



Welcome! Updated 07/02/26

Highest Quality Homes - Adding more space and value to your property!



Calistoga

THE PERPETUAL VISION

- Enhance property value and livable space with high quality, eco-friendly ADU's and single family homes at an affordable value
- It's simple, we do everything with high end quality at an affordable price
- Designed with premium long-lasting sustainable materials
- Prefab ADU's and SFD added to excess land on single-family lots, multi-family properties, churches, commercial properties, and government owned properties.

What Sets Our ADUs Apart

- Experts in California, Prefab ADU's and Single Family Homes
- California's largest private ADU Builder
- Experienced permitting team for 40 years
- Over 18 customizable floor plans
- High Quality at affordable price point! (Over \$15K included features included in Base Price)
- Transparent Pricing
- Crown molding & Window trim included
- Solar Exemption
- 7 Year Warranty on ADU
- Quick time on site (Approximately 3-4 Months)
- Financing recommendations
- Energy Star Insulation



*****Disclosure: While we hold high level quality, design specs are subject to change*****

Disclaimer: All renderings, illustrations, photographs, floor plans, images, and drawings of homes on Perpetual Home's website (collectively, "Renderings") are for illustrative purposes only and subject to change at any time and for any reason. Perpetual Homes makes no representation or warranty that homes will be the same as such Renderings.















Modern Prefab Custom Home



Disclaimer: This image is provided for illustrative purposes only and represents a sample of a single-family home built by Perpetual Homes. Actual designs, finishes, features, and specifications may vary by project.



MOVE INTO A THOUGHTFULLY DESIGNED BACKYARD ADU HOME AT AN AFFORDABLE PRICE

Whether you are early in the planning process or evaluating your next steps, our Perpetual Homes ADU team can help you understand potential options for your property.



250+ Built Prefab
Homes



Perpetual Homes ADU Resources



Marketing Website

<https://www.perpetualhomesadu.com/>



Decor Catalog

[Perpetual Homes Decor Catalog](#)



Pricing Website

<https://build.perpetualhomesadu.com/>



10 Step Process Video

[Perpetual Homes 10 Step Process Video](#)

Perpetual Homes Social Media Accounts



Facebook

<https://www.perpetualhomesadu.com/>



Tiktok

[Perpetual Homes Decor Catalog](#)



Instagram

<https://build.perpetualhomesadu.com/>



Youtube

<https://www.youtube.com/@PerpetualHomesADU>



Energy-Efficient Home by Perpetual Homes

What is an Energy-Efficient Home?

An energy-efficient manufactured modular home is a prefabricated home designed to minimize energy consumption while maximizing comfort and affordability, and environmental impact. These homes feature benefits such as:

- **High-quality insulation:** Advanced insulation materials help maintain optimal indoor temperatures, reducing the need for excessive heating and cooling.
- **Precision Craftmanship:** Construction tolerances for air leakage are minimized by our ability to build homes in a high-tech climate-controlled production facility.
- **Energy-efficient windows, doors, and appliances:** Our homes include ENERGY STAR® certified kitchen appliances, energy saving windows, and doors that significantly reduce energy use.
- **Smart home technologies:** The integrated smart thermostats, lighting, and energy management systems help monitor and control energy usage efficiently.
- **Renewable energy options:** Energy-efficient manufactured homes often include options for solar panels and other renewable energy sources that can be added by the homeowner once the home is completed on their property.



Energy-Efficient Home by Perpetual Homes

Benefits of Energy-Efficient Manufactured Homes

Considering all of this, it's easy to see why upgrading to a more energy-efficient home can save you money on energy bills. Consider:

Some homes certified as energy efficient, for example, use 20 to 30 percent less energy than non-green homes ... and those savings can reach 60 percent.

A typical ENERGY STAR® household can save about \$450 each year on energy bills.

But Perpetual Homes' green building approach bolsters energy efficiency even further. Our manufactured and modular homes are constructed in leading-edge climate-controlled facilities that allow our craftspeople to work steadily and with intention while engaging in ongoing recycling and waste reduction best practices. This is in contrast to on-site construction practices that can contribute to increased energy consumption and reduced sustainability, such as weather delays, material shortages, increased number of material deliveries, and fluctuating labor availability.



Energy-Efficient Home by Perpetual Homes

Energy-Efficient Net Zero Ready Homes Some of our manufacturing facilities build Net Zero Ready Homes

What is a Net Zero Ready Home?

Net Zero Ready Home are designed to be ultra-efficient, with the goal of being Net-Zero energy at some point in the future. If the owner is unable to afford the final steps like a solar power plant or intends to do it in the future, the home would be energy efficient enough with the appropriate infrastructure to handle the next step.

