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A REVOLUTION IN HOME BUILDING

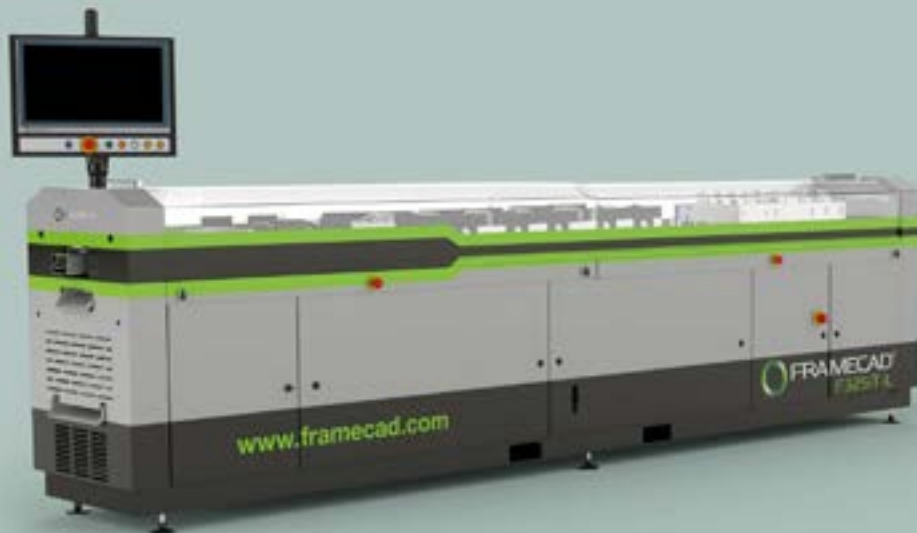
At Momo Homes, we're shaping the future of homebuilding. Our mission is to make high-quality, sustainable homes more accessible, faster to build, and more affordable by harnessing innovative panelized construction technology. This method uses pre-manufactured steel panels—walls, roof trusses, and floors—that come together on-site to create stunning, energy-efficient homes. By combining cutting-edge technology with a streamlined supply chain, we're able to reduce build times, cut costs, and minimize waste, offering a smarter way to build homes that are as beautiful as they are eco-friendly.



ABOUT US

Momo Homes is a U.S.-based company redefining modern homebuilding with luxury panelized home kits that combine speed, precision, and design excellence. Manufactured in Panama using the advanced FrameCAD system, each kit includes pre-cut, cold-formed steel wall panels, roof trusses, and floor systems—pre-wired and pre-plumbed for efficient assembly. Our home kits are truly turnkey, arriving with everything from windows and doors to flooring, cabinetry, lighting, and even the toilet paper roll holders! Shipped through our logistics partner and delivered to your job site, Momo Homes offers a complete, time-saving solution that minimizes waste and brings modern architecture within reach.

[LEARN MORE ABOUT FRAMECAD HERE](#) →



OUR VISION

Homebuilding shouldn't be complicated, time-consuming, or out of reach. At Momo Homes, we believe in a smarter, more inspiring way to build—one that combines exceptional design, streamlined timelines, and a commitment to sustainability.

Traditional construction is often slow and resource-heavy, but our panelized approach changes everything. By precision-engineering steel-framed panels and pre-assembling key components, we simplify the entire building process, reducing waste, cutting costs, and bringing your dream home to life faster.

Momo Homes exists to transform the way people live, build, and dream. Together, we're creating a world where inspired design and sustainable living are accessible to everyone.



**CHECK OUT OUR LAUNCH INTO THE US MARKET
AT THE LAS VEGAS INTERNATIONAL BUILDERS
SHOW IN 2024 →**

THE MOMO HOMES CUSTOMER PROCESS

Step 1



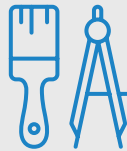
Place your order and pay your deposit.

Step 2



Your GC orders a survey of your lot and a geotechnical report to provide to our engineering team.

Step 3



Choose your home's finishes from our Style Guide.

Step 4



Receive personal renderings based on your finish selections.

Step 5



Once our engineering team has the reports from your GC, the engineering process can begin.

Step 6



Your GC collaborates with our engineers on your site-specific plans.

Step 7



Plans are finalized and your GC submits them to your local building department for permits.

Step 8



Once you receive your permits, your home kit is shipped from Panama.

Step 9



Your build process commences.

Step 10



Your build is complete! Move in and enjoy!

THE PANELIZED CONSTRUCTION ADVANTAGE



SPEED

- Our streamlined supply chain with vetted suppliers and pre-panelization technology makes the time from placing an order to completed home **approximately 6 months**.
- All materials are coming from **one source** and many components are pre-assembled, making the construction timeline around 6–8 weeks.



COST

- Our economies of scale and long-standing supplier partnerships allow us to deliver our single family home kits for **as low as \$150 per square foot**.
- All of your materials are included, down to the screws, fasteners, grout, glue, tape, mud, and paint, saving you time and money with a **streamlined one-stop-shop**.



QUALITY

- We never compromise on quality and our precision manufacturing methods have a maximum tolerance of 1mm per 10 ft. Other components (like the interior door trim) are laser cut for a perfect fit.
- Our components are chosen to create homes that are built to last. We use steel framing, steel roofs, fully aluminum doors and windows, color-through fiber cement cladding, and more so that your home maintenance is low and your Momo home stands the test of time.



THE MOMO DIFFERENCE



DESIGN & STYLE

Architect-Designed Homes:

Collaborations with top architects ensure each home is both innovative and elegant.

Modern Aesthetics:

High-end finishes and interiors that rival traditional custom homes.

Versatile Layouts:

From compact units to expansive family homes, our floor plans adapt to your needs.

Adaptable to Any Environment:

Designed for varied terrains and climates.



PRECISION-BUILT QUALITY

Built To Last:

Durable materials and components that are fire, mold, pest, and moisture resistant.

Factory Construction:

Guarantees speed, minimal waste, and unmatched accuracy—down to 1mm per 10ft.

Panelized Assembly:

Reduces onsite construction time, allowing delivery in weeks—not months.

Smart Integration:

Future-ready homes with SPAN smart electrical panels, smart thermostats, and solar-ready design.



CUSTOMIZATION WITHOUT COMPROMISE

Finish Selections:

Options for flooring, cabinetry, exterior siding, roof color, window trim color, vanities, and more to reflect your taste.

Add-On Options:

Customize your home even further with our exclusive Sustainability Package or select premium upgrades—designed to elevate your living experience and make your home truly yours.



SUSTAINABILITY AT THE CORE

Net-Zero-Ready:

Designed for maximum energy efficiency and minimal environmental impact.

Eco-Friendly Materials:

Cold-formed steel framing, minimal use of wood and concrete, and recyclable components.

Efficient Systems:

Enphase solar packages, heat pump water heaters, smart thermostats, high-performance HVAC, and even a smart electrical panel you can control and monitor from your phone.

Minimal waste:

Because of our precision production methods, there is almost no waste on the job site. Say goodbye to filling dumpsters with wood off-cuts!

DESIGNED FOR YOUR LAND. TAILORED FOR YOUR VISION.

Every great home begins with a great fit—not just for your lifestyle, but for your land. That’s why our custom build process includes close collaboration with our in-house team of architects and engineers. Our team provides **site-specific, permit ready plans** specific to your lot and ready to submit to your local building department. We’ll ensure that your home is optimally situated—enhancing natural features, maximizing views, and aligning perfectly with the contours of your property.

The result is more than efficiency and smart design—it’s a home that feels intentional from every angle, with stunning curb appeal and a seamless connection to its surroundings.



CUSTOMIZED ENGINEERING & ARCHITECTURE

At Momo Homes, we believe that every site is unique, and so should be every home. Our team of architects and engineers collaborates closely with you to design a residence that harmonizes with your land's topography, soil conditions, and personal vision.



SITE-SPECIFIC DESIGN

We assess your lot's characteristics—be it a hillside, coastal, or urban setting—to ensure optimal placement and integration of your home within its environment.



TAILORED STRUCTURAL PLANNING

By leveraging the FrameCAD technology, our engineers are able to deliver a home that not only meets but exceeds the local code requirements in your municipality, ensuring durability and longevity.



COLLABORATIVE EXECUTION

Your general contractor receives a comprehensive, permit-ready package, facilitating a seamless transition from design to construction, and ensuring the realization of your bespoke home vision. And don't worry... Our homes are permitted just like a traditional stick-built home!



OUR PRODUCT PORTFOLIO

THE MOMO HOMES PORTFOLIO

ADU MODELS

Model	Square Footage	Footprint	Beds	Baths	Garage
The Seed Studio	428	26' x 16'	0	1	No
The Seed 1 Bedroom	622	40' x 16'	1	1	No
The Seed 2 Bedroom	910	58' x 16'	2	2	No
The Alpen-Mini	685	24' x 22'	2	1	No
The Umbra 1 Bedroom	755	37.5 x 27'	1	1	No
The Umbra XL 2 Bedroom	1,002	54' x 27'	2	2	No
The Cottage	852	34' x 25'	1	1	No

SINGLE FAMILY HOMES

Model	Square Footage	Footprint	Beds	Baths	Garage
The Co-Live	1,091	54.5' x 27.5'	2	2.5	Yes — 1 car
The Otium Bungalow	1,318	54.5' x 37'	2	2	No
The Montana	1,572	54' x 39.5'	3	2	Yes — 2 car
The Birmingham	1,712	53' x 39'	4 (3 + study)	2	No
The Coastal	1,818	70' x 34'	4 (3 + study)	2	Yes — 2 car
The Sarasota	2,226	75' x 39'	4 (3 + study)	2	Yes — 2 car
The Luna Flat or Pitched Roof	2,733	78' x 50'	5	3.5	Yes — 1 car
The Penumbra 30'	2,547	30' x 60'	5 (4 + study)	3.5	Yes — 1 car
The Penumbra 37'	3,118	60' x 37'	5 (4 + study)	3.5	Yes — 2 car
The Alpenumbra 30'	2,547	30' x 60'	5 (4 + study)	3.5	Yes — 2 car
The Alpenumbra 37'	3,118	60' x 37'	5 (4 + study)	3.5	Yes — 2 car

ADU MODELS



ALL ADU MODELS

- The Seed Studio
- The Seed 1 Bedroom
- The Seed 2 Bedroom
- The Alpen-Mini
- The Umbra 1 Bedroom
- The Umbra XL 2 Bedroom
- The Cottage



