



## FREQUENTLY ASKED QUESTIONS

### **Basic Questions:**

[What is included in the kit?](#)

[What is the LV series line of kit homes?](#)

[Is the LV modular or stick-built?](#)

[What is the minimum space required to build an LV series kit home?](#)

[Does the LV series kit home meet residential building codes everywhere?](#)

[Do the materials used in your manufacturing process pose potential health problems?](#)

[Can you please send me a catalog or brochure?](#)

### **Sales/Pricing Questions:**

[What is the price and what is included in the LV series kit home?](#)

[Where and how can I purchase an LV series home? What do I get with my non-refundable retainer?](#)

[In addition to the kit, what other costs do I need to factor into my total cost of ownership?](#)

[If I purchase more than one LV, can I receive a discount?](#)

[There is an LV home built near me – can you share the location so I can drive by?](#)

[What is the process once I decide I want to purchase an LV home kit?](#)

### **International Sales Questions:**

[Do you sell the LV Home Series in Canada?](#)

[Do you sell the LV Home Series internationally?](#)

### **Financing Questions:**

[Do I need to work with a special lender to finance my LV build?](#)

### **Open House Questions:**

[When is the next open house?](#)

### **Manufacturing/Shipping/Delivery Questions:**

[Where is the LV series kit home manufactured?](#)

[What is the lead time for manufacturing an LV home?](#)

[What does it cost to ship the kit?](#)

[Do you have a checklist of what I need to receive in the shipment of my LV series kit home?](#)

[When can I get my LV series kit home delivered? Can the delivery date be adjusted once it is set?](#)

### **Window/Foundation/Roof/Interior/Exterior Metal Siding Questions:**

[Why do you not provide the windows with the kit?](#)

[How much can I expect to spend on windows for my LV series kit home?](#)

[What type of foundation does the LV series kit require?](#)

[What roof system does the LV kit employ? How is the roof drained? What is the roof snow load?](#)

[How do you keep the gutters clean and clear?](#)

[What is the ceiling height for the LV series kit home? What is the R-value for the roof?](#)

[Can a deck be installed on the roof? Can a solar panel system be installed on the roof?](#)

[Does the kit include cabinetry, interior doors and interior walls?](#)

[What is Kynar 500 and can I choose different exterior colors?](#)

[Can a different exterior siding be used on the LV home?](#)

### **Insulation/Heating and Cooling/Energy Efficiency Questions:**

[Does the LV series home come insulated? If not, what type of insulation can be installed?](#)

[What kind of Heating and Cooling does the design accommodate and where does it get installed?](#)

[How energy efficient is the LV home?](#)

### **Construction Documents/Customization/Design Questions:**

[What construction documents do I receive from Rocio Romero Homes with my kit purchase?](#)

[Can I buy the LV plans/construction documents, but not the kit?](#)

[How much does it cost to customize the LV series kit home?](#)

[What are the efficiencies created by combining two LV series kit homes?](#)

[Can you accommodate a roof design change or increase the height of the interior ceilings?](#)

[Can solar, water catchments, and other “green” technologies be incorporated in the LV?](#)

[Can the LV be customized for commercial use?](#)  
[Can the LV units be stacked on top of each other?](#)  
[How are utilities \(electricity, gas, water, sewer, phone, etc.\) plumbed or wired into the LV series kit home?](#)

#### **Construction Questions:**

[What are the final build costs for a completed LV home?](#)  
[How much money can I save by purchasing an LV series kit home?](#)  
[How long does it typically take to build a LV home?](#)  
[Does the LV require a special builder to construct the LV?](#)  
[Can you refer me to a general contractor in my area?](#)  
[Can you show me examples of built LV homes?](#)  
[Do you offer installation services?](#)

#### **Distributorship/Joint Venture Questions:**

[Do you have distributorship opportunities available?](#)  
[Our company would like to discuss a residential joint venture development with you.](#)  
[I would like to build an LV home and allow you to use it as a model home – is this an option?](#)

#### **Miscellaneous Questions:**

[Do you still sell the Camp Series?](#)

### **BASIC QUESTIONS**

#### **What is included in the kit?**

In Layman's terms the LV Series kit home includes everything that you see on the outside except for the windows, roofing material, and exterior decks/stairs. For more details on exactly what is included in the LV series kit home you can download the "LVS Design" brochure on our webpage: [http://rociromero.com/LVSeries/pdf/LVS\\_DESIGN.pdf](http://rociromero.com/LVSeries/pdf/LVS_DESIGN.pdf). Read the section on "LV Kit Series Specifications" p. 7 this defines exactly what you will receive with the kit.

