

ESTIMATE



**30x36 with 6x36 Porch. Full
dry in with foundation**

30x36 3bad 2bath

Estimate #: 1129

Date: 7/21/26

EXP Real Estate/ ETX Affordable Homes

Mule Deer Rd

Gilmer Tx 75644

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Item

● STAGE 1

Shell 30x36 4/12 Pitch Roof , 26g Metal Siding, 26g Metal Roof, Interior Framing (Pier & Beam Foundation)

With labor and material

●Post Pier and beam Foundation, 6x6 pressure treated piers (very strong, long lasting) side post beam mount

Windows Black Frame 6- 32x52 ,1- 32x60

●Plumbing Rough-in Under Foundation/ Crawl Space

Exterior Doors 36x80 Half Light

● STAGE 2

Electrical Turn-key

With labor

●Plumbing Rough-in In Walls

Spray Foam open cell

3 1/2 on walls

6 on ceiling

Knotty Pine Tongue And Groove Walls And Ceiling

5,216 sqft of cabin grade tongue and groove pine

Material cost \$8,500

Natural finish.

*Reason for not doing sheetrock- although Pine material maybe more expensive than sheetrock , but once you calculate sheetrock material tape bed texture paint and labor , you have a calculated price of 5.50 a square foot to turn key finish the sheetrock, it's all the steps required when doing sheetrock that increases the price.

•Labor Tongue And Groove Pine

Cabinets

Butcher Block Countertops

Interior Doors Knotty Pine

Door Knobs

HVAC SPLIT UNITS

With labor

Tub shower stalls

Master Vanity 48" Single

2nd Bath Vanity 37" Single

Ceiling fans

Modern black with pull string

Discounted

Lighting

Recessed lighting

Porch lights

Discounted

Pine Trim Material

Majority of trim will be ripped from the tongue and groove pine to match.

🔴 Stage 3

Plumbing Top Out

Water Heater Electric Tankless

2 -13k

Toilets

Basic Delta shower faucet with valve

Floors VINYL Plank

With labor

Electrical Hooking To Sub Panel In Home

Important: must provide and have temporary power set and have power company hook up main power

→ Kitchen sink set with faucet ←

33 in. Drop-In Single Bowl 18 Gauge Gunmetal black Stainless Steel Workstation Kitchen Sink with Spring Neck Faucet

Bathroom faucets

Modern black

TRIM BASE AND FINISH WORK

Contingency Buffer

Coverage extra labor for installation on

Vanitie

Doors

Windows

And other miscellaneous items

Along with material cost fluctuation risk.

Will also include painting the siding

ETX Affordable Homes Labor

following labor:

Creation of deal

Drawing blue prints

Overseeing site operations,

Communicating with homeowner,

Communicating with on-site project manager,

Helping homeowner pull permits if needed

Ensuring quality control,

Designing home layout,

Getting all designed features approved with homeowner,

Planning,

Problem solving,

Ordering material,

Properly storing materials,

scheduling,

Budget management,

Communication, Communication, Communication,

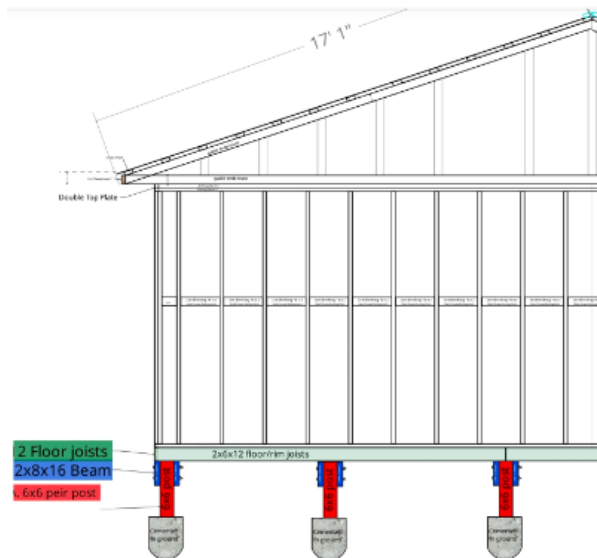
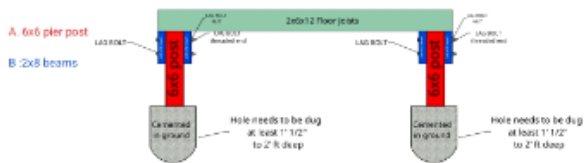
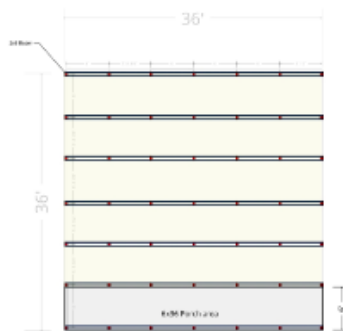
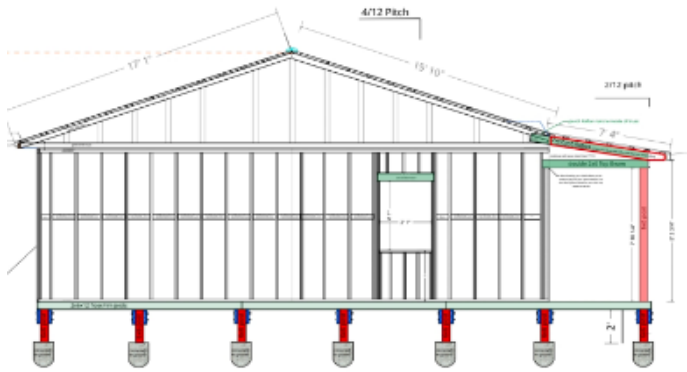
Hiring, Paying contractors & subs