Choose Perpetual Homes for Affordable Homes

At Perpetual Homes, we build and sell manufactured and modular houses for everyone. Our modern, climate-controlled facilities ensure that every modular home is constructed to the highest standards of quality and efficiency—standards that traditional construction methods can struggle to meet. Like traditional homes, home buyers can apply for a mortgage to purchase our houses, making them a cost-effective and sustainable option.

We advocate for more thoughtful, sustainable living solutions through our innovative building practices and commitment to excellence in energy efficiency. We invite you to join us by beginning your search for your new home today.

PREFAB (FACTORY-BUILT) CONSTRUCTION



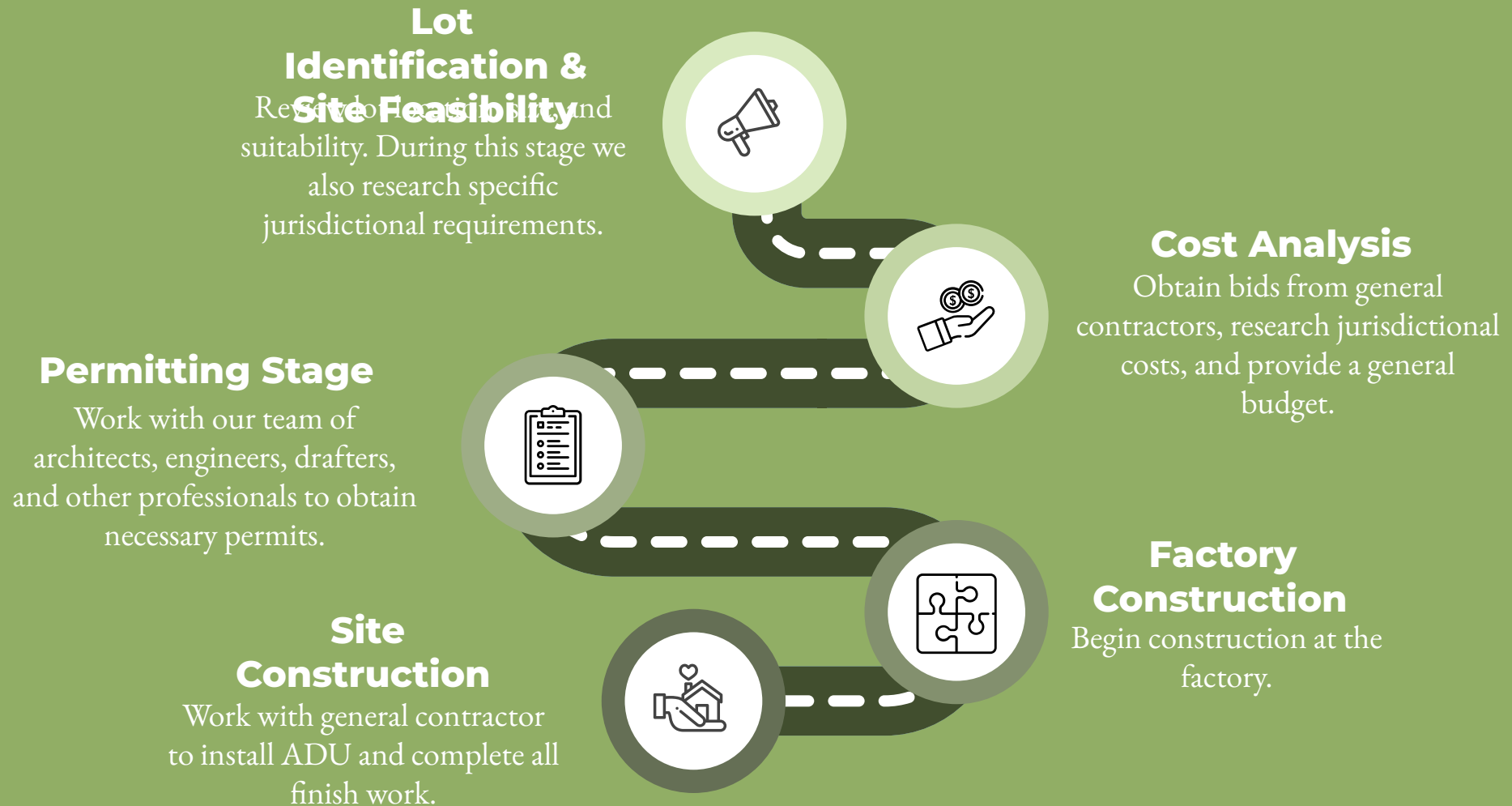
-  **Constructed Indoors:** Controlled environment, protects materials from weather.
-  **Concurrent Timeline:** Built in factory while site prep (foundation, utilities) happens simultaneously.
-  **Consistent Quality:** Factory precision and inspection.
-  **Transport & Assembly:** Completed modules shipped to site, set on foundation.
-  **Faster Overall Project:** Due to simultaneous work phases.