#### **What is the LV series line of kit homes?**

The LV series kit homes first started with the LV home (Standard LV); it is the original design by Rocio Romero. Romero's other LV unit designs have been developed so as to provide more options and layouts while maintaining the same style and design as the original LV. The LV units can be built individually and/or combined to create a larger home and/or assembled as a compound. We offer custom design services to assist in tailoring the homes for all of our clients needs. For ideas of what has been done, see our testimonials page on our webpage: <http://www.lvseries.com/testimonials.htm>

All of the LV series kit homes have a standard width of 25'-1", but vary in size because of the difference in the length of the building. The LV (Standard LV) is 25'-1" x 49'-1" and has a living/dining/kitchen/ 2 bd./ 2ba. The LVL (LV Large) is our largest unit; it is 25'-1" x 59'-6"; it is 10' longer than the LV so you can have an additional bedroom making it a 3bd./ 2 ba. home or a larger living room area and 2 bd./ 2 ba. The LVM (LV Mini) is our smallest unit; it is 25'-1" x 25'-1". The LVM can be used as a studio space, office, and/or 1 bd/ 1 ba guest house. The LV150 & LVL150 (LV & LVL for hurricane areas) was developed to resist the tremendous wind pressures of hurricanes. The structure is designed to Miami Dade Structural specifications; consequentially we had to increase the length of the wall panels to meet the stringent windload requirements. The LV150 otherwise, is the same size and layout as the standard LV; the only difference is in the elevations: wall sizes are larger in specific locations and window sizes are smaller. The LVG (LV Garage) is a 2 car detached garage (which can also be attached to the LV and/or LVL); it is 25'-1" x 25'-1". For more details on the LV series kit home you can download the "LVS Design" brochure on our webpage: [http://rociromero.com/LVSeries/pdf/LVS\\_DESIGN.pdf](http://rociromero.com/LVSeries/pdf/LVS_DESIGN.pdf). You can also download brochures that highlight the different LV series kit homes; these brochures contain plans, sections, and more details that describe each unit.

#### **Is the LV modular or stick-built?**

The LV series kit home is a kit of parts, which is a prefabricated methodology that is different from manufactured and/or modular housing. The LV series kit home is a kit of parts that employs prefabricated open wall panels and components and is finished on site as opposed to off-site

(modular is finished off-site). This allows the home to qualify as new construction and therefore qualify for a traditional mortgage. Additionally, your building inspector can inspect throughout all the build phases like a normal stick built home.

**What is the minimum space required to build an LV series kit home?**

The LV series kit home can be built on many various lots. Since zoning codes as well as setback regulations (mandatory distances from the exterior of your home to your property line) vary from place to place this is something that you will need to investigate with your local building authorities. Once you know what the maximum building footprint can be on your lot, you can take the measurements of the LV series home website and verify whether it will fit.

**Does the LV series kit home meet residential building codes everywhere?**

The LV series kit home meets or exceeds all structural specifications in the Uniform Building Code (UBC) and International Residential Code (IRC) for single family residential construction. The LV series kit home meets the following UBC structural requirements: 20-50 psf snowload, 100 mph (exp. C) windload, and zone 4 seismic. The LV series kit home meets the following IRC structural requirements: 20-50 psf snowload, 120 mph (exp. C) windload, and seismic category D. The LV150 & LVL150 (LV & LVL for hurricane areas) was engineered to meet Miami Dade Structural specifications, one of the most stringent codes for hurricane environments. The LV150 meets the following IRC structural requirements: 20 psf snowload and 150 mph (exp. C) windload. At an additional cost, we can certify the plans to the specifications as listed above in all 50 states. The only structural limitation for the LV series is that it can not sustain heavy snow loads that are greater than 50 psf. Given the numerous code variations with respect to plumbing, electrical, and mechanical, it is up to the purchaser to ensure that the design and build plan they choose for these system meets local building codes.

**Do the materials used in your manufacturing process pose potential health problems?**

All materials used in the LV series kit home are commonly used in traditional home construction. Therefore, the LV series kit home is environmentally safe for most people. However, individuals with particular environmental sensitivities should carefully examine the LV series kit home specifications to determine if there are any substances used in home construction to which they are sensitive.

**Can you please send me a catalog or brochure?**

In an effort to conserve paper, we do not offer hard copy materials since all of our information can be easily downloaded from our website at [www.rociromero.com](http://www.rociromero.com). If you do not have access to a home computer, you can get free internet access at your local library. If you do not have access to any computer, we can send you the same downloadable brochures available on our website for a fee of \$20.00.

**SALES / PRICING QUESTIONS**

**What is the price and what is included in the LV series kit home?**

The price for the LV series kit home varies in accordance to the different sizes, wall lengths, as well as if an upgrade for increased snow load is required. The standard price for the LV home is \$35,923, the LVL home is \$42,115, the LV150 is \$37,825, the LVM is \$23,650, and the LVG is \$19,992. Pricing for the base LVC Courtyard starts at \$5,889 and \$21,689 for the LVT Tower. For details on current pricing, snow load upgrade costs, and what is included in the kit, you can download the “LVS Build” brochure on our webpage <http://rociromero.com/LVSeries/build.htm>

**Where and how can I purchase an LV series home? What do I get with my non- refundable retainer?**

You can purchase an LV series kit home from Rocio Romero LLC. For details on the sales process, agreement, and purchase price you can download the sales agreements for the respective homes from our webpage <http://rociromero.com/LVSeries/brochure.htm#brochures>. These are our standard contracts with all our clients.