For more information or questions
about pricing contact us at
hello@momohomesutah.homes

VIEW THE ENTIRE CATALOG
OF ADUS HERE →

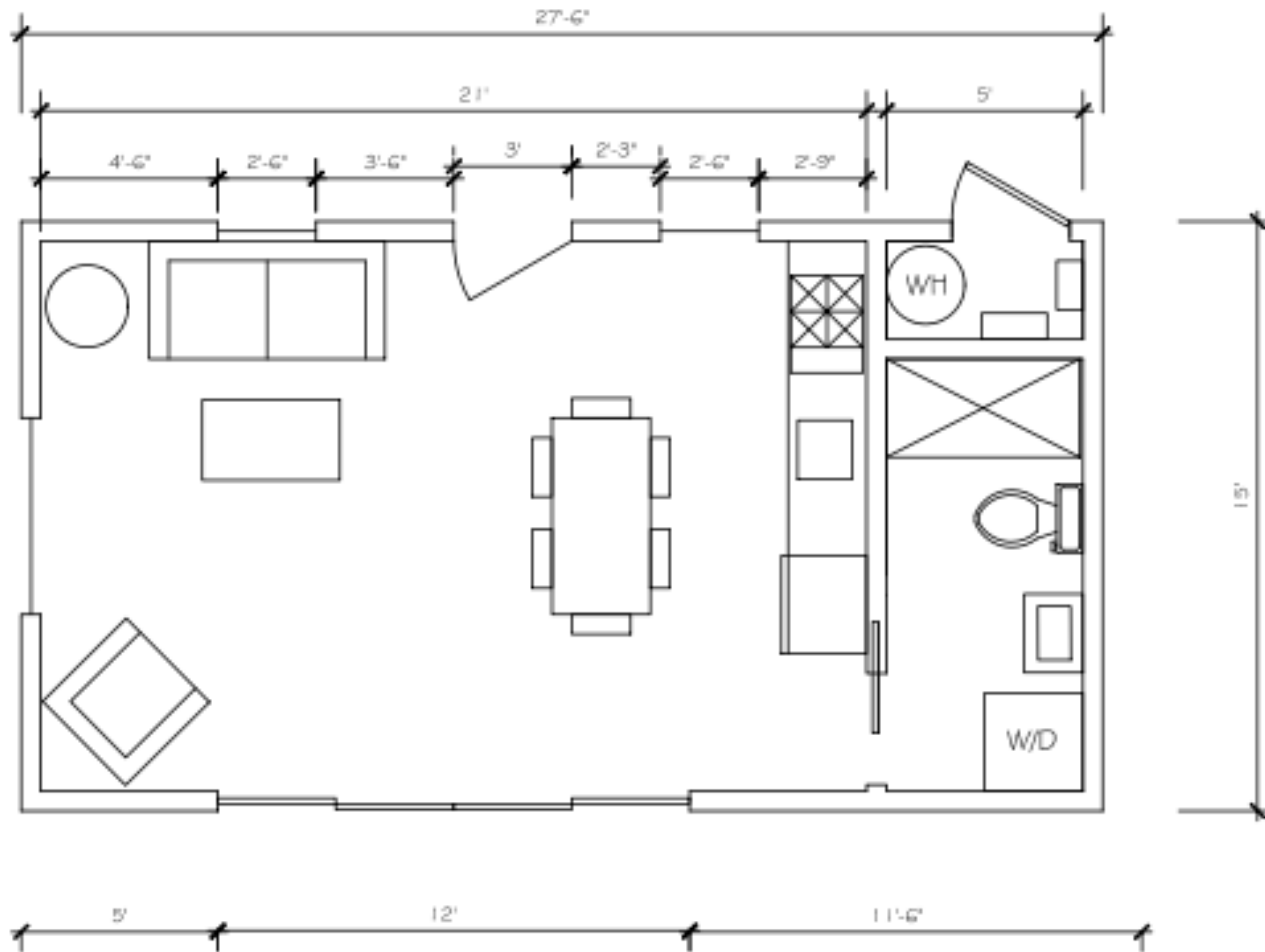


THE SEED

- 428, 622, or 910 Square Feet
- Studio, 1 bedroom, or 2 bedrooms
- 1 to 2 bathrooms
- Open plan kitchen and living room