SITE-BUILT (TRADITIONAL) CONSTRUCTION



-  **Constructed Outdoors:** Subject to weather delays and site conditions.
-  **Sequential Timeline:** Site prep finished before framing begins; steps happen one after another.
-  **Variable Quality:** On-site craftsmanship, subject to manual variations.
-  **Full Site Build:** All materials delivered, cut, and assembled on the property.
-  **Longer Overall Project:** Phases are linear.

OUR PROCESS



Perpetual Homes



Design & Planning

- Permitting Services
- Manage engineering & architecture with Jurisdiction



Prefab Installation

- Streamline inspection process
- Prefab ADU Off Site
- Transport to site

Licensed General Contractor Partners (*Direct contract - site work cost savings 20-30%*)

- Foundation Installation
- Delivery & Installation
- Utility Coordination

Property Address: _____

We will email Complimentary Site Plan OR customize your own site plan using these interactive websites:

<http://Build.Perpetualhomesadu.com> or <https://build.perpetualhomesadu.com/map>

- Interaction Site Planning
- Decor Selections with 3D Imagery

Bay Area ADU Model Tour Available by Appointment:

- Concord, CA (Pasadena ADU and Carrington SFD)
- Danville, CA (Newport ADU)
- Danville, CA (Communal ADU)
- Alamo, CA (Newport ADU)
- San Rafael (Malibu ADU)
- Sonoma (Carrington SFD & Sonoma ADU)
- Santa Rosa, CA (Sonoma ADU)
- Portola Valley, CA (Berkeley ADU)
- Livermore, CA (Sonoma ADU)
- Walnut Creek, CA (Claremont ADU)
- Concord, CA (New Healdsburg ADU)
- Danville, CA (Del Mar ADU)

Step by Step on How to Plot & Customize your desired plan into your Property

Here is a step-by-step guide for using the Perpetual Homes ADU website to find homes that fit a property lot:

1. Navigate to the website.

- Use one of the provided links: <https://build.perpetualhomesadu.com/map>

2. Locate the address search bar.

- The search bar is at the top of the page, labeled "**Enter your property street address**".

3. Enter your address.

- Type the full street address of the property you want to find homes for.

4. View the results.

- Once you've entered the address, the website will display homes that are suitable for your specific lot.

5. Choose Your Customization Options.

- After choosing and plotting their desired floor plan, you can go and pick some exterior colors in this website: <http://Build.Perpetualhomesadu.com> , kitchen & interior options, and other more decor options.

VIDEO: Step by Step on How to Plot & Customize your desired plan into your Property

Enter your property street address

1 Park Place, Santa Rosa, CA X



Enter an address to find homes that fit your lot

CLICK [HERE](#) TO ACCESS THIS VIDEO IF NOT PLAYING ON YOUR END

Our Story



- **Founded in 2019 by Katherine Noe Anderson with over 40 years of experience in residential development (Perpetual Homes over 7 years in business)**
- **Perpetual Homes has completed over 200 ADUs**
- **Owner, Developer and Investor**
- **Development Manager for SummerHill Homes for 10 years**
- **Founder and President of Anderson Marketing Group, Inc. for 25 years - Residential development**
- **Currently on the Advisory Board of Pledge to Humanity.**
- **BS in Economics from the University of California at Berkeley**

Dealer's License #: 1557865

OUR TEAM



William Anderson
Project Manager



Katherine Noe Anderson
Founder and Managing Partner



Skip Anderson
CFO



Justin Anderson
Project Manager



Selena Ramos
Project Manager



David Tamira
Building Designer



John Persse
Project Manager



Monica Yamada
Managing Director (SoCal)



Trisha Guido
Production Manager



Jean Montes
Project Coordinator



John Dale San Pedro
Project Coordinator



Vanessa Montes
Project Coordinator

Danville Award Program 2024



Better Business Bureau Certificate



5 Star Google Reviews from our Clients

 **Catie Brinson**
2 reviews

★★★★★ 4 weeks ago

Justin was such a gem! I couldn't be happier with my experience :)

 **Matt Conboy**
3 reviews

★★★★★ a year ago

Through pandemic delays, weather and every issue imaginable, the team at Perpetual Homes have been diligent in their work to bring my ADU project to completion. Their prices are reasonable and the quality of the unit is top notch. Any construction project in California will have issues, but Perpetual Homes have been great partners for us.

 **Caroline Wolf**
2 reviews

★★★★★ 2 years ago

Our model from perpetual homes is stunning! We could not be happier. Kathy and her team took care of everything and made sure we didn't lift a finger. The whole process was so easy and we are extremely happy with our ADU. Guests are always very impressed with how luxurious and functional the space is!