LV customers may choose to pay for the kit in full at the time of their order or remit a non-refundable retainer. The deposit for the LV, LVL, LV150, LVL150 is \$10,000.00 for each LV series kit home ordered and \$2,500.00 for the LVG and \$5,000.00 for the LVM ordered. There are no deposits required for the add-on products, LVT and LVC, as you will need to engage us in the custom design process to integrate these products into your LV home. Upon receipt of their full payment or the non-refundable retainer, a shipment date will be assigned and Rocio Romero, LLC will forward to the home-buyer the following:

Plans and Instructions: Title Sheet, General Notes, Foundation Plan, Floor Framing Plan, Basement Plan, Construction Plan, Electrical and Finish Plan, Reflected Ceiling Plan, Roof Framing Plan, Roof Plan, Exterior Elevations, Cross Section, Longitudinal Section, Wall Sections, Details, Interior Elevations of Bathrooms, Window and Door Schedule, Ramp & Concrete Steps, Utility Alcove Drawings, Cabinetry Drawings, Structural Plans, Construction Guidelines, Product Specifications, Construction Schedule, List of Materials, and DVD.

Customers who wish to have their LV series kit home delivered more than 28 days in the future and beyond any dates already committed to other customers may request a specific kit-shipment date. Upon receipt of payment in full or the required retainer, Rocio Romero, LLC will assign the customer a shipment date closest to their specifically requested date as possible. Shipment cost can only be estimated in advance. Final shipment cost will be quoted thirty (30) days prior to shipment. Twenty-eight (28) days before the customer's assigned shipment date all shipment fees and any outstanding balances due Rocio Romero, LLC must be paid in full. The LV series kit home will be delivered to the address a customer specifies so long as the location is assessable via traditional, semi carrier. If the location is too remote to be accessed by a traditional semi carrier the kit will be delivered to the nearest accessible location.

**In addition to the kit, what other costs do I need to factor into my total cost of ownership?**

Rocio Romero, LLC provides the LV series kit home as a kit to construct the exterior walls, roof structure, and exterior metal finish of the home. You will be responsible for constructing a foundation that your kit can be built upon (a foundation plan is included), and for all interior finishing, including all materials and labor. With your foundation complete, the Kit exterior walls, roof structure, and exterior metal finish can be constructed with little additional expense beyond labor, and the interior can be customized to meet your exact specifications for a unique home. The total cost of ownership will depend on your interior specifications and local labor rates. Depending on the fees paid to a general contractor this could increase by 10% to 20%.

If you would like to get a personalized total cost of ownership any good general contractor will be able to provide you a ballpark estimation of the costs. You and your contactor can find the following information on the [www.lvseries.com](http://www.lvseries.com) website that will greatly assist in the bidding process:

**“LV”, “LVL”, “LV150”, “LVL150”, “LVM”, “LVG”**

[www.rociromero.com/LVSeries/brochure.htm](http://www.rociromero.com/LVSeries/brochure.htm)

These brochures contain specific information for the individual products. This brochure contains plans, dimensions and room sizes.

**“LV Add Ons – LVT and LVC”**

<http://www.lvseries.com/addOns.htm>

This brochure contains specific information for these custom add-on products.

**“LV Design”** [http://www.rociromero.com/LVSeries/pdf/LVS\\_DESIGN.pdf](http://www.rociromero.com/LVSeries/pdf/LVS_DESIGN.pdf)

This brochure contains general information that is shared amongst all the LV Series homes. It provides all the options for the LV Series homes as well as specifications.

**“LV Build”** [http://www.rociromero.com/LVSeries/pdf/LVS\\_BUILD.pdf](http://www.rociromero.com/LVSeries/pdf/LVS_BUILD.pdf)

This brochure contains general information that is shared amongst all the LV Series homes. It provides all the sales, financing, building, and construction assistance information.

### **"LV construction cost estimations"**

[http://www.rociromero.com/LVSeries/pdf/LVS\\_construction\\_cost\\_estimation.pdf](http://www.rociromero.com/LVSeries/pdf/LVS_construction_cost_estimation.pdf)

Construction costs vary throughout the U.S. due to the difference in local labor rates, therefore you will need to have a local general contractor bid the project in the location you choose to build. You can attain a ballpark construction bid prior to making a deposit by filling out this construction cost estimation sheet. Your general contractor can find all pertinent construction information on our website: [www.lvseries.com/build.htm](http://www.lvseries.com/build.htm). He/ she can also call us at 573-547-9078 if they have any questions.