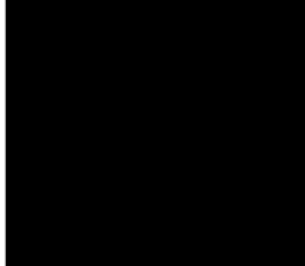
Negotiation

Inspection before subs are paid

There will be a designated bank account opened specifically for this project.
All funds are to be wired.

Subtotal	\$158,310.00
Discount	-\$500.00
Tax	\$0.00
Amount Due	\$157,810.00







Notes:

(PLEASE READ) Very Important notes and responsibilities below.

Homeowner Is Responsible For The Following

- *Connecting with the Electrical Company and getting power pole set for our electrician to hook to main sub panel. Owner can purchase a pre-made service Pole from B&S Hardware in Gilmer and have delivered
- *Connecting with the county to get a water meter set at road, along with running a 1-in Pex line to house. If owner does not have equipment to dig a trench for main water line to the house a trencher can be rented at KRP rentals in Pittsburgh TX, they will deliver if needed or any local equipment rental. Our team will hook up water line once it is ran to the home.
- * Homeowner is responsible for appliances such as (refrigerator, stove oven, microwave.
- *Provision of Facilities: It is the responsibility of the Client/Homeowner to ensure that appropriate sanitation facilities are available on the job site at all times, such as porta potty. In the event the Client denies or fails to provide such facilities, the Client/Homeowner assumes all liability for any non-compliant sanitation practices or conditions that may occur on or near the property. The Contractor shall not be liable for any damages, complaints, or regulatory issues arising from the Client's failure to provide said facilities.

(Warranty Info)

Metal manufacturing limited warranty 20 years. If metal fails or deteriorates.

- Craftsmanship warranty on (framing 5 year. If at any time framing fails due to craftsmanship
 - Structure water leak 2 year warranty. If any leaks occur within the structure
- WARRANTY**
- Electric warranty 1 year on all performed labor work
 - ManaBloc complete water distribution system 10-year warranty.
 - Delta products 5 year warranty.

. Individuals manufacturer warranty

Responsibility :Home owner is to keep up with individual manufacturer warranty Such as ceiling fans, HVAC UNITS, Garbage disposal, Etc. TY Ottaberry will also keep copies as well.

*If there is an issue with any individual products in the home within the 1st year, Exp rea estate will help troubleshoot to get any problems solved.On the followinc HVAC, Water heater, Water Flow Restriction, Water leaks, Electrical faults, Celling fans
All warranty is limited. Products and craftsmanship must not be modified (by) owner or any other party in order ta maintain the warranty. f home is modified after Exp real estate and crew leave, it will void the warranty in that specific area of modification

Other important note: when dealing with a tight budget as described here there's always a risk of material price fluctuation, that is typically why we had a contingency buffer, in this case we discounted the contingency buffer below average to fit certain budget if material prices fluctuate certain items could increase in budget. please be advised that material price could potentially fluctuate.

REQUIRED DEPOSIT TO BEGINNING STAGE ONE. \$52,420

By signing this document the customer agrees to the service and conditions outlined in this document.

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foundation