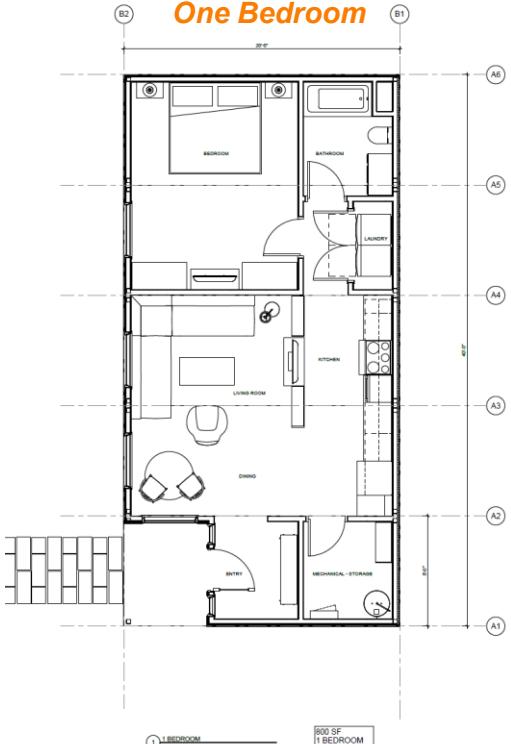
Modular Homes Summary

- Purchase an off-the-shelf design or tailor a design to specific needs.
- In addition to Cabins, Small home packages are available:
 - 1 bedroom 640 square feet
 - 1 bedroom 800 square feet
 - 2 bedroom 900 square feet
 - 3 bedroom 1300 square feet
- Fully constructed home (including site-work) starting from \$290,000
- Each project is evaluated to determine if our templates & designs are suitable, and if not, a custom design can be created to achieve the desired outcomes.
- Be in your home is as little as 8-10 weeks by leveraging one of our existing designs & templates.
- Modules are factory built locally in Rhode Island and delivered fully assembled, including framing, wiring, plumbing, insulation and finishes (exterior, interior and fixtures & fittings installed).
- Our modules are quickly joined on your property to assemble your home in a matter of days.
- Our construction practices are rigorously reviewed and approved by the State.
- Our construction is inspected by the State (or by a State approved 3rd Party Inspector) to ensure it conforms to or exceeds RI Building Code requirements.



Housing 2030: Your Way Home - Layouts

One Design, Many Layouts



Housing 2030: Your Way Home - Elevation



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Costs

Estimates

- Factory Build starting from \$350 per square foot
- Delivery typically ranges from \$5000 to \$10000 but will vary based on site conditions and access
- Site work construction is normally 15% - 30% of factory build costs, including:
 - Site preparation & foundation
 - Services & utilities
 - Module joining, finishes and connection to services
 - Site grading
- There is no minimum order requirement, however multiple orders of the same Design will realize production savings. Details can be provided on request.

** Design services for custom design or for drawings not yet approved by the State, will be approximately 5%-8% of Factory Build Costs, excluding 3rd party services such as Engineers & Inspectors. We will implement a Design Rebate Program where appropriate. Details can be provided on request.



Payment Schedule

Factory Build

- Initial Deposit – 20%
- Construction Commencement - 45%
- Factory Build Complete – 35%

Onsite Conditions / Construction

- Initial Deposit – 20%
- Foundation Complete – 50%
- Factory Build Installation – 25%
- Final Completion – 5%

Code Compliance

Code Compliance requirements for all Factory Build homes include the following:

- State Approved Quality Control Policy & Procedures covering plant conditions, construction team, construction processes and quality assurance processes
- State approved Design and Construction drawings ensuring each design conforms to State Building Code requirements
- Independently approved stage-by-stage construction by certified state officials to ensure all build conforms to approved Quality Control processes and State Building Code requirements
- Specific zoning and / or coastal requirements will be assessed on a case-by-case basis to determine if design variations are required. If needed, such design modifications will have separate State approval

In-house Factory Quality Control Requirements

- Rigorous internal inspections are conducted and evidenced prior to 3rd party inspection being performed
- Quality Control checklists and processes are completed evidencing the work completed for all stages of production
- Separate Construction and Quality Assurance Management personnel review adherence to and completion of above processes
- Construction Variations, if required, are documented and signed off, including reason and impact of change. These are signed off as part of the inspection process.