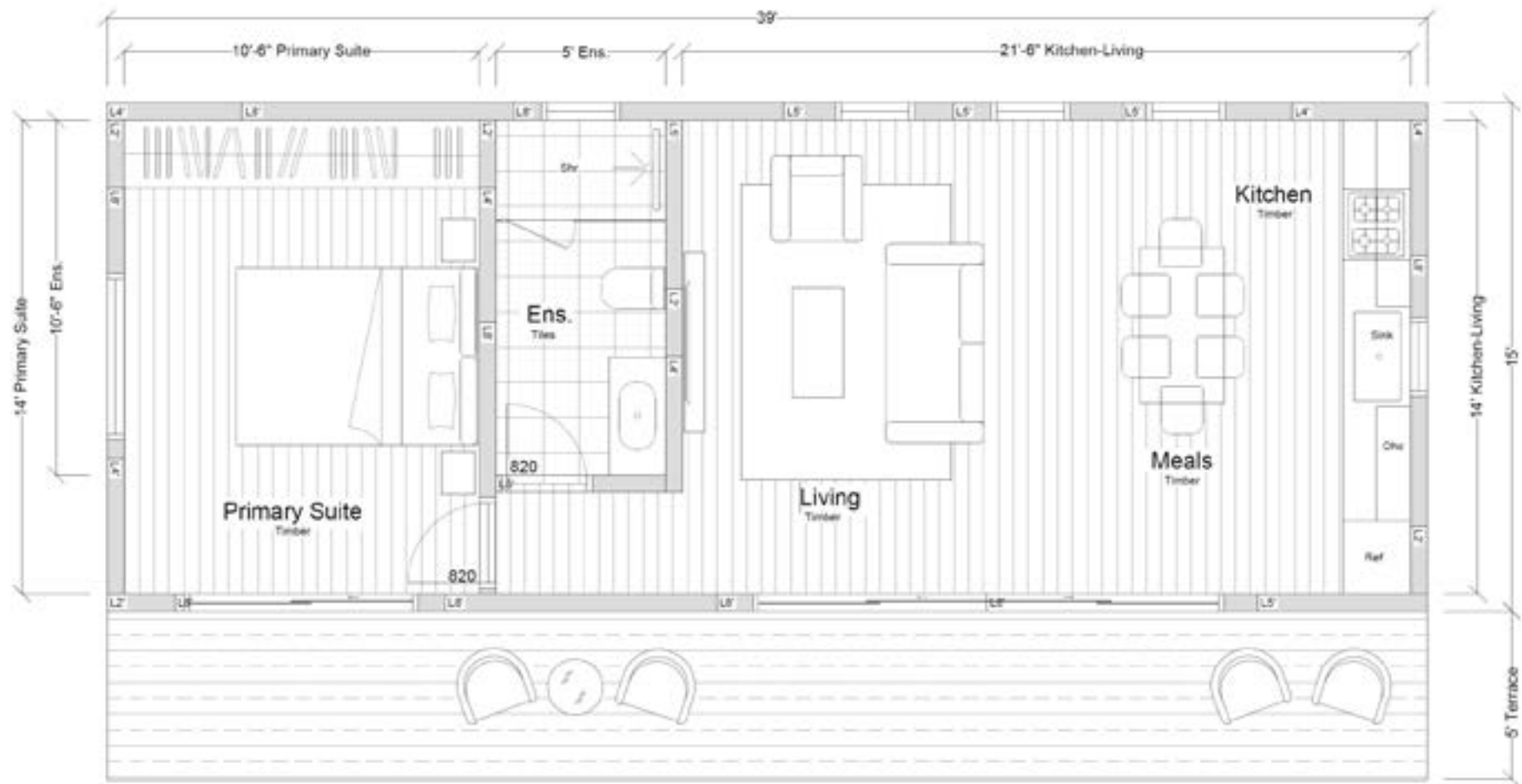


FLOOR PLAN — STUDIO



Total Square Footage — 428 sq ft

FLOOR PLAN — 1 BEDROOM



Total Square Footage — 622 sq ft

FLOOR PLAN — 2 BEDROOM



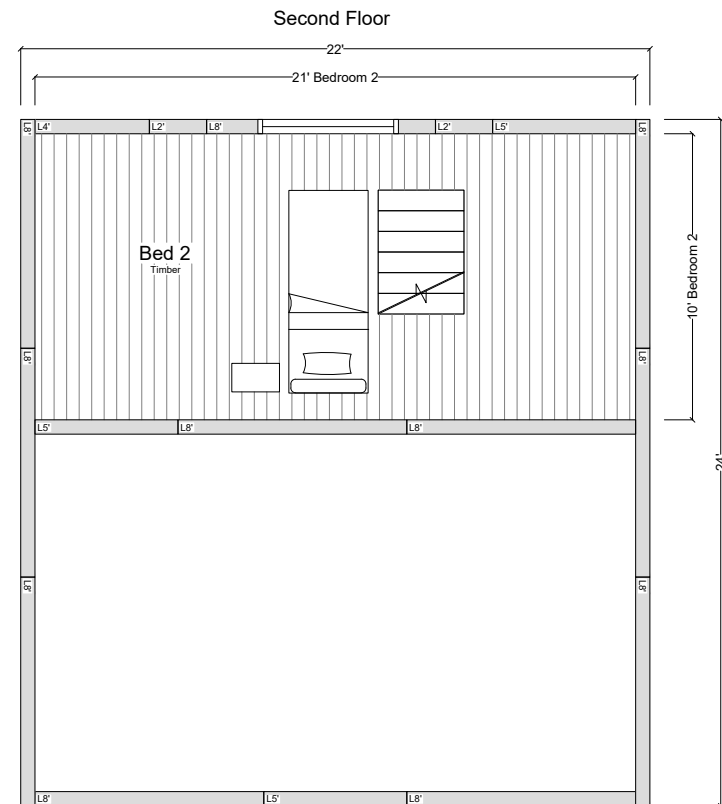
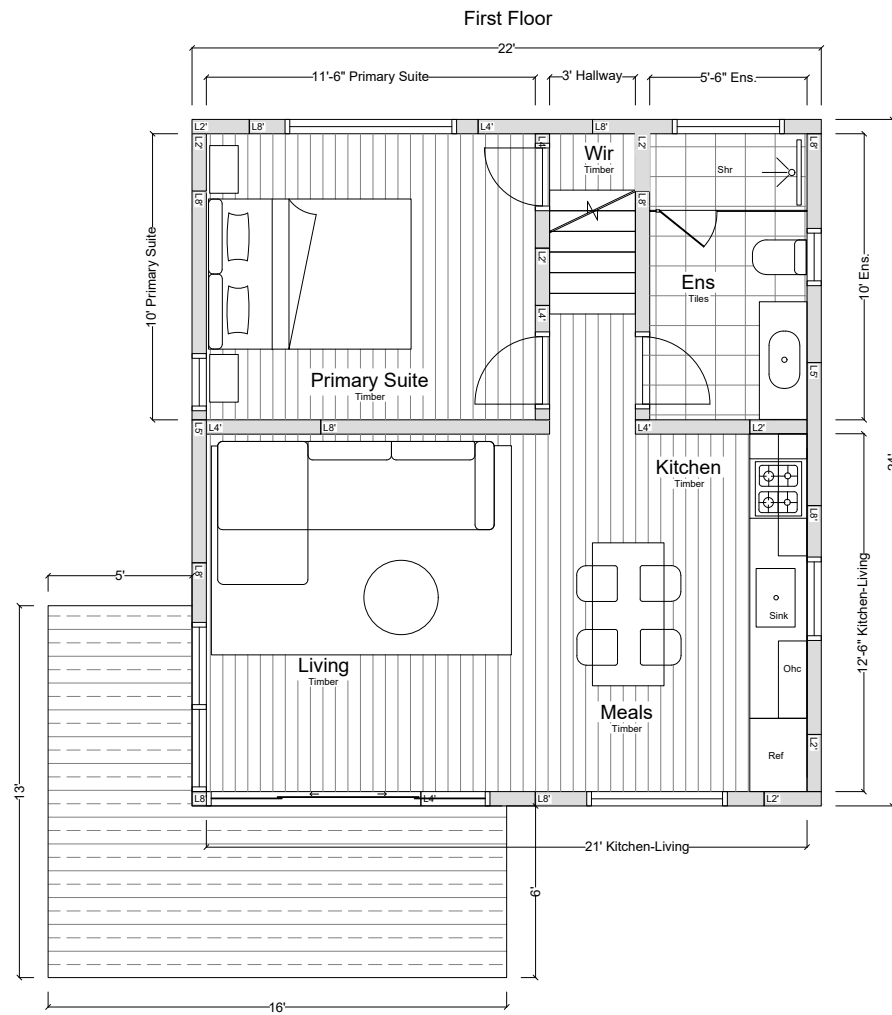
Total Square Footage — 910 sq ft

THE ALPEN-MINI

- 685 Square Feet
- 2 bedrooms: A primary suite and a lofted second bedroom
- 1 bathroom
- Open plan kitchen and living room



FLOOR PLAN



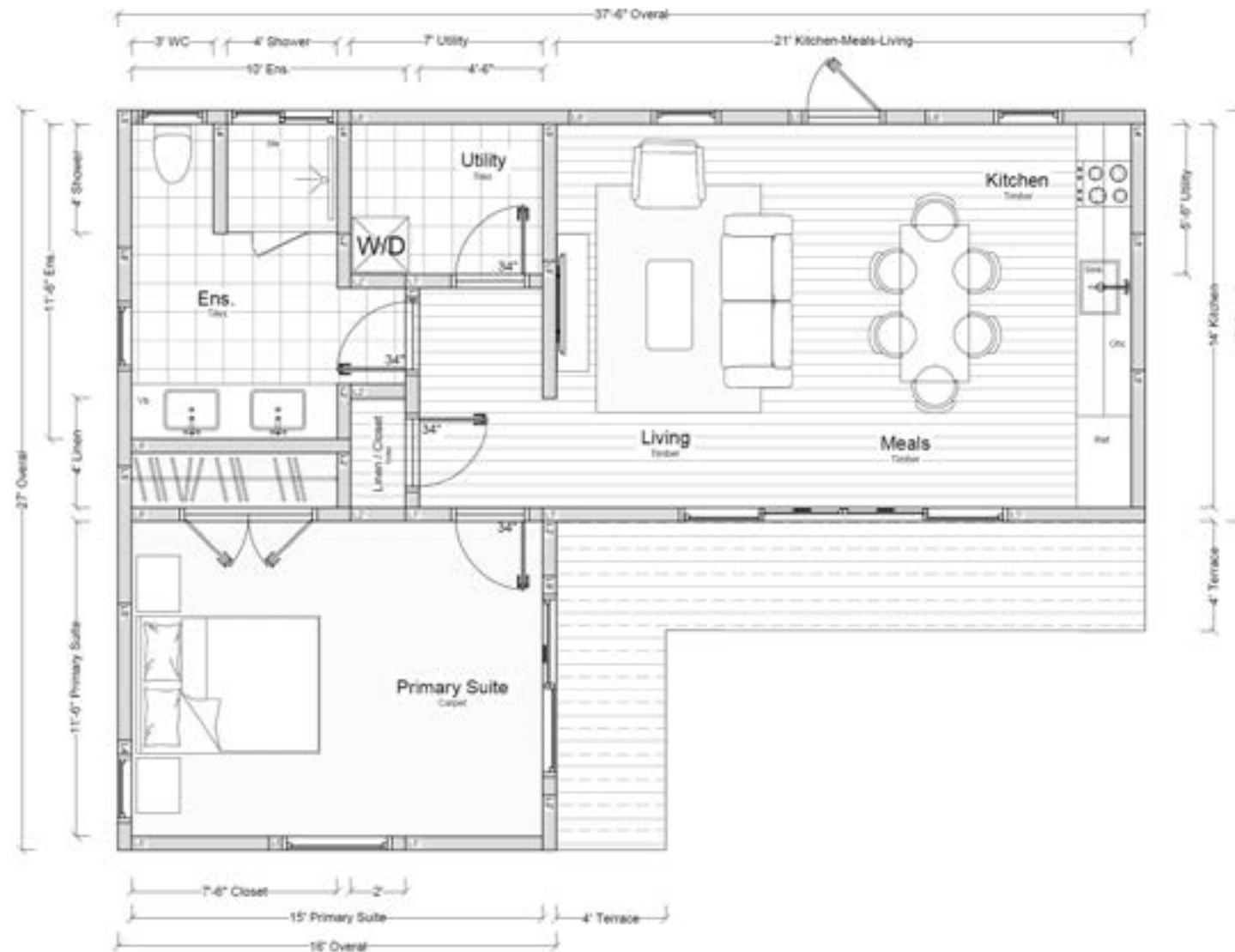
Total Square Footage — 685 sq ft

THE UMBRA

- 755 Square Feet
- 1 bedroom: A primary suite with a spacious layout
- 1 bathroom: The primary suite features an ensuite with a double vanity, a shower, and a separate linen closet
- Open-concept kitchen, dining, and living area with direct access to an outdoor terrace
- Includes a dedicated laundry and utility room



FLOOR PLAN



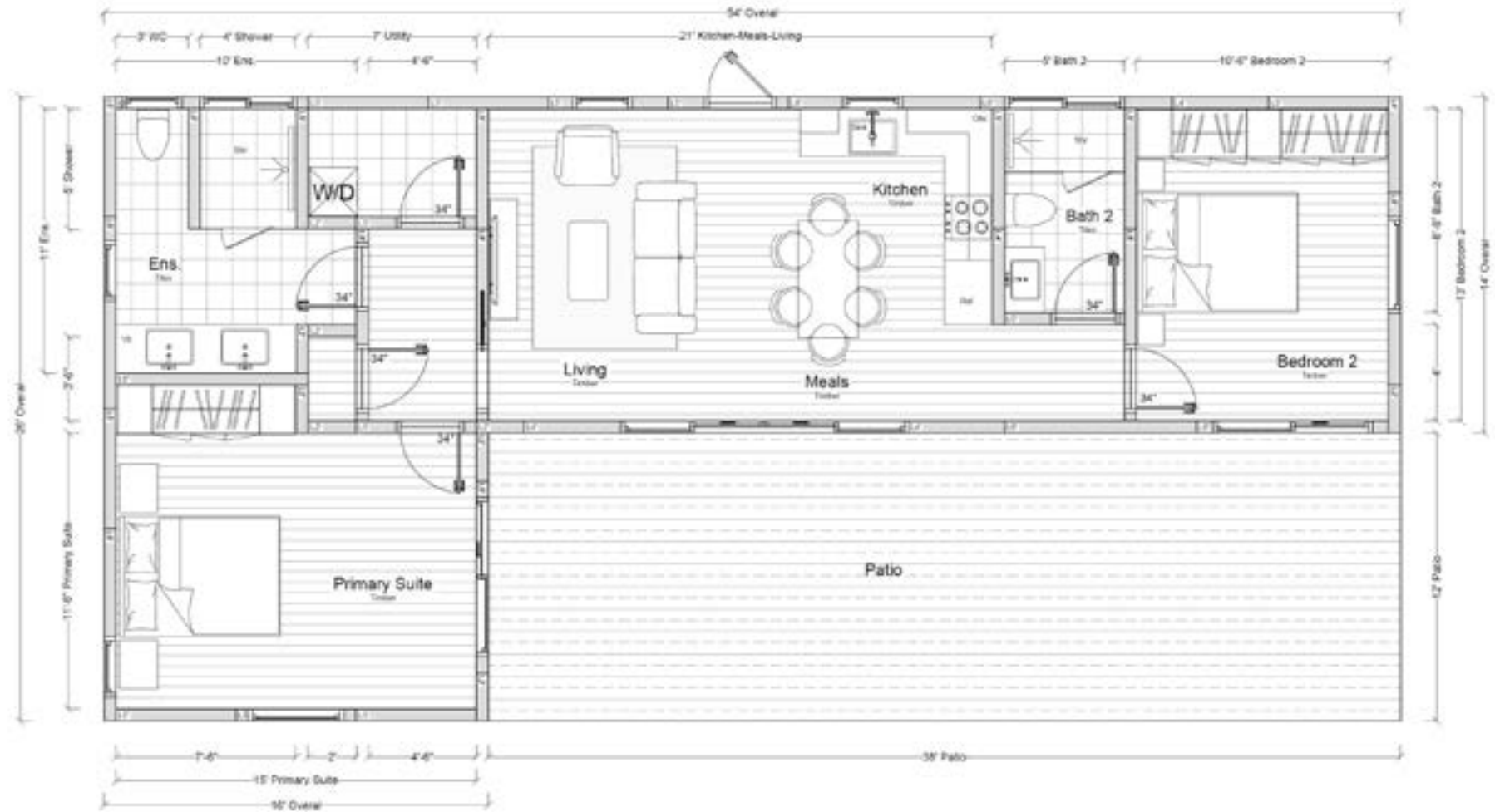
Total Square Footage — 755 sq ft

THE UMBRA XL

- 1,002 Square Feet
- 2 bedrooms: A primary suite plus one bedroom
- 2 bathrooms
- Open-concept kitchen, dining, and living area with direct access to an outdoor terrace
- Includes a dedicated laundry and utility room