**"LV video"** [http://www.rociromero.com/media/LV\\_MOVIE\\_082903\\_DIAL\\_UP.wmv](http://www.rociromero.com/media/LV_MOVIE_082903_DIAL_UP.wmv)

Video that shows the erection of the LV home kit. This will give you and your general contractor a visual understanding of how the kit comes together.

**Testimonials Page:** <http://www.rociromero.com/LVSeries/testimonials.htm>

The testimonials page allows you to learn from the experiences of our customers. It also contains more construction images of our customer's home.

### **If I purchase more than one LV, can I receive a discount?**

The LV kit home is extremely competitively priced; therefore, we do not offer multi-unit discounts.

### **There is an LV home built near me – can you share the location so I can drive by?**

Most of our clients request that we maintain strict confidentiality regarding their contact and site information; however, there are a select few that do allow us to share. Please contact our Sales Department for more details.

### **What is the process once I decide I want to purchase an LV home kit?**

- 1) Receive and process your signed LV and customization contracts and your deposit
- 2) If customizations are required, your project is assigned to a Project Manager and incorporated into our work pipeline for completion - depending on the level and extent of the customizations, the custom design phase could take anywhere from one month to several months (your Project Manager can provide you with a ballpark estimate of design completion once you are a client). You will receive a standard set of construction documents while we are working on your custom set to assist with site preparation and general contracting coordination
- 3) Upon finalization of construction documents, the client receives all
- 4) When you are approximately 45 days away from requiring our kit at your site, you pay for your LV home kit in full
- 5) Upon receipt of your full payment, a manufacture order for your kit is submitted and 28 days later we are ready to ship the kit to your build site.

An excellent tool to assist you with your research and to help you better understand all the tasks associated with an LV project is our "Getting Started" page:

<http://rociromero.com/LVSeries/gettingStarted.htm>

## **INTERNATIONAL SALES QUESTIONS**

### **Do you sell the LV Home Series in Canada?**

Although we have not officially launched sales in Canada, we have identified an architectural design firm that can assist you with the permitting process. Therefore, if you would like to learn more about building an LV series home in Canada, please contact our Sales Department.

### **Do you sell the LV Home Series internationally?**

We are currently not selling our product line internationally, but hope to launch these sales within the next few years. Having said that, if a client would be willing to take receipt of the home kit in the U.S. and handle all of the shipping details (we have confirmed that the LV home will fit nicely in a 40 foot container), we would be happy to explore a sale under these conditions.

## **FINANCING QUESTIONS**

### **Do I need to work with a special lender to finance my LV build?**

Since the LV series kit home qualifies as new construction, this allows the home to qualify for a traditional mortgage. The LV series kit home is a kit of parts, which is a type of prefabricated methodology. It is different from manufactured and/or modular housing. It is erected on site as opposed to off-site (modular is erected off-site); this allows the home to qualify as new construction and therefore, your home can qualify for a traditional mortgage and your building inspector can inspect throughout all the build phases like a normal stick built home.

Prior to attaining a traditional mortgage you will need to get a construction loan so that you can borrow money to build the home. This construction loan is the same as any normal construction loan issued out for new construction. Once your home has been built, you can then roll the construction loan into a traditional mortgage.

## **OPEN HOUSES**

### **When is the next open house?**

We are taking our LV home tour on the road! Check at our website, <http://www.rociromero.com/RocioRomero/openHouse.htm>, regularly for the latest tour dates and locations.

## **MANUFACTURING/ SHIPPING/ DELIVERY**

### **Where is the LV series kit home manufactured?**

The LV series kit homes are manufactured in Perryville, MO. By manufacturing the Kynar panels, steel posts, tapered plates, and wall/faux panels, we are able to purchase materials in bulk and reduce manufacturing costs substantially. Our central location in the U.S. makes shipping relatively inexpensive, on average \$3.50 per mile.

### **What is the lead time for manufacturing an LV home?**

We only require 28 days to manufacture your kit – upon receipt of your second and final kit payment, an order to manufacture your home kit is placed and 28 days later we are ready to ship to your build site.

### **What does it cost to ship the kit?**

Shipping costs vary based on your distance from Perryville, MO (about one hr. and 15 min. south of Saint Louis). Currently, shipping costs are roughly \$3.50 per mile, depending on the price of diesel. Diesel prices do fluctuate and this will affect shipping rates. Final shipping cost will be fixed 30- days in advance of shipment and payment of shipping fees is due 28 days prior to shipment.

### **Do you have a checklist of what I need to receive in the shipment of my LV series kit home?**

Yes. Upon purchase of an LV series kit home, you will receive a detailed checklist of all the things you need to do to prepare for delivery of your home. Many of these items can be delegated to your general contractor and/or sub contractors, but this handy checklist will ensure that everything is in order.

