

VENTURA PREFAB HOMES

*ALISO VIEJO, CALIFORNIA, USA ***CURITIBA, PR & BLUMENAU, SC, BRASIL*

27881-G La Paz Road, Suite K101

Laguna Niguel, Ca. 92677 - USA

Tele: (949) 683 9480 Fax: (480) 264 7007

USA TOLL FREE: 888 5BRAZIL (888 527 2945)

email: ventura@venturaprefabhomes.com

website: www.venturaprefabhomes.com

FREQUENTLY ASKED QUESTIONS

NOTE: Prior to fabrication of the home, the Buyers' local contract should advise Ventura of any local specifications required to conform to local codes which may affect any elements to be supplied by Ventura and for our review and approval. Ventura will forward layouts, plans and other specifications in order to assist the Buyer.

WOOD KIT

Includes the following items:

1. All precut hardwood for the project
2. Solid hardwood walls throughout the home.
3. Solid hardwood flooring --3/4" tongue & groove grapia
4. Hardwood walls in kitchen and bathrooms, service areas, verandas and porches
5. Solid Hardwood Windows (without glass)
6. Solid Hardwood Doors for both Interior and Exterior
7. Solid Hardwood Storm Shutters
8. Nails, springs and fasteners
9. Construction Manual, Plans, Inspection Report, Phytosanitary, Certificate of Origin

NOTE: Separate quotations are available for ceramic tiles, Spanish Tile Roofs, and Double Wall construction for cold and extreme heat zones.

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POSTS: Typically 18cm (7") and 14cm (5 1/2")

Size is of posts/ montantes is determined by structural engineering requirements, local permit requirements. We recommend minimum 14 cm (5 1/2").

SINGLE WALLS--1-3/8" (3,5 cm) Internal single walls.

Closets & Cabinets?

Many of our homes are already configured to include closets. We can add closets to selected rooms at a cost of approximately \$1000-\$2000 per closet. Many home owners will buy a closet locally, with a sliding mirrored door, or an armoire. We do not provide cabinets for the kitchens or baths.

Can wood houses catch on fire?

Wood is more easily flammable than masonry. Fire intensity will depend on its cause. Remember: Wood does not spontaneously combust. Statistically, almost all fires begin due to external factors: Natural Gas containers, for instance.

How is room temperature affected by wood houses?

Wood is an excellent insulator. Double paned windows can be installed on site. Also, we can build a double hardwood wall with insulation between the panels for cold climates.

Is the wood treated? How and Where?

Not all wood needs to be treated. High natural durability hardwood which we use--Grapia and Angelim---do not need treating, but still need to be maintained. We kiln dry all interior hardwoods. For more specific information on Grapia and Angelim, please contact us.

Where does the wood come from?

All of our hardwoods are approved by *IBAMA* (the Brazilian government's environmental agency). They are harvested in the Brazilian states of Mato Grosso and Rondônia from sustainable sources. The Brazilian government is very strict as we ourselves are to ensure that all hardwoods are harvested properly, legally, and from sustainable sources.



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What do we need to do to maintain the wood house?

All houses, regardless of building system, need to be maintained. Weather, climate and soil will determine conservation. We recommend repainting with acrylic, varnish or paint every two or three years.

How long will a wood house last?

Durability depends on maintenance. With adequate maintenance it could well last to 100 years.

Does your Company provide floor sanding?

No. It is a specific job. It depends on qualified labor and specific equipment.

How long does it take for construction to begin?

It depends on project size, signing of the Contract and payment. Typically, we ship houses in 30-75 days, depending on the size.

How long does it take to finish construction of the building?

Project type, size, site and climate conditions will determine the overall duration. All wood is precut, requiring minimal adjustments, if any. Assembly can be done quickly.

Construction Team and Local Contractor

We can arrange for an experienced Brazilian supervisor or a construction team for buyers to hire. For at least the start of construction this could be helpful, especially on larger homes. 90 - 150 days is a good estimate of average construction time for larger homes. Speed of construction will depend on the local contractor and his workers.

NOTE: Buyer is responsible for engineered plans if required for permits, structural engineering review and stamp, site preparation, foundation.

When should I begin building the foundation / concrete slab?

Construction of the walls, ceiling, roof, decks?

Laying of the foundation may begin as soon as our Engineering Department has defined it, and after the buyer has authorized it. The house assembly is done according to a priority checklist supplied. If required, local building permits and structural engineer's review and stamp must be obtained by the home-owner. All of this is the local contractor or home-owner's responsibility.

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May I install hot water / heating systems?

Yes, as long as this has been previously determined to avoid problems after building has already begun.

What types of paint are recommended for wood houses?