FLOOR PLAN



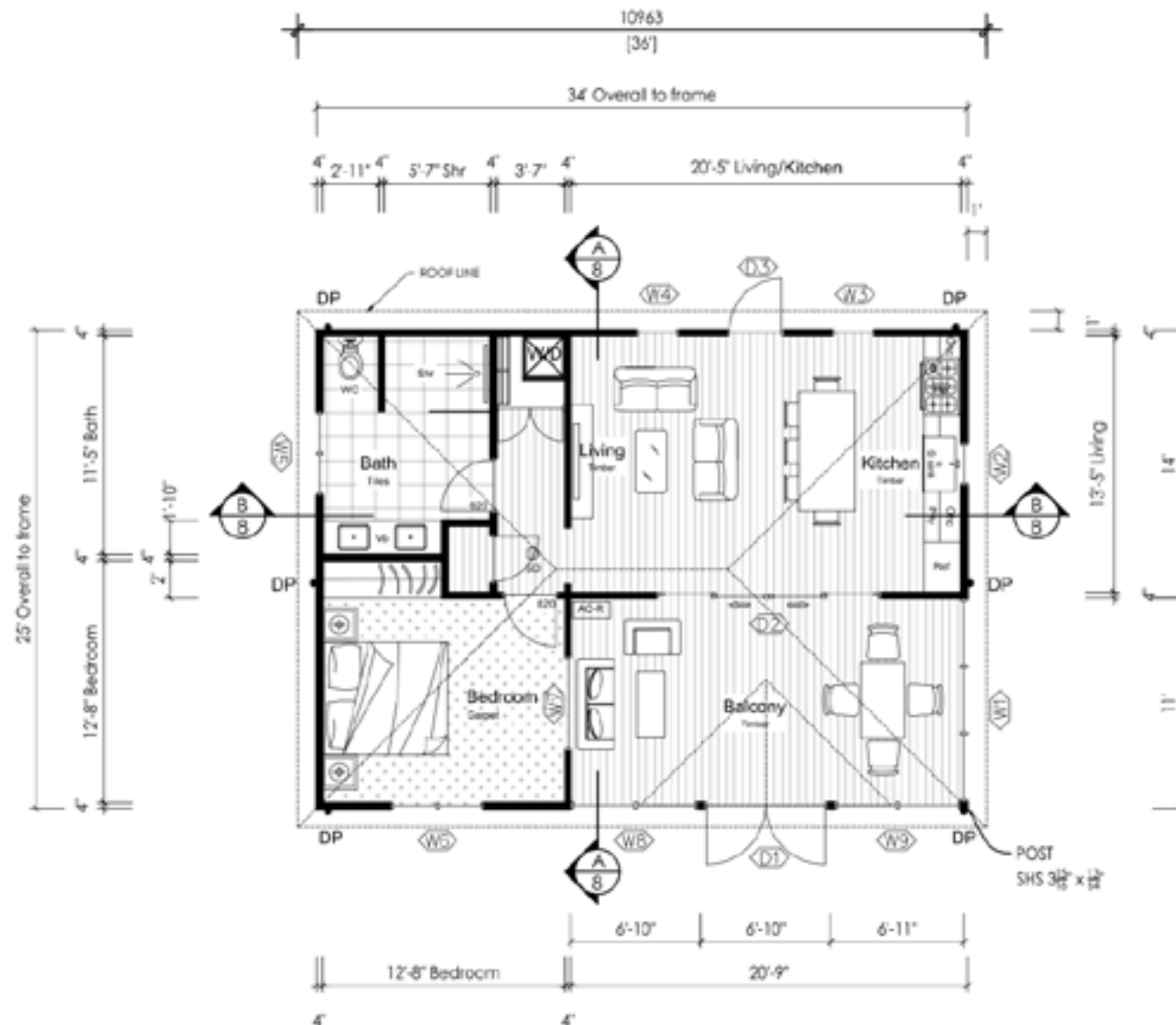
Total Square Footage — 1,002 sq ft

THE COTTAGE

- 852 Square Feet
- 1 bedroom
- 1 bathroom
- Open plan kitchen and living room
- Enclosed deck for year-round indoor-outdoor living



FLOOR PLAN



Total Square Footage — 852 sq ft

SINGLE FAMILY HOMES



ALL SINGLE FAMILY HOMES

- The Co-Live
- The Otium Bungalow
- The Montana
- The Birmingham
- The Coastal
- The Sarasota
- The Luna
- The Penumbra 30'
- The Penumbra 37'
- The Alpenumbra 30'
- The Alpenumbra 37'



For more information or questions about pricing contact us at hello@momohomesutah.homes

VIEW OUR CATALOG OF SINGLE FAMILY HOMES HERE →

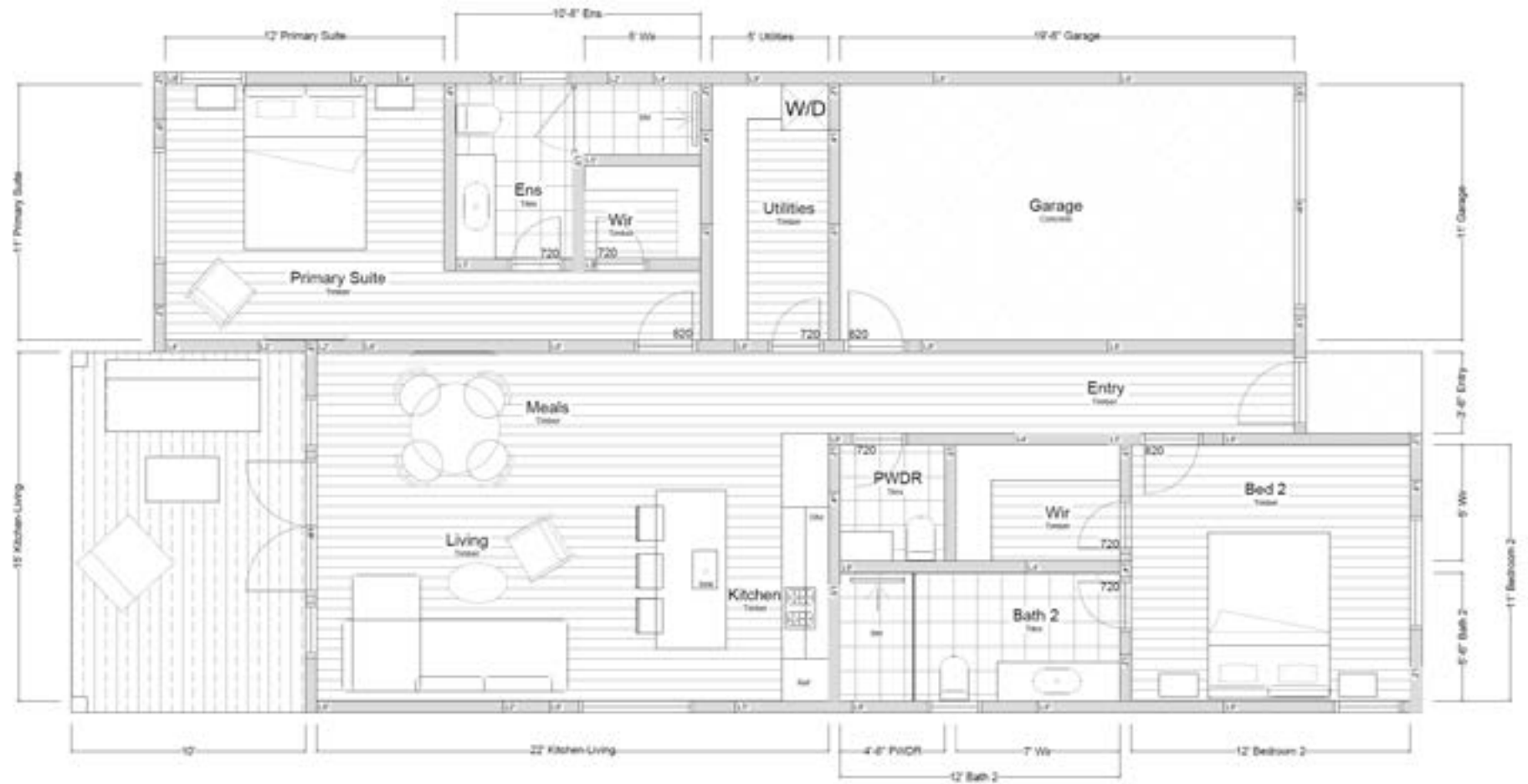


THE CO-LIVE

- 1,091 Square Feet
- 2 bedrooms: A primary suite and an additional bedroom with large walk-in closets
- 2.5 bathrooms: The primary suite and additional bedroom features an ensuite with a shower—and a separate guest bathroom/powder room is included
- Open living area connects kitchen, dining, and living room with outdoor patio
- Kitchen features an oversized island
- 1 car garage