The construction binder is a very useful resource for you and your contractor. In it you will find: Construction Guidelines, Product Specifications Appendix, Construction/ Subcontractor Schedule, and a List of Materials. The construction guidelines are chapters subdivided into the different construction stages. It gives your general contractor useful tips and reminders for each stage of construction. It also points out important issues to consider so that your LV series kit home is customized for your particular location. The materials list is a list of all the materials used in most of the construction stages. The Construction/ Subcontractor Schedule instructs your contractor on the sequence of building events for the building of your home. The Product Specifications

Appendix has detailed information on every material and product of the LV home as seen in Perryville, MO and it includes all the kit materials as well as other materials not included in the kit, such as door handles, appliances, and other interior finishes.

These checklists coupled with the detailed set of plans as well as construction video make the LV series kit home straightforward to build and easy to customize for your particular area. Additionally, we provide your contractors with information of all the prefabricated components that will be shipped to you on a flat bed. With this information, our clients are able to preplan locations for placing the bundles of the kit on the site, purchase the precise number and size of tarps and palettes, and are able to get the appropriate forklift.

**When can I get my LV series kit home delivered? Can the delivery date be adjusted once it is set?**

The minimum time for delivery is 28 - days from the date the payment of your non-refundable retainer is received by Rocio Romero, LLC. However, orders are filled on a first-come, first-served basis, so your delivery date will be determined by how many previous orders/ retainers have been received. You can request an adjustment of your delivery date. If there is an open date on the LV series Home Kit production calendar, earlier or later, provided full payment including shipping is made 28 days prior to shipment, Rocio Romero, LLC will adjust your date for you.

**WINDOWS / FOUNDATIONS / ROOF / INTERIOR / EXTERIOR METAL SIDING**

**Why do you not provide the windows with the kit?**

Window packages are very site specific – the windows needed for a build in Florida would be very different than the window needed in Minnesota. We will provide you with opening sizes, the window schedule as was used in its Perryville, Missouri show home and links to those manufactures- whose products are likely available through your areas local glazers. We recommend you hire a local glazer so you can customize the windows to your local weather needs as well as the specific orientation of your home on your site. There will be a number of issues to consider in choosing your windows. You will need to review things like wind load specifications for structural safety. Those of you purchasing the LV-150 will have to purchase hurricane resistant windows. Those of you in rainier climates will have to closely review air and water infiltration specifications. You will also need to review the U factor of your windows so that you attain an acceptable energy efficiency level. If you want maximum energy efficiency, there are other features that you and your local glazer can chose from, such as: argon windows, thermally broken windows, window tinting, awning structures, landscaping, and many additional features.

**How much can I expect to spend on windows for my LV series kit home?**

Windows vary radically in price based on their capabilities and from whom you choose to buy them. We recommend getting several quotes. Current window package quotes are currently ranging from \$15,000 to \$25,000. The windows for the Perryville show home were \$9,500 when installed in 2003.

**What type of foundation does the LV series kit require?**

All of the LV series kit homes: LV, LVL, LVM, LV150, LVL150, and LVG are placed on permanent foundations. We have three standard types of foundations for you to choose from: crawlspace, basement, and/ or slab on grade. All three have been engineered to meet the structural requirements of the LV series kit home. Since there are substantial hold downs in the wall panels that are connected to anchor bolts embedded within foundation, these foundation plans provided by Rocio Romero are the minimum required, and anything less is not advised. In addition to compromising the home's structural integrity, lesser foundation systems may not qualify for traditional mortgages. The LVG (LV Garage), however, since it is a garage must be built on slab on grade.

**What roof system does the LV kit employ? How is the roof drained? What is the roof snow load?**

It is a Firestone Rubber Roof System that sits on pre-cut rigid insulation. The faux exterior parapet walls used on the LV series kit home conceal a roof that slopes. It has a ¼ inch per foot drop (six inches from front to back). Then there is a sloped valley at the end of the roof, which has a ½” per foot slope that diverts the water to two downspouts hidden behind the faux wall panels. The LV series kit home is designed to withstand a snow load up to 50 psf.

**How do you keep the gutters clean and clear?**

You will be installing scuppers to your downspouts, so leaves will not clog up your gutter. That said, you will have to go up on your roof and remove debris and leaves from the roof top, but this is normal roof maintenance for any home. Secondly, we have an additional internal gutter, it is what they call an overflow drain and it is placed adjacent to the drain, so in the worst case scenario that the first where to be blocked due to leave debris (because you were not checking and removing leave debris on your rooftop) this second one which is located higher than the first would collect the water and remove it from your rooftop. Thirdly, the gutters are physically outside of your home, outside of the living space and inside the outer faux wall, prior to installing the gutters the roofers must install the same EPDM roof membrane that you put on your roof on top of the interior wall. This is for additional insurance, in the event that the gutter where ever to leak it would splash outside of your home onto this roof membrane and never present a problem for your inside space. Fourthly, clean-outs are installed at the bottom of the downspout (outside of the faux panel), so if a bird or large object were to clog the downspout you can remove the debris at this point.