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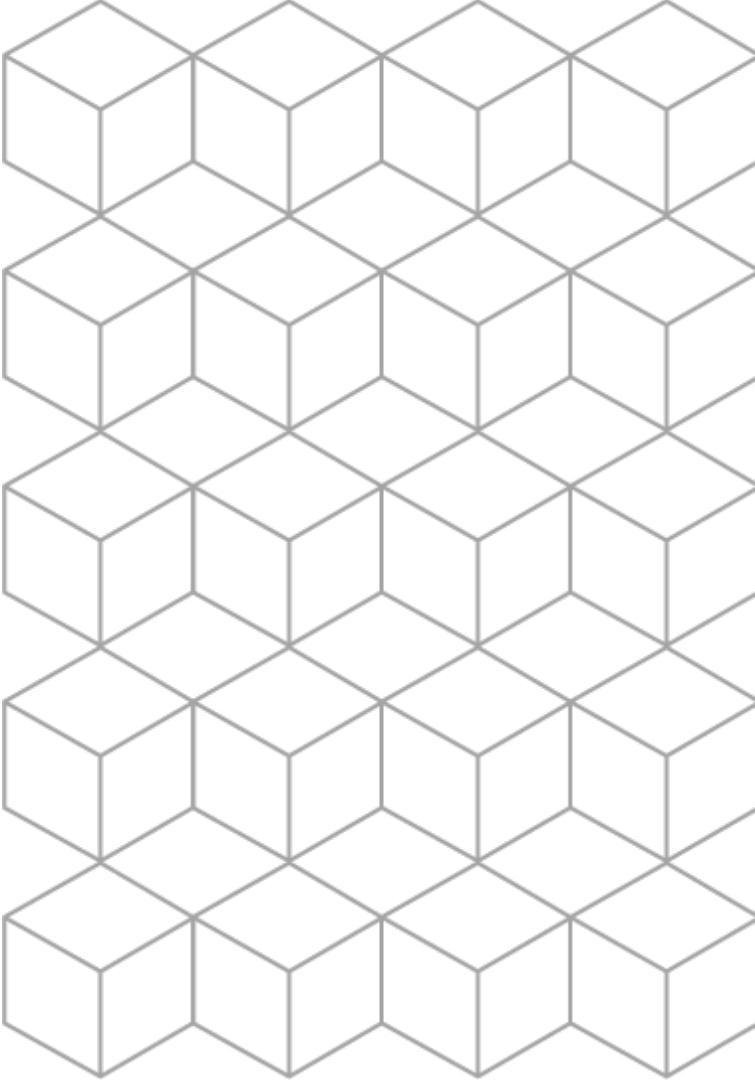
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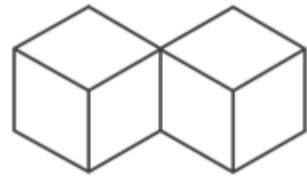


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Email: info@addaspace.com

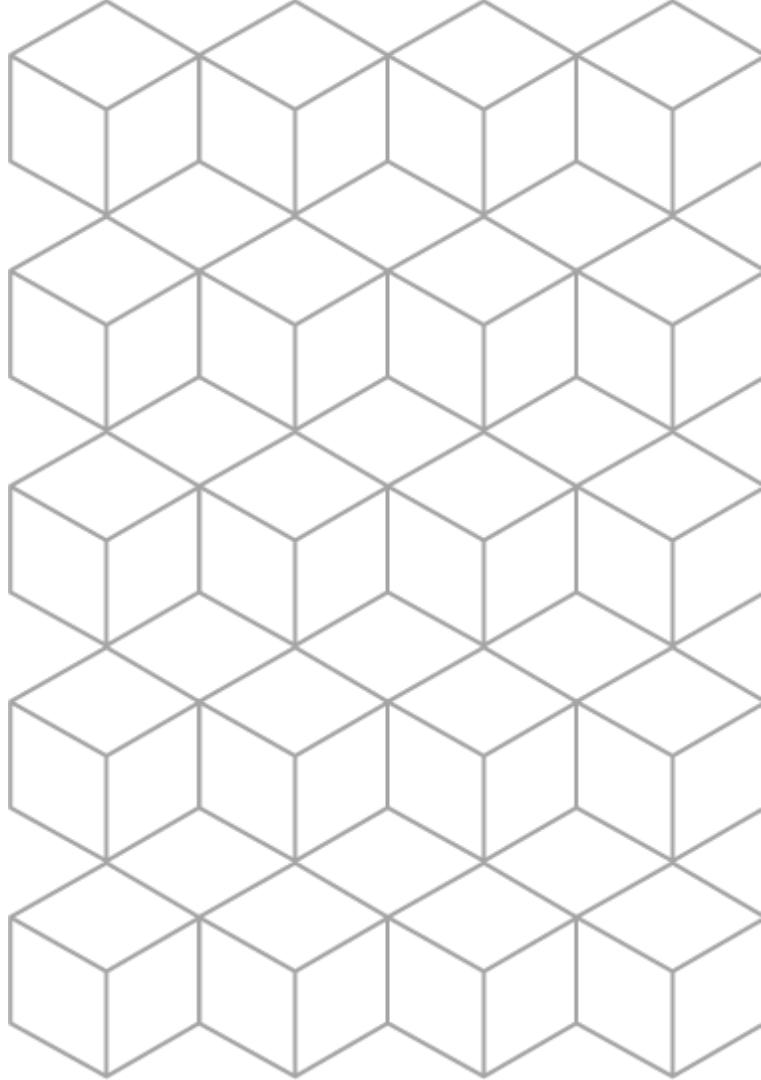
Phone: 401-321-2324





A D D A S P A C E

THANK YOU



Cost Estimates Chart

Category	Description	Estimated Cost (\$)	Notes
Product Cost	Square foot cost of product(s), excluding delivery	Starting from \$350 per square foot	Quoted square footage exclude delivery and site work. Price is for a turn-key solution which includes all framing, electrical / plumbing rough-in, insulation, interior / exterior wall finishes, plumbing / electrical fixtures & fittings, Kitchen / Bedroom cabinets, roofing, flooring
	<i>Enter Product Description</i>	Price is for a turn-key solution which includes all framing, electrical / plumbing rough-in, insulation, interior / exterior wall finishes, plumbing / electrical fixtures & fittings, Kitchen / Bedroom cabinets, roofing, flooring	
	<i>Enter Product Description</i>	Multiple floor layouts are available: 1 bedroom 640SqrFt, 1 bedroom 800SqrFt, 2 bedroom 900SqrFt, 3 bedroom 1300SqrFt	
	<i>Enter Product Description</i>		
Delivery	Estimated delivery costs to sites in Rhode Island	\$5000-\$10000	Varies based on site access and condition. This is a typical range in price
Electrical Site Work	Electrical hook-ups & internal connections	15% - 30% of factory build costs	All onsite work including, site preparation, foundation, installation / connection / finish of modules ranges from 15% - 30% of Factory Build Costs
Plumbing Site Work	Plumbing hook-ups & internal connections		See above
General Carpentry Site Work	General carpentry for unit integration & final finish work		See above