FLOOR PLAN



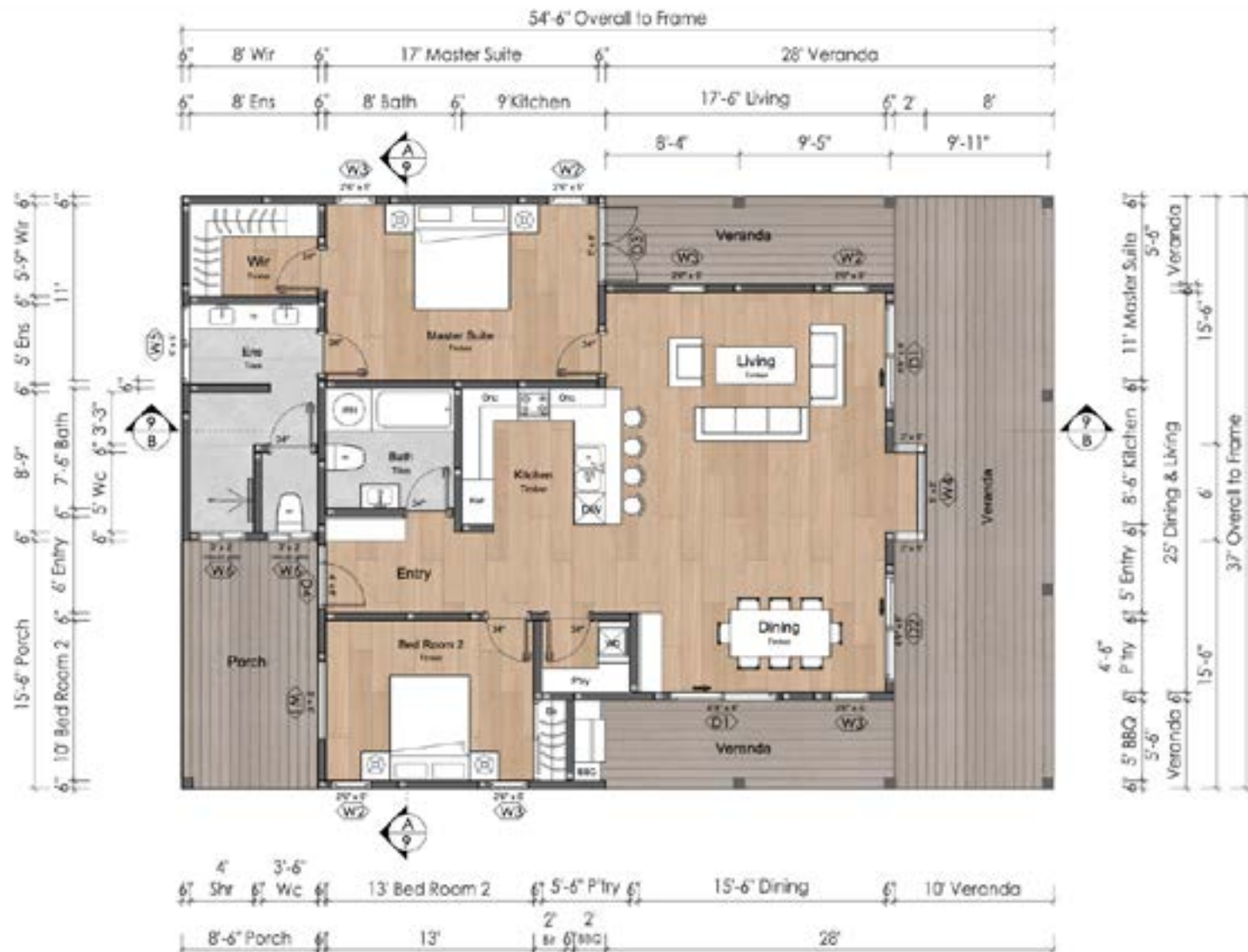
Total Square Footage — 1,091 sq ft

THE OTIUM BUNGALOW

- 1,318 Square Feet
- 2 bedrooms: A primary suite and an additional bedroom
- 2 bathrooms
- Open-concept kitchen, dining, and living area with direct access to an outdoor terrace
- Kitchen includes an oversized island
- A dedicated laundry and utility room is included



FLOOR PLAN



Total Square Footage — 1,318 sq ft

THE MONTANA

- 1,572 Square Feet
- 3 bedrooms: A primary suite with two additional bedrooms
- 2 bathrooms
- Open plan kitchen and living room
- Walk-in pantry
- 2 car garage



FLOOR PLAN



Total Square Footage — 1,572 sq ft

THE BIRMINGHAM

- 1,712 Square Feet
- 3+ bedrooms: A primary suite, 2 additional bedrooms, plus a study (4 legal bedrooms)
- 2 bathrooms
- Open plan kitchen and living room
- A dedicated laundry and utility room is included



THE COASTAL

- 1,818 Square Feet
- 3+ bedrooms: A primary suite with a large walk-in closet and two additional bedrooms, plus a study (4 legal bedrooms)
- 2 bathrooms
- Open-concept kitchen, dining, and living area with an oversized island
- Includes a dedicated study and laundry room
- 2 car garage



Total Square Footage — 1,818 sq ft



THE SARASOTA

- 2,226 Square Feet
- 3+ bedrooms: A primary suite, 2 additional bedrooms, plus a study (4 legal bedrooms)
- 2 bathrooms
- Open plan kitchen and living room
- 2 car garage



FLOOR PLAN



Total Square Footage — 2,226 sq ft

THE LUNA

- 2,733 Square Feet
- 4 bedrooms: A primary suite, 3 additional bedrooms, plus a study (5 legal bedrooms)
- 3.5 bathrooms
- Open-concept kitchen, dining, and living area with an oversized island
- Features a separate family and media room
- Flat or pitched roof over the garage
- 2 car garage





Total Square Footage — 2,733 sq ft



FLOOR PLAN WITH A PITCHED ROOF



Total Square Footage — 2,733 sq ft



THE LUNA





THE LUNA WITH A PITCHED ROOF



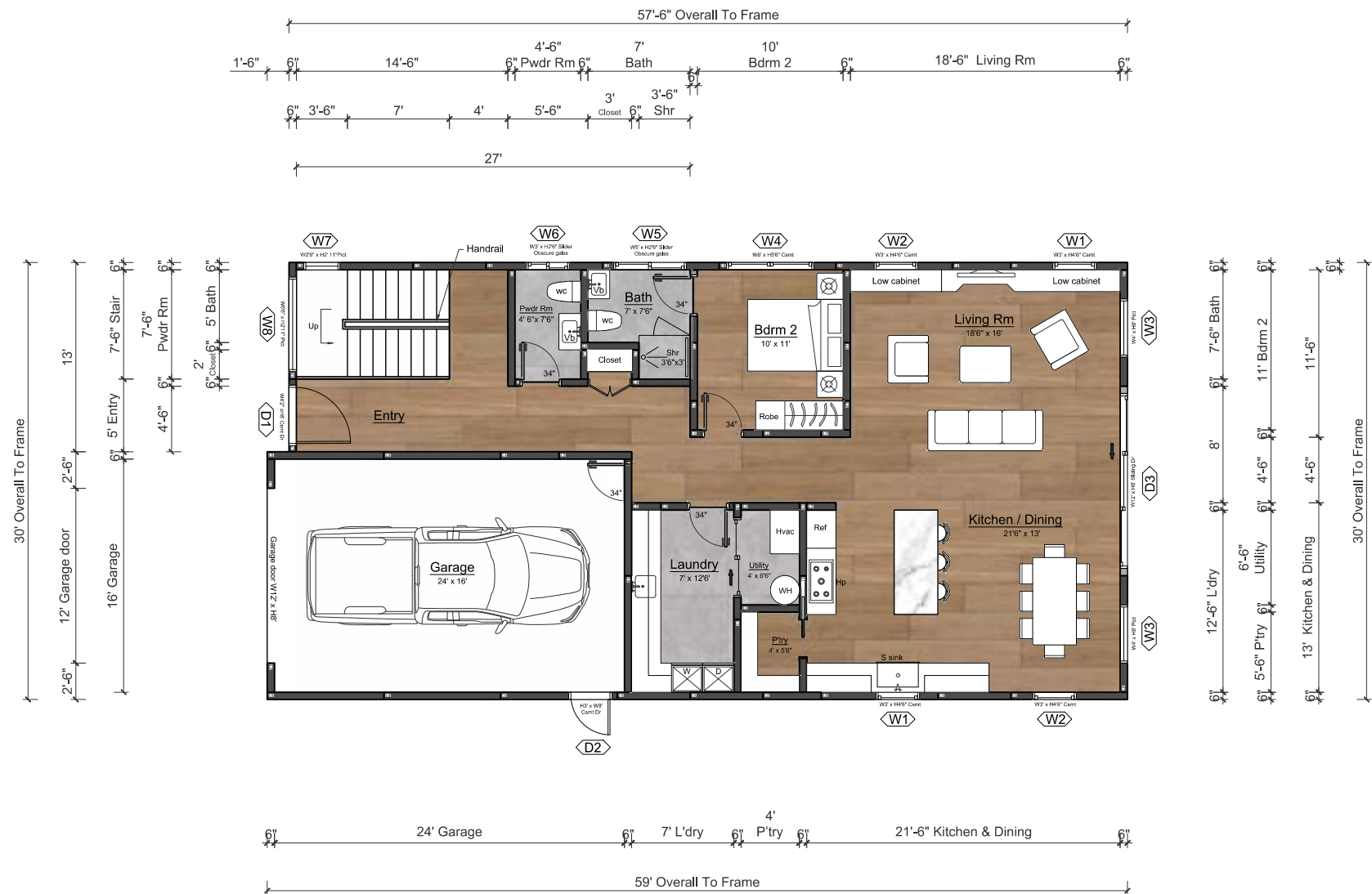
THE PENUMBRA 30

- 2,547 square feet
- 4 bedrooms: A primary suite, 3 additional bedrooms, plus a study (5 legal bedrooms)
- 3.5 bathrooms
- Master suite private balcony
- Open-concept kitchen flows into dining and living area
- Dedicated laundry room and utility closet
- 1 car garage