**What is the ceiling height for the LV series kit home? What is the R-value for the roof?**

All LV series kit home have a flush ceiling that is 9’ high. The rigid insulation that sits on top of the roof deck (and builds the ¼” slope of your roof) achieves an R-rating of R-50.

**Can a deck be installed on the roof? Can a solar panel system be installed on the roof?**

Decks can only be installed in regions with a 20 psf snowload structural requirement. However, we would have to upgrade the structure to a 50 psf snowload, in order for the deck to work in the 20 psf region. Solar panels can be attached to the roof. However, the roof installer must install a roof membrane system compatible with solar panels.

**Does the kit include cabinetry, interior doors and interior walls?**

The LV series kit home does not include any cabinetry or interior walls or finishes of any kind. This allows you to freely customize the floor plan. The only exception is the one wall between the living area and the bedroom area this is structural, and cannot be omitted. Therefore, the home’s interior floor plan is easily adapted to be built as a home with one very large bedroom, two bedrooms, or whatever best fits your needs.

**What is Kynar 500 and can I choose different exterior colors?**

Kynar paint coat on galvanized steel sheet and has a warranty extended by Unaclad. The standard Kynar exterior that we provide with the LV Series Home is silver. If you would like to customize your home you can chose from a variety of exterior colors as well. To learn more, including ordering color Kynar samples, you can download our “LVS Design” brochure from [http://rociromero.com/LVSeries/pdf/LVS\\_DESIGN.pdf](http://rociromero.com/LVSeries/pdf/LVS_DESIGN.pdf) , see page 4 for Kynar details.

**Can a different exterior siding be used on the LV home?**

We can omit the Kynar 500 exterior materials from your kit and credit the costs accordingly if you prefer to install an alternate siding material. Any traditional exterior siding can be used on the exterior of our LV home. An example that employs the flat Kynar metals and cedar lap siding in lieu of all Kynar metal siding is Matt and Allison’s LVL project: [http://www.rociromero.com/LVSeries/testimonials/PDF/Matthew\\_Testimonial.pdf](http://www.rociromero.com/LVSeries/testimonials/PDF/Matthew_Testimonial.pdf)

## **INSULATION / HEATING AND COOLING/ ENERGY EFFICIENCY**

### **Does the LV series home come insulated? If not, what type of insulation can be installed?**

The LV series kit home does not include any insulation. Exterior walls do not come insulated, primarily because the level of insulation you require will be determined by local environmental conditions. The home is designed to house a lot of insulation. The LV series kit home has (2) 6" walls, the exterior wall panel and faux wall panel. This allows you to achieve a minimum of R-38 throughout with regular batt insulation (This is 19 points above average). The rigid insulation used for the rubber roofing system attains a value of R-50(This is 11-31 points above average). Since most heat gain and heat loss of a building occurs through the roof, this high r-value helps tremendously in achieving an energy efficient home. You can increase/decrease the R-value of the walls by using different types of insulation. We recommend you work closely and consult your local building contractor for options.

### **What kind of Heating and Cooling system / HVAC system does the design accommodate and where does it get installed?**

The HVAC system best suited for your LV series kit home will depend on many different environmental factors, such as where the home is located, how it is oriented to the sun, what insulation and window package you have chosen to install, etc. Work with your local HVAC contractor to choose the best system for your LV series kit home's specific situation. Our LV show home in Perryville Missouri specked out for a 2 ½ -ton residential and we installed a 4-ton commercial Lennox to save interior space as well as for personal reasons.

The location of your HVAC will depend on what type of HVAC system you go with. The LV home comes with a mechanical closet in which the interior portion of a residential unit can be installed. In the Perryville showroom we used this mechanical closet as our media closet, as our commercial HVAC unit did not require one. We have re-designed the location of the HVAC as well as supply and return ducting. The HVAC is tucked inside a utility alcove that is recessed outside of the foundation, so it is sunken in and not a predominant exterior feature but is still outside so that you can easily service and maintain the unit. Also, all of the HVAC ducting pierces the foundation wall and is supplied through the crawlspace, this allowed us to eliminate the drop ceiling and further reduce the construction cost.

### **How energy efficient is the LV home?**

The LV is extremely energy efficient. All of the exterior walls consist of (2) 6" walls, which give you a 12" exterior wall, which will achieve an R-value of 39 if you use batt insulation throughout. The floor / crawl space will give you an R-value of R-19. If you go with a superior insulation system than batt insulation you can achieve better. The roof and attic uses rigid insulation and is designed to give you an R-value of R-50. If you are placing the home in an area that is very cold we highly recommend that you go with a commercial window system, as it is a superior window, i.e., thermally broken and/or argon windows this will allow you to achieve a very energy efficient home.

