



Welcome to pHLiving™. We are a design-build group and think tank specializing in healthy, sustainable, transparent, and affordable housing solutions worldwide. We design, factory manufacture, and install custom homes that are certified by an independent third party assessor as meeting the Healthy Home Standard developed by the International Institute for the Building Biology and Ecology (IBE). Our team of designers, scientists, and visionaries are dedicated to building healthier homes and a healthier planet. Our goal is to become the leading home provider to people suffering with Chemical Sensitivity and environmental allergies and for folks who just want a healthier home for themselves and their children. We offer an array of services and products that range in scale from self-sufficient guest cottages to multi-family housing and emergency housing solutions for disaster relief zones.

We recognize the growing need for people to have access to homes consciously produced without harmful toxins so they may enjoy healthier lives. Our team cares about your health and the health of our planet. We have dedicated years of time and personal funds in search for acceptable building solutions to a complex and growing health problem that afflicts over 7million people nationwide. This initial offering is only the beginning for us. As our reach expands, so to will our ability to meet these challenges. We are committed to and driven by the belief that we can help to change lives and our planet one square foot at a time. We are inspired by your story.

## Take it for a Test Drive

The Sanctuary™ testing unit was built for chemically sensitive clients to evaluate prior to purchasing. pHLiving™ recognizes that within the CS community there is considerable individual variability in the pollutant concentrations and specific pollutants that causes reactivity. In view of this, we realized up front that our product would not satisfy the needs of every person with chemical and electrical sensitivities. The Sanctuary represents our best efforts of bringing together state-of-the-art technology and unique building techniques at an affordable price. We urge potential customers to arrange to test drive our unit to evaluate the home's ability to meet their specific needs and sensitivities.

The test unit is located in Bucks County, PA, near Quakertown. Situated on 16 beautiful acres of land. The site was selected for its close proximity to PHL international and our East coast manufacturing facility. The unit is 5 minutes away from a preeminent MCS doctor. A short drive into town you will find a health food store, a compound pharmacy, and a variety food choices, including an organic farm.



## What makes a pH Living pure Home™ different?

- *Health First.*

Supporting your health is our first priority.

- *Our Process and Results are Transparent.*

Each home receives Certification of the assembled and completed house to the Healthy Home Standard by the IBE

- *Material Vetting and Selection.*

We only offer finish selections that have been vetted by our materials specialists to contain either no VOC or very low VOC emissions

- *Custom Air Filtration System.*

- *Our Product is Not a One Size Fits All Solutions.*

- *ADA/ Universal Design Options\**

- *pureHome Technology™*

\* All of our pH Living pureHomes™ can be adjusted to accommodate nearly any disability. We build our homes to meet or exceed the International Residential Code standards (IRC).

## What is pureHome Technology™?

Our pureHome Technology™ is everything you don't see. It is the fusion of our Research and Development and our health supporting construction techniques.



## WHAT services are INCLUDED in the cost of our pH Living pureHOME™?

We are with you every step of the way, from design through construction to ensure you receive great service and a quality home

- Initial site visit
- Site analysis to understand how your home will interact with your property
- Program to unearth your needs and expectations in order to solve functional requirements
- We will obtain planning department regulations for you
- We will help you find expeditors in the area to assist with the permit process
- Design flexibility
- Architectural design and construction drawings
- MEP, structural engineering drawings and state certifications for construction and delivery
- Detail factory production drawings based upon approved architectural plans
- We provide approved permit drawings to your general contractor
- Initial site meeting with site contractor to coordinate installation
- Set crew and final touches
- Manufacture and packaging of your home in custom reusable wraps in preparation for delivery
- Turnkey manufacture and installation of your home
- Third-party certification to Healthy Home Standard by IBE

## What comes standard in our pH Living pureHOME™?

Our homes are built to support your health and that is our standard benchmark. Quality, sustainability, transparency, and affordability have been included at no additional cost to you.

Here is our short list:

- FSC certified framing and NAUF plywood substrates and sheathing
- Cement board siding in a variety of styles
- Solar reflecting and EMR reducing aluminum roofing
- Military Grade scrim reinforced Electromagnetic Radiation barrier
- Formaldehyde free pure fiberglass insulation
- Double glazed, Anodized Aluminum, LowE EMR reducing windows and doors
- Energy Star appliances
- Metal-clad electrical cabling and stainless steel cover plates for EMR reduction
- 25 SEER split HVAC system with on demand air purification and dehumidification control
- ERV or HRV (Energy or Heat Recovery Ventilator for continual fresh air
- Merv 12 particulate and activated coconut charcoal filtration
- Electric water heater
- Recessed incandescent lighting
- Porcelain tile flooring
- Solid wood or aluminum kitchen shelving with aluminum supports
- Quartz slab countertops