FLOOR PLAN



Total Square Footage — 2,547 sq ft

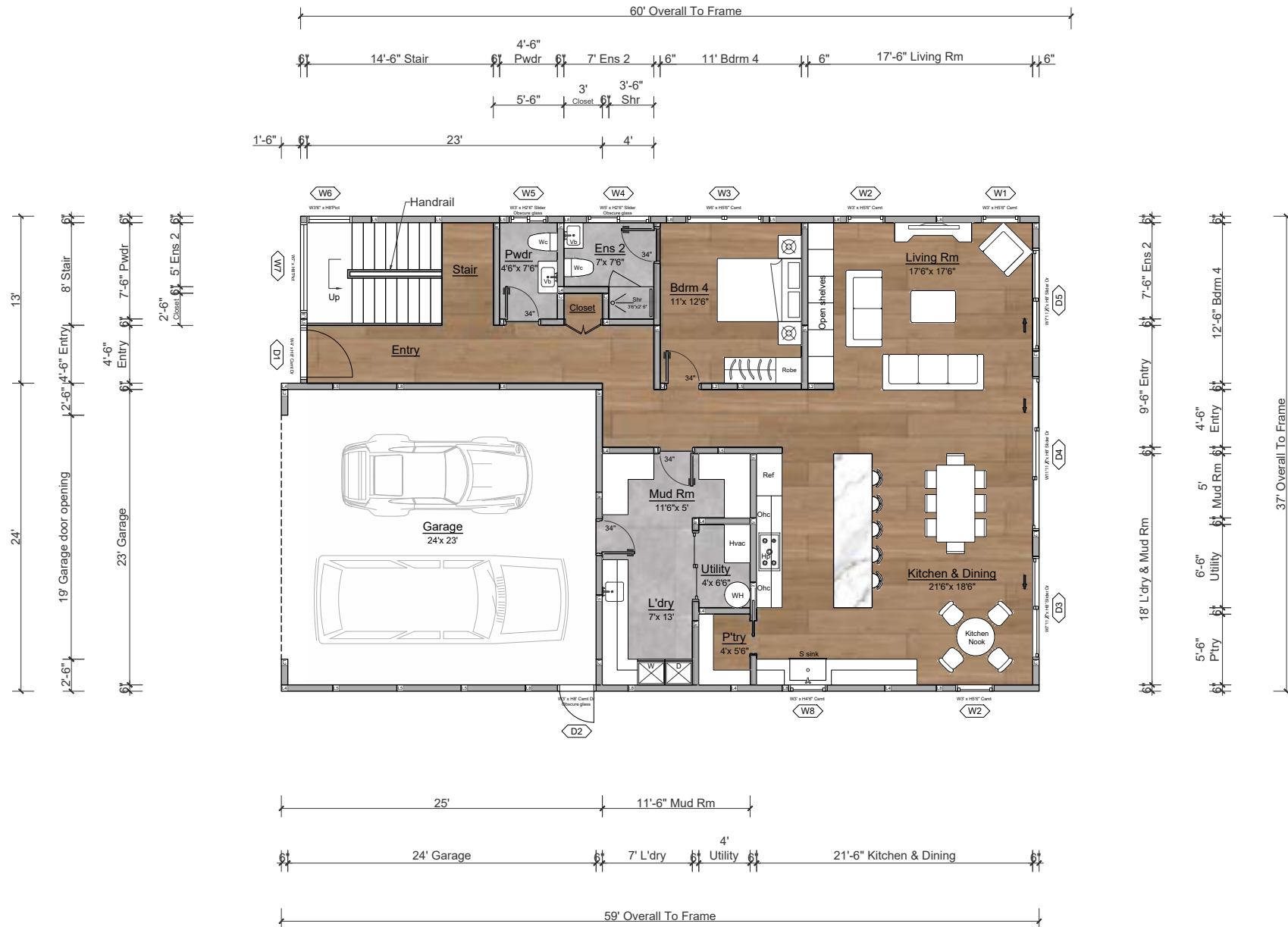
THE PENUMBRA 37

- 3,118 square feet
- 4 bedrooms: A primary suite, 3 additional bedrooms, plus a study (5 legal bedrooms)
- 3.5 bathrooms
- Master suite private balcony
- Open-concept kitchen flows into dining and living area
- Dedicated laundry room and utility closet
- 2 car garage

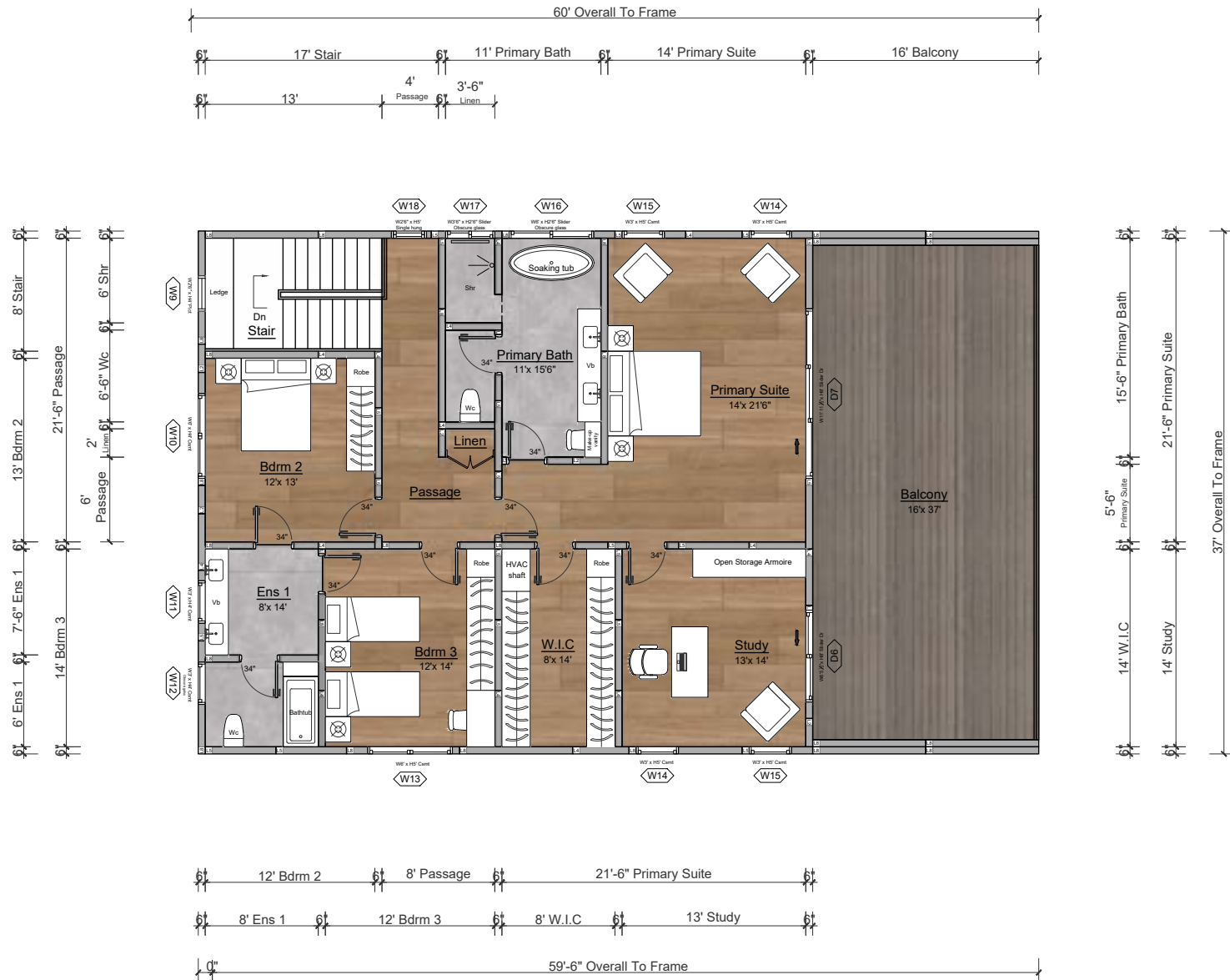




FLOOR PLAN



Total Square Footage — 3,118 sq ft



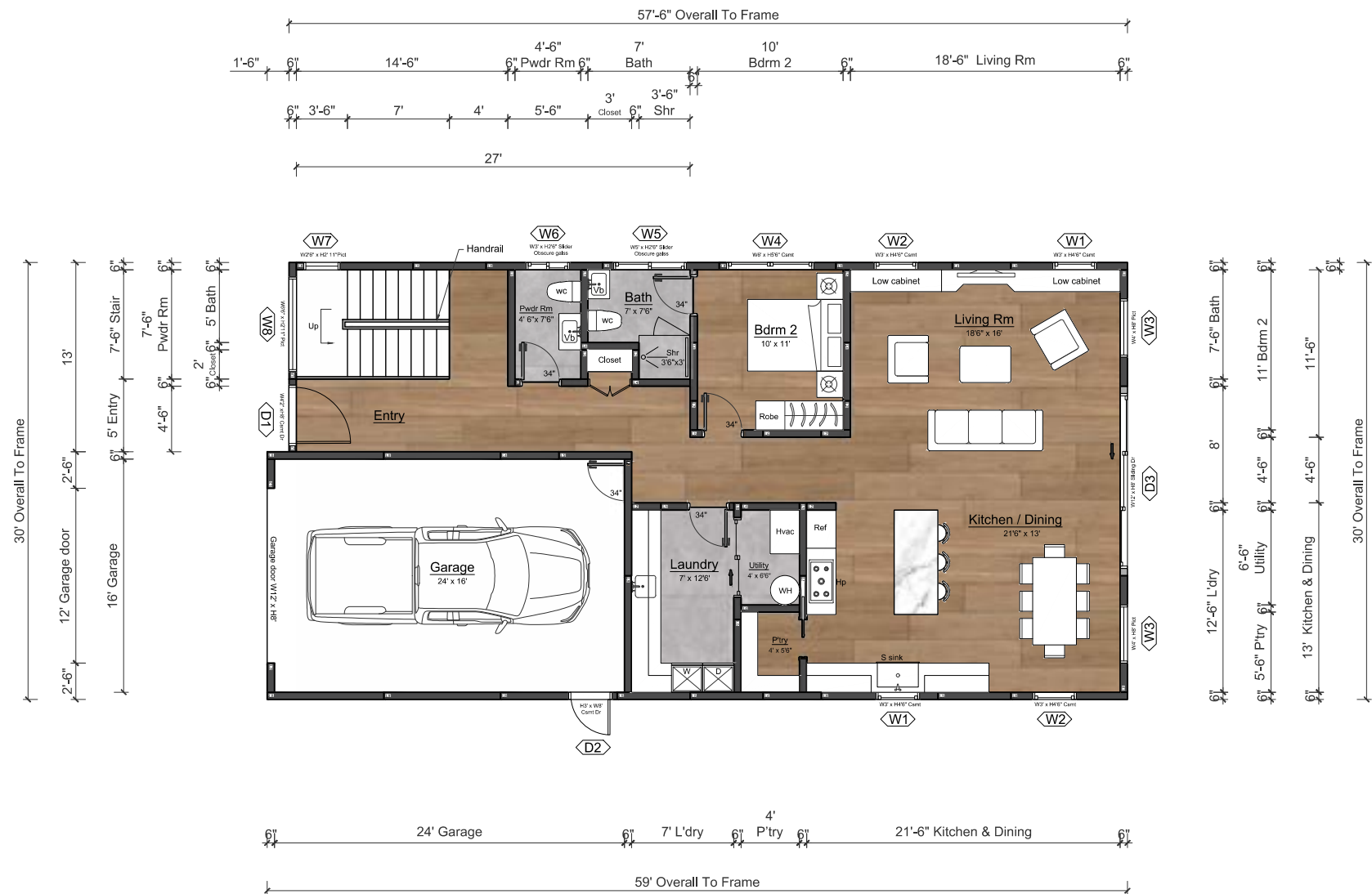
THE ALPENUMBRA 30

- 2,547 square feet
- 4 bedrooms: A primary suite, 3 additional bedrooms, plus a study (5 legal bedrooms)
- 3.5 bathrooms
- Open-concept kitchen, dining, and living area with an oversized island
- Dedicated laundry room and utility closet
- 1 car garage