## **CONSTRUCTION DOCUMENTS / CUSTOMIZATION / DESIGN**

### **What construction documents do I receive from Rocio Romero Homes with my kit purchase?**

Plans and Instructions: Title Sheet, General Notes, Foundation Plan, Floor Framing Plan, Basement Plan, Construction Plan, Electrical and Finish Plan, Reflected Ceiling Plan, Roof Framing Plan, Roof Plan, Exterior Elevations, Cross Section, Longitudinal Section, Wall Sections, Details, Interior Elevations of Bathrooms, Window and Door Schedule, Ramp & Concrete Steps, Utility Alcove Drawings, Cabinetry Drawings, Structural Plans, Construction Guidelines, Product Specifications, Construction Schedule, List of Materials, and DVD.

### **Can I buy the LV plans/construction documents, but not the kit?**

The plans are a part of your kit purchase and are not available for stand-alone sale. The exterior shell kit ensures that you get exactly the same look as the original LV home. Once you have

erected the kit, the rest of the work is finish work that you and/your contractor can customize to your needs. We provide the critical components that make our modern design easy to build and affordable. We sell the exterior shell that fits on one truck and is transported conventionally with no special permits. The kit's detailed plans, instructions and videotape, prefabricated open wall panels, prefabricated Kynar panels as well as materials expedite the on-site construction process reducing on-site labor expense.

**How much does it cost to customize the LV series kit home?**

Everyone's degree of customization varies, consequently we custom tailor the design change fees in accordance to your specific needs. We recommend that you email us at [sales@rociromero.com](mailto:sales@rociromero.com) and provide us with a list of your specific custom design needs and from there we can give you a general ballpark estimate or recommend that you engage us in the preliminary schematics process. For more details regarding our design services and our hourly rates: <http://www.rociromero.com/LVSeries/services.htm>

**What are the efficiencies created by combining two LV series kit homes?**

When you combine two units, the physical connections allow us to eliminate the following components: (1) LV unit wall panels and (2) LV unit's faux wall panels and (2) LV unit's Kynar flat and corrugated metals. At the connection of the (1) LV unit wall panel, the structural engineer will advise whether to add or upgrade any structural components. Once that is determined, we will know precisely what can be omitted and credit those costs accordingly.

**Can you accommodate a roof design change or increase the height of the interior ceilings?**

One of the major benefits of prefab is that it reduces time and monies through efficiencies; deviating too much from our line of prefab homes requires a high level and degree of customization that is both time consuming and expensive.

**Can solar, water catchments, and other "green" technologies be incorporated in the LV?**

You can definitely incorporate whatever "green" technologies you desire into your LV build – our Design Team can assist you with identifying these options. You can also go completely "off grid" as some of our most recent clients are doing.

**Can the LV be customized for commercial use?**

We have not customized the LV for commercial use as of yet, it is definitely achievable. Our Design Team would need to be retained to customize the LV so that it meets commercial code in your area.

**Can the LV units be stacked on top of each other?**

The LV home is not stackable, but you can build an LV on a custom walkout basement to create a 2-story look. A good example of this is Fred and Jane's project:

[http://rociromero.com/LVSeries/testimonials/PDF/Fred\\_Jane\\_Testimonial.pdf](http://rociromero.com/LVSeries/testimonials/PDF/Fred_Jane_Testimonial.pdf)

**How are utilities (electricity, gas, water, sewer, phone, cable, etc.) plumbed or wired into the LV series kit home?**

Your general contractor connects all utilities to your LV series kit home. Rocio Romero Homes provides detailed foundation and structural plans. If your building department requires specific mechanical, electrical and plumbing fixtures (such as sprinkler systems) and/or specific notes to be added to your drawing set, this is something we can update in your drawing set, see our design fee rates for details. Upon purchase of an LV series kit home, the homeowner will need to ensure that plumbing and electrical is installed per local code and per the configuration required by their personal finish choices.

## **CONSTRUCTION**

### **What are the final build costs for a completed LV home?**

Construction pricing for the LV home varies throughout the United States due to the difference in local labor rates, so you will need to get a construction bid from the area you chose to build in. You can attain a ballpark construction bid from a local general contractor by having him or her refer to the following information:

[http://www.rociromero.com/LVSeries/pdf/LVS\\_construction\\_cost\\_estimation.pdf](http://www.rociromero.com/LVSeries/pdf/LVS_construction_cost_estimation.pdf)

This webpage contains all the information they will need to base their ballpark construction cost estimation.

On average the home costs \$120 sq/ft to build. This includes kit costs, shipping, foundation, and finish costs. This price does not include the cost of land. In the Mid West it can be built between \$100-120 sq/ft and in California as well as certain select areas on the East Coast have higher sq. ft. labor costs, the average is between \$120-195 sq ft.