- Dual-flush, low-flow toilets
- Low flow kitchen and bath faucets
- All copper supply lines and ABS waste lines
- Carbon based whole house water filter
- Zero VOC paints, stains, and sealers
- Healthiness certified to the Healthy Home Standard by IBE

## WHAT services are NOT included in the cost of our pH Living pureHOME™?

For clients who wish to have additional assistance with the process, we offering services provided at an hourly rate schedule:

- Land
- Site assessment (for pre-purchases of land)
- Soils testing
- Site design
- Project management, managing site construction process
- Permit expediting
- Site construction
- Utility connections coordination
- Surveyor
- Soils Engineer
- Structural engineer for complicated sites
- Title 24 approvals or other that may be required
- Architectural reviews and board meetings
- LEED certification
- Furniture

## General Contractor Responsibilities

- Clearing land, tree removal, grading etc
- Excavating for foundations
- Installing driveways and sidewalks
- Installing foundations
- Installing septic and well systems
- Connecting home to municipal services, water, sewer, electric
- Installing site built structures such as decks, basements, porches and garages
- Landscaping



## Starting with our pH Living pureHOME™ Line

Building a health supporting home has never been easier. Simply follow our step-by-step process and in a matter of weeks, you will be living in your new home. Keep in mind, we work with you every step of the way, from design through construction to ensure you receive great service and a quality home.

If you need help with finding the right piece of property, we have a great network of Eco-brokers ready to assist you with this process.

### Step 1

- Visit our Website to view our factory manufactured pre-finished homes and determine if a pH Living pureHOME™ is right for you. Our homes come in variety of sizes and shapes to choose from. Our initial offerings to the Chemically/ electrically sensitive community are easily transported across the country and delivered to your site 95% complete in one piece! Once delivered, and after a few days of finishing and touch up work, our house will be your home. If you do not have easy access to the Internet, feel free to contact us any time and we will be happy to send you descriptions of our product offering.

### Step 2

- Determine where your new pH Living pureHOME™ will be located. How you answer this question is an important step that will determine the path of the process. Here are a few helpful questions to ask yourself:
  - Are you looking to set your new Sanctuary on a vacant piece of land? If yes, do you currently own the land or are you in process of purchasing the land?
  - Are you looking to set your new Sanctuary alongside your exiting home or attach it to your home?
  - Would you like your Sanctuary to have the ability to move when you do?
  - Need help deciding the best solution for your situation? No problem. Simply pick up the phone and give us a call. One of our pHLiving team members will be happy to assist you.

### Step 3

- Enter into an agreement with pHLiving™. This agreement covers upfront costs for the following tasks:
  - We meet with you to walk your property, listen to your needs, and gather information that will enable us to understand the project scope.
  - We research local building regulations for you
  - We modify our plans to suit you if our offerings don't quite fit your needs

- We coordinate the services of all trades that will be involved in your project. They are hand selected from our network of preferred vendors.

#### Step 4

- Select your Size. The pH Living pureHOMES™ come in a variety of sizes ranging from 160 SF to 2500 SF

#### Step 5

- Select your Roof. We offer a variety of roof styles in order to meet various regional climate conditions, styles, and simply to provide you the opportunity to select a shape that feels right for you

#### Step 6

- Select your Siding. Choose from cement board (shake, lap, board and batten), wood, Corten Steel, or any custom material you prefer.

#### Step 7

- Select your Interior Finish Package. We offer two distinct style packages to choose from: The contemporary line and the classic line. For modern beauty, select the contemporary. It offers clean lines, simple forms, and warm color tones. For timeless beauty, select the classic. It offers stately lines and just the right amount of detail. If you prefer to have more choices, simply specify any custom finishes or fixtures you like and we will install them.

#### Step 8 (Optional)

- Select Furnishings and Accessories. A house is not a home without the finishing touches. We therefore offer an array of products that are organic and non-toxic through our preferred vendors.

#### Step 9

- We produce and submit to you the final cost of your selected home
- Enter into an agreement with pH Living™. This agreement covers costs to engineer, build, set, and finish your home
- We produce final construction plans based upon your approved selections and apply for all permits

#### Step 10

- Once permits are approved production of your pH Living pureHOME™ begins. The unit is built in just four short weeks.
- Foundation work will begin at the same time the factory production starts. We will coordinate with your selected General Contractor, or we can coordinate for you! There will be added fees associated with this service, but it is well worth it. We have been in the business for a very long time and know the importance of completing projects the right way, the first time.