FLOOR PLAN



Total Square Footage — 2,547 sq ft



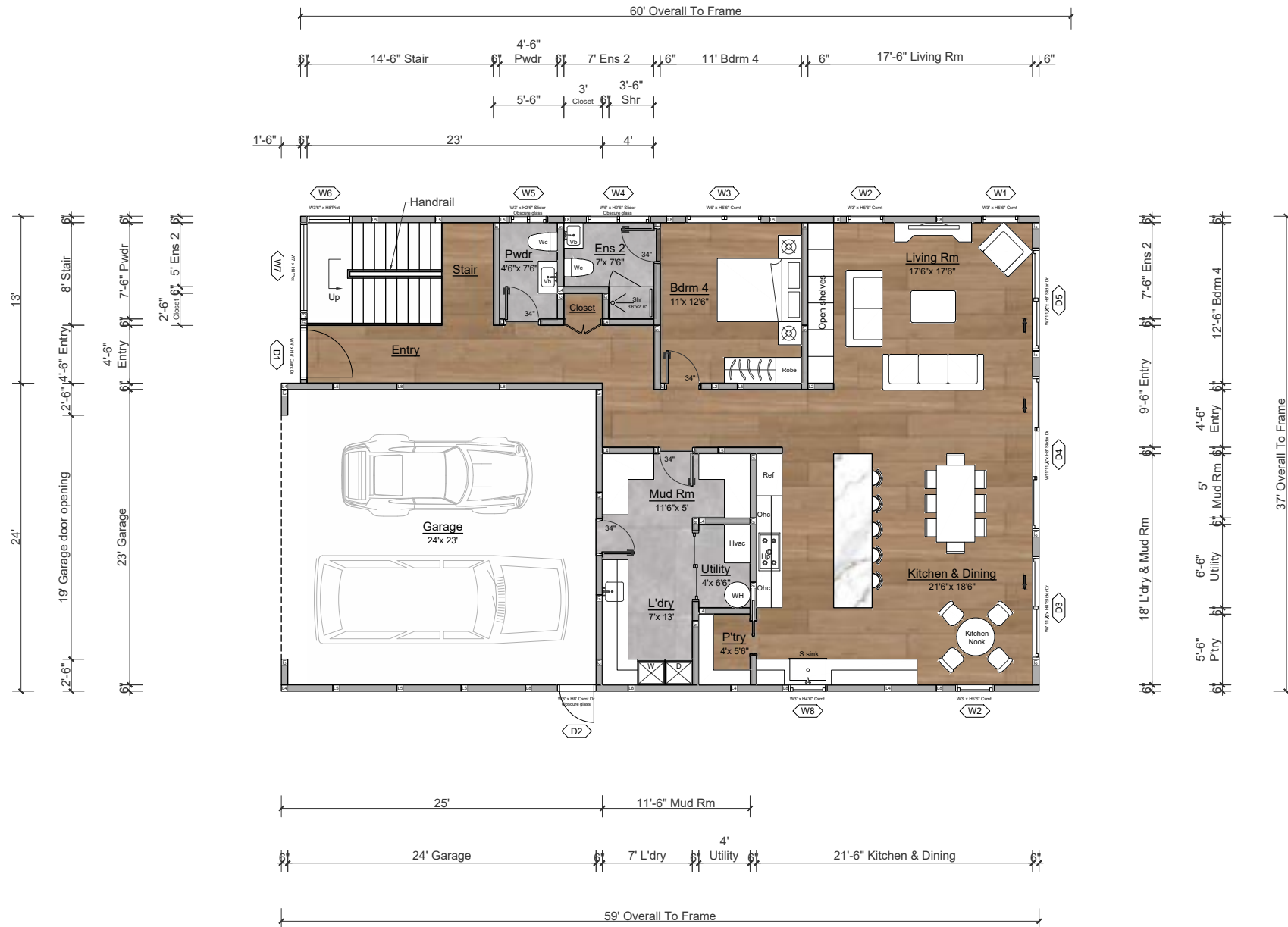
THE ALPENUMBRA 37

- 3,118 square feet
- 4 bedrooms: A primary suite, 3 additional bedrooms, plus a study (5 legal bedrooms)
- 3.5 bathrooms
- Open-concept kitchen, dining, and living area with an oversized island
- Dedicated laundry room and utility closet
- 2 car garage





FLOOR PLAN



Total Square Footage — 3,118 sq ft

TAKE A LOOK INSIDE

Tour our 1 bedroom Umbra ADU, showcased at the 2024 Las Vegas Home Show—built in just 6 days, powered entirely by efficient solar, and constructed with our precision steel FrameCAD wall panels for lasting strength and energy performance.

With sleek design, smart space planning, and zero reliance on grid power, this compact home delivers big on style, speed, and sustainability.

SEE HOW MODERN LIVING CAN BE BEAUTIFULLY EFFICIENT. →





WHAT'S INCLUDED WITH YOUR MOMO HOME?

- Permit-ready, site-specific plan set ready to submit to local building department
- Surefoot concrete-free footing system (takes the place of a traditional concrete foundation)
- Cold formed steel wall panels & trusses produced utilizing IBC building-code compliant FrameCAD system, engineered to your lot's specific building codes.
- Solid wood cabinetry with dovetail joinery, soft-close drawer slides & hinges, & under cabinet lighting
- Custom built-ins in all closets
- Quartz countertops
- European-style aluminum double-paned windows & exterior doors
- Solid wood interior doors
- 9" baseboards & laser-cut mouldings



- Bathroom vanities, bathtubs, sinks, toilets, wall-mounted towel warmers, & high-end brushed nickel fixtures & bathroom hardware
- Mirrors & shower glass
- All interior & exterior light fixtures
- Smart SPAN electrical panel
- Bosch & LG appliances
- Interior sheetrock & exterior siding

- Roll up garage door
- Steel roofing with internal gutters & pre-wired for heat tape
- Deck materials for applicable models
- All flooring materials & radiant floor heating in bathrooms
- All HVAC (heating & A/C) system equipment & water heater
- Optional **Sustainability Package** (see page 74)



WHAT'S REQUIRED FOR YOUR MOMO HOME?

- Plan submission to local building department
- General Contractor licensed to build in your jurisdiction
- Site preparation, soil testing, survey, and other land-related preparation
- Foundation (if not using the included Surefoot concrete free footing system)
- On-site labor for the assembly of your home
- The running of electrical, sewer, and water municipal connections to the site
- Licensed electrical contractor to connect all pre-installed wall wiring and circuits
- Licensed plumbing contractor to connect all pre-installed wall plumbing to municipal water





EXAMPLE SUSTAINABILITY PACKAGE

WHAT'S INCLUDED

For the Sarasota Model:

- **40 Solar Panels:** 410 watts each
- **Enphase IQ8A Microinverters**
- **2 Batteries:** Storage capacity 10kWh
- **SPAN Ev Charger:** Dynamic EV charging that varies its charging speeds based on other demands in the house. Can charge up to 20% faster than other EV chargers of the same style.
- **Solar Power Rating:** 16.4 kW
- **Approximate output:** 15,100 kWh per year (Washington); 24,000 kWh per year (Florida).
- **What will it power?** The whole home (all the above, plus air conditioning and hot water).
- **Circuit size:** Max of 40 amp-circuits at night





FAQS

FAQS

Is this a prefab home?

No, Momo Homes are not prefab homes. While they incorporate precision-engineered components and some pre-assembled components (like cabinet boxes and bathroom vanities), each home is assembled on-site by skilled contractors, ensuring a high level of craftsmanship and attention to detail. This approach allows for greater customization and personalization, aligning with luxury home standards.

Is this a mobile home?

No, Momo Homes are not mobile homes. They are designed to be permanent residences, built with durable materials and construction methods that meet or exceed local building codes. Unlike mobile homes, Momo Homes are not intended to be relocated once constructed.

Is this is a modular home?

No, Momo Homes are not modular homes. While modular homes are constructed in sections off-site and then assembled on-site, Momo Homes are built using a panelized construction method. This means that the structural components—walls, floors, and roof sections—are fabricated in a controlled factory environment and then transported to the site for assembly. This method allows for a higher degree of customization and quality control, resulting in a home that reflects the homeowner's unique preferences and lifestyle.

What is a panelized home? How is Momo Different?

A panelized home is a construction method where the structural components—such as walls, floors, and roof sections—are fabricated in a controlled factory environment, are pre-wired and pre-plumbed, and are then transported to the building site for assembly. This approach combines the efficiency of factory production with the flexibility of on-site construction, allowing for a high degree of customization and quality control.

Momo Homes utilizes this panelized construction method, incorporating advanced materials like FrameCAD steel framing, which offers superior strength and durability compared to traditional wood framing. This method also allows for faster construction times and reduced material waste, contributing to both environmental sustainability and cost savings.

Importantly, panelized homes are permitted as traditional stick-built homes and must meet the same local building codes and regulations. This ensures that Momo Homes are built to the highest standards of safety and quality.

What makes this a luxury home?

Momo Homes seamlessly blend modern design with premium materials to deliver a luxurious living experience. Each home is crafted with attention to detail and quality, featuring:

- **High-end finishes:** Elegant solid-wood cabinetry, custom built ins in all closets, radiant floor heating in all bathrooms, and premium all-aluminum window and door packages.
- **Contemporary architecture:** Clean lines, expansive windows, and open-concept living.
- **Thoughtful design:** Layouts that prioritize functionality and flow, ensuring comfort and convenience in every room.

These elements come together to create a home that is both stylish and enduring, offering a sense of luxury that stands the test of time.

Will steel framing make my house hotter?