The overall consensus of our LV home owner's has been that the LV construction price is on average the same or slightly below local stick-built rates in their local area. Our clients consider this a great value, given that high end modern design is usually very expensive and on the high end of their local market.

### **How much money can I save by purchasing an LV series kit home?**

While we can't quantify the amount you will save, there are several factors that can add up to significant savings:

- 1) All design and structural engineering fees (usually 10%-20% of a custom-designed home) are included in the purchase price.
- 2) The kit supplies only parts that are cost-effective to manufacture and ship.
- 3) The detailed plans, list of materials, instructions and videotape supplied with the kit will reduce the time needed for a contractor to build the LV / LVL Home.
- 4) In many cases, an experienced do-it-yourselfer can realize more savings (usually 15%-25%) by being their own general contractor.

### **How long does it typically take to build a LV home?**

We recommend that most LV series kit home buyers engage the services of a general contractor to build their LV series kit home. General contractors already know how to work with the materials used in the LV series kit home, and will be greatly aided in their work by the detailed plans and instructions included with the LV series kit home. A general contractor should be able to complete your LV series kit home in twelve to sixteen weeks, assuming no interruptions. It is also possible for an experienced do-it-yourselfer to build an LV Home, if they have experience in home construction, basic home construction tools, good project management skills (to manage sub-contractors for foundation work, HVAC, plumbing, electrical, excavation, interior finishes, etc.), and three to four months to devote full-time to construction of their LV series kit home.

### **Does the LV require a special builder to construct the LV?**

Since the LV home employs traditional stick built methodologies, which every residential contractor is familiar with, it can be built by any good general contractor. A good GC will take anywhere between 2-3 months to build the entire home. Additionally, we are available all week to answer any questions if your general contractor should have any. If your general contractor has any questions with respect to how the home is built you can refer him or her to the following webpage <http://www.lvseries.com/build.htm> . This webpage contains all the information they will need to understand how the LV home is built as well as base their ballpark construction cost estimation.

### **Can you refer me to a general contractor in my area?**

Any good general contractor can build an LV kit home. Our kit makes the process of building the kit home very easy. The LV Series kit employs regular construction techniques and materials;

therefore, any good contractor will have no problems putting the kit together. We are available for any construction related questions throughout the entirety of the process as this is part of our service to you. Currently we do not offer a nationwide general contractor referral system -- you can go to [www.nahb.org](http://www.nahb.org) and they will direct you to a local chapter who can then make GC referrals.

#### **Can you show me examples of built LV homes?**

You can attain a short downloadable construction video from our website, <http://www.lvseries.com/build.htm> . Also, our testimonial page has excellent pre- and post-construction photographs illustrating LV projects: <http://www.rociromero.com/LVSeries/testimonials.htm>

Otherwise, if you would like more information, the Do-It-Yourself show has a great video about the construction process as well as segments of the designer and customers who have built the LV. You can watch it for free on the DIY channel, or if you would like you can forward Rocio Romero LLC \$40 for a copy of this DVD.

#### **Do you offer installation services?**

Since the LV series kit home employs regular construction techniques a good contractor will have no problems putting the kit framing together. We are available at 573-547-9078 and your contractor can call us with any questions they may have. Additionally, we can provide an on-site representative to assist your general contractor with any building related issues that arise. For those of you who can not find an architectural sheet metal installer, we can send a crew to your site to install all sheet metal siding on your LV series home. For more details see our “LV Build” brochure at <http://rociromero.com/LVSeries/brochure.htm>.

### ***DISTRIBUTORSHIPS/JOINT VENTURES***

#### **Do you have distributorship opportunities available?**

Currently Rocio Romero LLC is the exclusive distributor of our home products and do not plan at this time to incorporate outside sales reps. or distributors. We are happy to keep your information on file for future reference in the event we do decide to go in this direction at a later date – please send your qualifications to: [sales@rociromero.com](mailto:sales@rociromero.com)

#### **Our company would like to discuss a residential joint venture development with you:**

Forwarding Ms. Romero a formal proposal outlining your specific intent is the best way to continue this dialogue. We need as much information as possible detailing your timeline and what your expectations are for our role in your project. Please send your proposal to: [sales@rociromero.com](mailto:sales@rociromero.com)

#### **I would like to build and LV home and allow you to use it as a model home – is this an option?**

As far as utilizing your personal build as a show home, as you might imagine, Ms. Romero does indeed receive model home offers on a fairly regular basis. We thank you for this opportunity, but Rocio Romero LLC does have a nationwide model home plan in development. Although we would not be able to pursue a model home arrangement with you, our Sales Department is happy to assist you with a sale if you chose to continue to pursue an LV build.

### ***MISCELLANEOUS***

#### **Do you still sell the Camp Series?**

The Camp Series is no longer a component of our product line. Is it possible that our LVM <http://www.rociromero.com/LVSeries/pdf/LVM.pdf> would work for your build? If so, please contact our Sales Department.