#### Step 11

- We deliver, set, and finish the unit. Your home is delivered in a custom reusable wrap, similar to a slipcover, reducing waste to landfills. Transportation charges are not included in the price of our Sanctuaries. By paying hauler directly for transportation

- fees, you avoid cost markups. Rest assured, we do set up and coordinate the entire process for you.
- Setting of your home on the foundation is completed in a few hours. Finishing and service hookups take about a week.
  - An independent IBE Healthy Home Assessor evaluates your home, collects samples for lab testing and takes electrical measurements to assure your home meets the *Healthy Home Standard*. This process requires about two weeks.

#### Step 12

- Welcome Home! Enjoy the experience of living in a health-supporting environment. We understand your struggles and have worked very hard to provide you with the best opportunity to rebalance your body. We wish you good health and happiness



## How much does a pH Living pureHOME™ Cost?

Our pH Living pureHOMES are pre-designed. The design and engineering fees are included in the price. Up to 20 hours of design modifications are also included\*.

- Our pureHomes start at \$250/SF for homes greater than 1200 SF and includes quality materials, finishes, and health supporting construction techniques

<b>LINE ITEM</b>	<b>Cost/ Square Foot*</b>
<b>Off Site Constructed Home (OSC)</b>	<b>\$250/ SF</b>
Structure	
Exterior Finishes	
Interior Finishes	
Light and Electrical Fixtures	
Mechanical System	
Appliances	
Third-party Test Certifications by IBE	
<b>Delivery</b>	<b>\$20/ SF</b>
Shipping	
Setting	
<b>Site Costs</b>	<b>\$45/ SF</b>
Site Preparation	
Foundation	
Utilities	
Button Up	
<b>Construction Costs Subtotal</b>	<b>\$315/ SF</b>
<b>Other Costs</b>	<b>\$10/ SF</b>
Permit Fees	

\*This is general pricing and is intended for budgetary purposes. This is not guaranteed pricing as each project varies in terms of site complexity and scope of work.



## Starting from Scratch

A step-by-step guide for our Custom pH Home Design

Your home is likely your greatest investment and it should be made the way you want it. Starting from scratch will involve more time upfront, but we enjoy working through the design process and we think you will too.

For new construction we suggest you first obtain a building lot and secure financing for your home. You will need a mortgage lender to help you determine how much money you will be able to borrow. It's important for your lender to provide you with an approval letter stating how much they will lend. With this information, we will be able to help you select the appropriate home that will fit your budget.

If you need help with finding the right piece of property, we have a great network of Ecobrokers ready to assist you with this process.

### Step 1

- Enter into preliminary contract with pHLiving™ in the amount of \$10,000.00 to initiate review of project. This fee will be credited to the architectural design contract
- Apply for a construction loan

Along with our contract, we will provide you with a checklist indicating the steps we will take together from start to finish so that you will have a full picture of the entire process from preconstruction through final 'button up' and certificate of occupancy.

### Step 2

- We meet with you to walk your site, listen to your needs, and gather information that will enable us to understand the project scope. The site must be purchased or in escrow to begin this step

### Step 3

- Enter into Design Contract. Fee will be based upon site complexity and project scope

### Step 4

- We prepare a site analysis based on our site visit that considers sun path, wind paths, views, and suggested house placement
- We prepare a program listing your needs

### Step 5

- We prepare a preliminary design for your review and approval. We use the site analysis and program to develop a solution to match your needs.
- You select finishes from one of our standard packages or select custom finishes

- We prepare cost estimate for your review and approval

#### Step 6

- Complete drawings and specifications

#### Step 7

- Enter into contract with our factory partner to build your home
- Identify and hire local general contractor or pH Living to oversee construction. Separate contract required

#### Step 8

- Submit drawings to State and Local permitting agencies for approvals. State approvals are completed through the factory and the fees are included in the cost of our homes. We will work with you to obtain local permits for site construction. However, the permit fees are not included in the cost of the home

#### Step 9

- Once permits are approved we will build your home in our state-of-the-art, climate controlled manufacturing facility
- Site work will begin simultaneously in preparation for home delivery

#### Step 10

- Your custom pure Home is packaged and delivered

#### Step 11

- Your Home is set on foundation
- Services are connected to the home

#### Step 12

- Final button up (finish detailing)
- Certificate of Occupancy
- Hand over keys to your new home



## How much does a custom pH Living Home™ Cost?

pH Living™ offers custom design services for both residential and commercial projects. Projects may be site-built or prefabricated. Our services are billed on the following hourly rate schedule:

### Hourly Rate Schedule

Design Consultation-\$250  
Project Management-\$120  
In-House Associates-\$75  
Clerical-\$55  
Reimbursable Expenses billed @ 1.10 times direct cost\*

\*Reimbursable Expenses in the interest of the project include engineering services, travel expenses, long-distance communication, reproductions, and postage