FrameCAD's cold-formed steel (CFS) framing is designed to be energy-efficient and adaptable to various climates. While steel conducts heat more readily than wood, this can be mitigated through proper insulation techniques. By applying continuous insulation, such as foam products, on the exterior of wall assemblies, thermal bridging is reduced, enhancing the overall energy performance of the home. With these measures in place, steel-framed homes can achieve thermal efficiency comparable and oftentimes exceeding that of wood-framed homes.

FAQS

Do these homes work in cold climates?

Yes, Momo Homes are engineered to thrive in cold climates. Key features include:

- **Surefoot foundation system:** Designed to resist frost heave and provide stability in freeze-thaw conditions.
- **Advanced insulation:** High R-value insulation materials that minimize heat loss and enhance comfort.
- **Durable construction:** Steel framing and quality materials that are moisture, pest, fire, and mold resistant that will withstand harsh weather conditions and stand the test of time.

These elements work together to ensure that Momo Homes maintain warmth and comfort, even in the most challenging winter environments.

What makes Momo Homes “built to last?”

The components and materials for our homes have been carefully selected for low maintenance and long lasting durability.

- **Steel Framing:** Steel frame buildings have less movement over time because they do not twist, warp, shrink, or buckle, whereas timber frames are much more likely to distort as timber will continue dry and shrink for many years after the tree was cut down. Steel is also fire, mold, pest, and moisture resistant.
- **Steel Roofing:** Offers a lifespan of 40–70 years compared to asphalt’s 15–30 years and requires much less maintenance than shingle roofs; steel roofs also exhibit superior resistance to high winds, fire, and moisture.
- **All-Aluminum Windows & Doors:** Aluminum frames are strong, corrosion resistant, and easy to maintain; other window types may warp and condensation may eat away at the interior wood frames, requiring regular maintenance or replacement.
- **Color-Through Fiber Cement:** Our fiber cement siding is not just painted on top, but rather colored all the way through the product, minimizing any maintenance requirements of your exterior cladding; this product is also noncombustible and resists moisture and pests.



CUSTOMER & BUILDING PROCESS FAQs

How does Momo work with my General Contractor?

Momo Homes collaborates closely with your general contractor to streamline the construction process. They provide comprehensive support, including:

- Momo Home's engineering team will work closely with your General Contractor to streamline the construction process and ensure you have site-specific plans tailored to your lot and local building codes.
- We have licensed engineers in all 50 states who will join your General Contractor on weekly calls until all parties are satisfied with your plans and they are ready to submit to your local building department.
- Our approach allows for speed (your kit is delivered in about 4 months), and cost efficiency. Gone are the days of having to hire your own architect and engineer, saving you thousands!

Can you help me find a General Contractor?

Yes! Contact us for a list of builder partners who are familiar with Momo Homes kits.

Will my local building department allow me to build a Momo Home?

Yes, Momo Homes are designed to comply with local building codes and regulations. The permitting process for our homes is identical to that of traditional stick-built homes. While panelized construction offers advantages like reduced weather dependency and material waste, it still requires obtaining the necessary permits and approvals from local authorities. Experienced contractors can assist in navigating these regulations to ensure compliance.

Does Momo provide site-specific, permit-ready plans?

Yes, Momo Homes provides site-specific plans tailored to your project's requirements. These plans are designed according to the soil conditions of your site and meet all compliance requirements. Additionally, Momo Homes offers a proprietary foundation system, Surefoot concrete-free foundation system, which is engineered for each build and tailored for your lot.

How big of a crew is required to build a Momo Home?

Our engineering team estimates that a team of 6 is sufficient to construct a Momo Home. You may want to enlist a drywall or tile specialist if your team does not have those specialty skills.

Because our homes are panelized and use some pre-assembled components, you should not need highly-skilled labor to construct a Momo Home.

As with a traditional build, you will need a licensed electrician and licensed plumber to sign off on the electrical and plumbing connections prior to inspection.

CONSTRUCTION & DESIGN FAQs

How are Momo Homes constructed?

Our homes are built using cold-formed steel framing and panelized components. The process begins with installing the Surefoot concrete-free foundation system that connects to the floor trusses. Once the floor is installed, the pre-wired wall panels and roof trusses get bolted in and connected to each other. Then, once your electrical and plumbing connections are complete, an inspector will complete the typical 4-way inspection after which you can close up the walls and install your finishes. We estimate that a crew of 6 can complete our single family homes in approximately 6–8 weeks.

What is the typical construction timeline?

Timelines vary depending on which Momo model you choose. For example, the Umbra ADU model—a 688 square foot, 1 bedroom home—was assembled on-site in just 6 days at the 2024 International Builders Show. We estimate a build schedule of about 2–3 weeks for our ADUs and about 6–8 weeks for our single family homes.

Is it possible to change the floor plans?

No, we cannot offer any changes to our floor plans as part of the engineering process. Our floor plans come “as-is,” which is how we are able to provide such great cost and timeline efficiencies.

If you would like, you can take our engineered plans and have your own architect and engineer adapt them to your needs prior to submitting to your building department for permits.

Where can I get more details about the finish and design options?

[Contact us](#) to get a copy of our **Style Guide** which shows all of our finish choices and appliance details.



SUREFOOT FAQs

What is a Micropile?

Micropiles are steel rods driven into the ground as part of the Surefoot foundation system. They anchor the system and provide the strength to support structural loads.

What kind of micropiles are used?

Surefoot uses proprietary 32mm nominal bore micropiles with thick walls (4mm) and a durable hot-dipped galvanized coating. Only Surefoot micropiles are covered under the manufacturer's warranty.

What are the maximum loads Surefoot can support?

Depending on soil conditions and the Surefoot model, loads up to 36 tons can be supported. Higher capacities are possible by grouping multiple units. Surefoot also resists high bending moments, making it ideal for both residential and specialized commercial uses.

What equipment is needed to install Surefoot?

A standard jackhammer (45 Joules or more) is the main tool required. No heavy machinery or excavation is needed.

Can Surefoot be used on sloped sites?

Yes. Surefoot adapts to sloped terrain without needing to level or alter the site, saving time and cost.

Can Surefoot avoid underground utilities?

Yes. Before installing, identify underground services using standard utility detection tools. If needed, Surefoot's angled micropiles can be redirected to avoid obstacles.

Can Surefoot be used in challenging ground conditions?

- **Loose Sands / Soft Clays:** Yes, with deeper micropiles as required.
- **Reactive Soils:** Yes, depth and design are adjusted based on site-specific soil reports.
- **Rocky Soils:** Yes, depending on rock type and depth.
- **Saline or Acidic Soils:** Yes, micropiles have enhanced corrosion protection. Additional coatings are available for extreme conditions.

Has Surefoot been tested?

Yes. Surefoot has been independently tested to meet international engineering and building standards. Certifications are available upon request.

What is needed for a Surefoot design?

For a basic estimate: site location, structure type, and general soil info. For a full permit-ready design: soil test and structural plans are needed.

What's the environmental impact?

Surefoot minimizes site disturbance—no grading, trenching, or deep excavation. It preserves existing drainage and root systems, making it ideal for tree-sensitive or eco-sensitive builds.

How does Surefoot compare to other systems?

- **Concrete:** Surefoot requires less excavation, adapts better to poor soils and slopes, and handles larger bending loads.
- **Screw piles:** Surefoot offers higher capacity per dollar, is easier to install (no augers or drilling rigs), and performs better in standard and high-demand conditions.

Has Surefoot been used in the USA?

Yes, Surefoot has been used in the USA for the better part of a decade (mostly in commercial applications) and in other countries since 2015. We are very excited to bring this technology to the residential home building industry in the USA.

[LEARN MORE ABOUT SUREFOOT HERE →](#)



SUSTAINABILITY & ENERGY EFFICIENCY FAQs

What sustainable features do Momo Homes include?

At Momo Homes, we strive to use eco-friendly, recyclable, and sustainable materials whenever possible. Providing future-ready homes and reducing our carbon footprint is always top of mind. Here are some ways we are working towards these goals:

- Fully recyclable cold-formed steel framing and footings.
- Convection ovens standard (no methane-gas stoves).
- Efficient supply chain to reduce carbon footprint.
- Future-focused HVAC: Heat pumps, tankless water heaters, low-flow toilets.
- Near-zero use of wood and concrete.

Are solar panels included in the base price?

Solar panels are not included by default but can be added as an optional upgrade. Homes are pre-equipped to integrate solar systems seamlessly.

How does Momo Homes contribute to carbon neutrality?

Momo Homes aligns with the global goal of carbon neutrality by 2030, designing homes that reduce carbon footprints and support renewable energy integration.

Do I have to buy the Sustainability Package with my home?

No, you do not need to buy the Sustainability Package with your home. However, we highly recommend you include it as we are able to provide the package up to 40% off the regular retail price. If you do not include it initially with your purchase, you can add it on at the time of your second payment, when your kit is shipped from Panama, or at a later date.

What is included in the Sustainability Package?

Our Sustainability Package includes:

- REC Solar Alpha Pure 410W solar panel array (array size varies by home kit model)
- Enphase IQ8A Microinverters
- Enphase 5P batteries
- Enphase EV Car Charger

You'll be able to monitor your system via Enphase's Enlighten app.

PRICING & FINANCING FAQs

What is the cost structure of Momo Homes?

Momo Homes offers fixed pricing, meaning the cost remains consistent even if material prices fluctuate. This approach provides predictability and affordability for developers and homeowners.

What is the deposit schedule?

- 50% Deposit due upon ordering your home kit
- 30% Second payment due upon shipping of kit from Panama
- 20% Final payment due upon Certificate of Occupancy or 90 days after delivery

Do you offer quantity discounts?

Yes, we are able to offer discounts for orders of 5 or more units. Thinking of building a development? We are also able to provide custom designs for orders of 10 units or more.

[Contact us](#) for more information.

Do you offer financing?

No, Momo Homes does not offer financing at this time.

However, we do have a network of lenders we can refer you to in order to find financing. Contact us for more information.



LET'S BUILD SOMETHING TOGETHER

Have questions about our homes, pricing, or partnership opportunities? We're here to help. Whether you're a homeowner, developer, builder, or just exploring your options, our team is ready to provide answers, insights, and personalized guidance.

Sales Inquiries

Looking to learn more about our homes, models, or availability? Reach out and we'll connect you with a member of our sales team.

Marketing & Partnerships

Interested in collaborating, featuring our homes, or distributing marketing materials? Our marketing team would love to hear from you.

CONTACT US



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