

ESTIMATE



Estimate #: 1089

Date: 9/25/25

Graceland Cabins

5354 US Hwy 271 N

Gilmer Tx 75644

tdocreativeinvestments@gmail.com

9033868184

Item	Quantity	Cost	Subtotal
Concrete Slab 20x20	400	\$8.50	\$3,400.00

It's best to do the dirt pad yourself. You will save quite a bit .

If your not able to get everything completely level we will charge a \$2,000 dirt pad clean up.

Lots of customers choose to handle the concrete pad themselves you're more than welcome to do this if you would like.

20x20 Shell , (Porch Not Included)	\$7,634.00
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Framing built from 14g galvanized square tubing

26g metal

(No roof overhang) roof over hand will cost extra

20x20 with 8foot exterior walls

6/12 roof pitch

When we frame the inside with wood you will have a flat 8foot ceiling .

*The 6/12 pitch gives for a lot of attic space. For storage.

Electrical Basic Package	400	\$10.00	\$4,000.00
Rough-in, and Final			
You will have a total of			
*5 - 15amp wall plugs			
*4- 20amp wall plugs			
*2- 15amp wires ran for Mini Splits			
*60 - amp double pole breaker for water heater			
6- total 15amp breakers for lighting			
1- 30amp breaker for dryer			
Labor Included			
Dose not include hooking in to main power			
Rough-in plumbing and Final	400	\$10.00	\$4,000.00
Labor Included			
Spray Foam open cell	400	\$3.00	\$1,200.00
3 1/2 on walls			
6 on ceiling			
Labor Included			
2x4x8 Wall Studs	150	\$4.00	\$600.00
2x6x20 Flat Ceiling Joists.	15	\$17.00	\$255.00
Treated 2x4x10 (Bottom Plate)	15	\$8.00	\$120.00
Smart Siding 4x8 Sheets ON INTERIOR WALLS	50	\$37.00	\$1,850.00
*Stronger, more durable than sheetrock, will last longer,			
* perfect for using in rental properties to protect from damaging walls.			
*Labor costs less because it comes already textured, it can be left with the natural tan color or painted color.			
Interior Trim			\$2,000.00
Toilet	1	\$150.00	\$150.00
Water heater 13k Tankless			\$400.00
13 kW 2.54 GPM 240-Volt Self-Modulating Electric Tankless Water Heater			
Lighting			\$200.00
Mini Split HVAC 2 Units			\$1,700.00
Kitchen Sink			\$200.00

Kitchen Cabinets Set			\$1,000.00
Basic unpainted Glacier Bay			
1- 5ft sink base			
1- 12" Base cabinet with drawer			
2- 36" wall cabinets			
Total kitchen cabinet length 6ft			
Counter Top			\$200.00
saving opportunity			
Bathroom Vanity			\$280.00
Ceiling fans 2			\$120.00
Faucets			\$300.00
Shower Tubs			
Bathroom Vanity			
Kitchen sink			
Tub Shower Combo 5'			\$600.00
 Saving opportunity if you supply your own tub and shower combo this can save you money.			
If you do it must be 5ft tub shower			
  Interior Doors		2	\$300.00 \$600.00
If you are willing to provide 2 interior pre hung doors with knobs this will save you money			
Door size			
30x80			
Saving tip , B&S hardware Gilmer Texas, can get doors at cost.			
 Interior door knobs			\$100.00
Supply your own doors knobs			
 Framing Labor			\$3,750.00

● Labor For Installing INTERIOR Walls 4x8 Sheets Using LP smartsiding Putting up roughly 1400 sqft Walls and ceilings Ceiling will be all flat , 8foot walls	\$3,750.00
● Labor Installing INTERIOR Trim Bass trim and Crown Around doors and windows	\$3,750.00
● Install Fee Labor Kitchen Cabinets Bathroom vanity Kitchen sink hole Cutting counter tops Installing doors Sinks	\$3,750.00
Miscellaneous For Nails And Caulking Etc	\$3,000.00
Graceland Cabins/Exp Real Estate project management Project management, Creation of deal, Planning, Problem solving, Ordering material, scheduling, Budget management Quality control Communication Hiring, Paying contractors & subs Negotiation	\$10,000.00

Subtotal	\$58,909.00
Tax	\$0.00
Amount Due	\$58,909.00

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