 **Liani Kotcher**
1 review

★★★★★ 2 years ago

Professionalism and customization made our ADU installation so easy and fun! A big big thank you to Perpetual Homes!!! For a long time we thought about building a guest home on our property to have more space to host our growing family and aging parents. We thought it might be a difficult project because the free space we have was surrounded by slopes. However, we decided it wouldn't hurt to look into prefab ADUs and after doing some research we decided to do business with Perpetual Homes.

5 Star Google Reviews from our Clients

Hello everyone! I just want to say thank you for this tremendous undertaking! You and your team accomplished it with grace and you are all to be commended! I know there's still work to do, but I'm so grateful for all the time and effort that everyone put in to get our beautiful ADU into the backyard! It was a huge and tricky undertaking! We are so appreciative!

- Hallie



Hello everyone! Sorry I had to dash out of here today. I couldn't say goodbye or properly thank anyone. Both of our daughters had soccer games in Dublin and we just got home! I just want to say thank you for this tremendous undertaking! You and your team accomplished it with grace and you are all to be commended! I know there's still work to do, but I'm so grateful for all the time and effort that everyone put in to get it into the backyard! It was a huge and tricky undertaking! We are so appreciative!

- Mark

Thank you!

Contact Information

Email Address: perpetualhomesadu@gmail.com

Contact Number: (925) 980-2351 (Katherine Anderson)

Website: <https://build.perpetualhomesadu.com/>

Dealer's License #: 1557865



PHADU Newport Plan

Perpetual Homes ADU Amenities

CONSTRUCTION (Flashing around on all windows)

- Upgraded Fiber Cement Siding
- 4" TruWood Window Trim
- 4" TruWood Door Trim
- TruWood Fascia
- 30-Year Architectural Shingle Roof
- 12" Residential Eaves
- 12" Front and Rear Overhang
- 2x6 Exterior Walls
- R-38 Roof/R-21 Sidewall/ R-22 Flooring
- Low-E Dual-Pane Windows
- 3/12 Roof Pitch (4/12 and 6/12 Roof Pitches available by plan)
- 36" Inswing Door with Peephole/Knocker
- Craftsman Style
- GFI Plug at Rear Door
- 9' Flat Ceilings
- White vinyl windows (Black vinyl windows optional)

ENERGY
STAR
CERTIFIED

NOTE: Fire Sprinklers are NOT included



Sonoma ADU Model

Perpetual Homes ADU Amenities

INTERIOR

ENERGY
STAR
CERTIFIED

NOTE: Fire Sprinklers are NOT included

- 1/2" Drywall and 5/8" Ceiling Drywall
- 5/8" Tongue & Groove OSB Flooring
- 5 1/4" Painted Baseboards
- 3 1/4' Painted Cove Molding
- 18 oz. Shaw Carpet with Color Guard
- 6lb. Half-Inch Rebond Carpet Pad
- Designer Door Casing
- Wood Cased Windows
- Faux Wood Window Blinds
- Cambridge Style Passage Doors
- 4" LED Flush Lighting Package
- Rocker Design Electrical Switches Residential Wood Shelving Closets
- Paper tape & screws on all wall seams



Sonoma ADU Model

Perpetual Homes ADU Amenities

KITCHEN

ENERGY
STAR
CERTIFIED

NOTE: Fire Sprinklers are NOT included

- Shaker Style Wood Door Cabinets
- Soft-Close Hinges
- 18 Cu Ft. Refrigerator
- 30 Gas Range
- Drawer over Door Construction
- Adjustable Shelving Overhead Cabinets
- Wilsonart Countertop
- 6 Backsplash Wilsonart
- Two-Cell Deep Stainless Sink
- Chrome Gooseneck Faucet
- USB Receptacle
- Toe-Kick Registers in lichen. Plumbed for Ice Maker



Sonoma ADU Model

Perpetual Homes ADU Amenities

BATHROOMS

ENERGY
STAR
CERTIFIED

NOTE: Fire Sprinklers are NOT included

- Wilsonart Countertop
- Wilsonart 6' Backsplash
- One-Piece Fiberglass Tub/Shower
- Metal Two-Handle Faucets
- Oval Drop in Ceramic Sinks
- Elongated Commodes
- Counter Length Mirrors
- Primary Bath Bank of Drawers
- Towel Bar and Paper Holder



Sonoma ADU Model

Perpetual Homes ADU Amenities

MECHANICAL

ENERGY
STAR
CERTIFIED

NOTE: Fire Sprinklers are NOT included

- 200 Amp Service
- Wired for Electric Dryer
- 40-Gallon Gas Water Heater
- 80% AFUE Rated Gas Furnace
- VentilAire Attic Ventilation
- Water Shutoff Valves
- PEX Plumbing
- Perimeter Heat Ducts in Floor Graduated and Sanled Duct System



Sonoma ADU Model