- a) Varnish: It adds a glossy film so that the wood keeps its natural color.
- b) Acrylic: It acts as fungicide. Penetrates wood leaving its natural color.
- c) Paint: Adds color to wood. After painting wood will never regain its natural color.

May I provide a design for a home?

Yes. We can create specific projects. Additional designs, layouts, may require an additional cost for plans, wood, construction.

NOTE: Purchasing one of our standard homes is the most economical method. Custom homes require new engineering, plans, milling.

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GRAPÍA HARDWOOD USED ON WALLS



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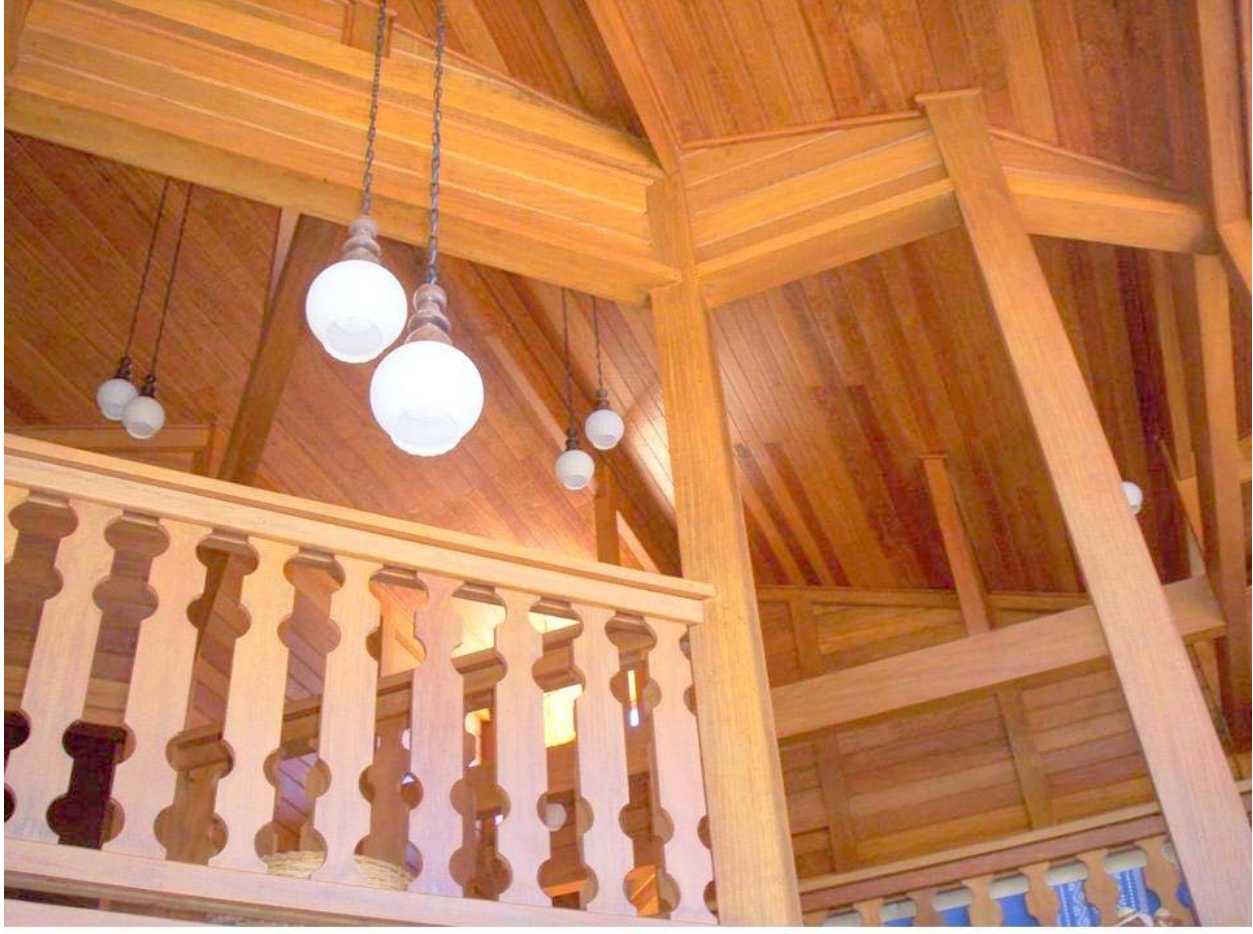
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ANGELIM PEDRA HARDWOOD FOR CEILINGS



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MISC. CONSTRUCTION PHOTOS

CONSTRUCTION PHOTOS

7 images, January 2004



NOTES:

VENTURA PREFAB HOMES---**FAQ**---FREQUENTLY ASKED QUESTIONS