

EXP Real Estate/ Affordable Housing

5354 US Hwy 271 N

Gilmer Tx 75644

tdcreativeinvestments@gmail.com

9033868184

Item	Quantity	Cost	Subtotal
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● Basic 14g Metal Frame Shell 25x30, With Front Porch 6x25 And 18x31 Carport With 5x18 Storage Room			\$24,000.00
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4/12 roof pitch on house and carport
3/13 roof pitch on lean to porchs

Metal structure cost \$20,717.62

Windows 36x60 ,7- \$1,540

Exterior doors 2, \$700

Totals:\$2,240

\$22,958

\$1,042 left for contingency install

Insulation, Open Cell Spray Foam Is Recommended

\$1,950.00

To give you the information to our personal spray foam team and help you line out exactly when to schedule for them to come in .

Cost for them to do this specific build is \$1,950

A price that's very hard to beat

●Electrical

\$5,000.00

material \$5,000

If if you would like to have our licensed electrician handle all the electrical cost for material and labor will be \$7,500 for the interior electrical work along with a additional \$2,000 to tie in the service from the service pole. Total of \$9,500

If our electrician does the work he must always be the one to tie in the service to the sub panel, it becomes a high risk if someone else tries hooking up service to another electrician's work.

●HVAC Mini Splits (ROVSUN)

\$3,500.00

Material

- 1 -single zone for living area
- 1- 2 zone for bedroom

Interior Framing Material

\$2,500.00

Includes

- WALL FRAMING (2x4 SPF - standard stud)
 - Studs/ Standard wall studs: 2x4 x 8' pieces (for interior furring and standard partitions)
 - Plates: 2x4 x 12' pieces (for bottom/top/cap plates & general blocking)
 - Header Materials: 2x4 x 14' pieces (for door/window headers and sills)
- PLUMBING WET WALLS (2x6 SPF - specific blue-lined walls)
 - Studs: (#) 2x6 x 10' pieces
 - Plates: (#) 2x6 x 12' pieces

- CEILING SYSTEM (Flat Ceiling - 2x6 joists @ 24" o.c.)

- Ceiling Joists: (#) 2x6 x 14' pieces (for 2x6 joists spanning 25', lapped/joined over central wall)

- FASTENERS & HARDWARE

- Concrete/Slab Anchors: (#) Bulk box of concrete/masonry anchors for base plates

Pine Tong And Groove For Walls And Ceiling, 4,000 square foot of beautiful cabin grade tong and groove pine. 1x6x14	4000	\$1.49	\$5,960.00
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Upon request customer can have pine swap with sheetrock.

Kitchen Cabinets			\$7,000.00
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Butcher Block Countertop			\$2,000.00
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Kitchen Sink And Faucet			\$400.00
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Bathroom Vanitys	2	\$600.00	\$1,200.00
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3x5 Shower Tub Stalls	2	\$1,000.00	\$2,000.00
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Bathroom Faucets And Shower Valves	4	\$100.00	\$400.00
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Toilets	2	\$130.00	\$260.00
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Ceiling fans Bedrooms ,Farmhouse Theme Modern black with pull string	3	\$130.00	\$390.00
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Interior Doors SOLID Knotty PINE	5	\$300.00	\$1,500.00
3- 36x80			
1-32x80			
1-48x80 double closet door			

Water Heater Electrical Tankless 13k With 60amp Breaker ,6g Wire With Plumbing Install Kit Included			\$600.00
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Recessed lighting And Porch Lights			\$500.00
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6x6x12 Post For Front Porch And Carport Support Beams	6	\$40.00	\$240.00
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●Contingency Buffer			\$5,000.00
Covers			

Flooring
Door knobs
Caulking \$
Other miscellaneous

●Dirt Pad Not Included			\$0.00
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●Concrete For HOUSE Foundation Not Included			\$0.00
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Customer can save money by doing carport on the dirt

/Exp Real Estate, ETX Affordable Homes
Price is calculated in with Material and labor

\$15,000.00

Creation of deal,
Blue print Plans, and instructions for building
Help Problem solve,
Ordering material,
scheduling delivery,
Budget management
Communication
Sub recommendations
Help with sub Negotiation
Tool recommendations for DIY

●On call Monday through Friday to help guide through the build process.

●When you buy the kit it comes with a highly detailed instruction guide from start to finish, along with videos on how everything is put together, things to avoid and look out for. We don't just send you a pile of materials and wish you the best leaving you scratching your head, we make sure you know what each piece is for, were it gets placed, from precise measurements to detailed cut lists, customize video for each client based on the kit you have purchased, At any time you're unsure about something all you have to do is give me Ty Ottaberry a call or txt. We are not some company out of China that you have no idea who you're dealing with, we are a real company here in Gilmer Texas That build homes, That is Willing to help guide you through the build process when you buy one of the DIY Kits, whether it be a turnkey kit or just a shell we are here to help .

Pine Trim

\$0.00

Subtotal	\$79,400.00
Tax	\$0.00
Amount Due	\$79,400.00



Notes:

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