



THOM...TINY HOUSES OF MAINE LLC  
103 CHAPEL ST,  
SOUTH PORTLAND, ME 04106  
PHONE 207 985-4122, FAX 207 985-4199  
[INFO@TINYHOUSESOFMAINE.COM](mailto:INFO@TINYHOUSESOFMAINE.COM)  
TINYHOUSESOFMAINE.COM

## COST ESTIMATE

Date: May 14, 2019

15' 9" x 34' Solo Sun

Tiny Houses

### **The Elements of this Cost Estimate are:**

#### **House**

Blueprints and one 15' 75 x 34' Modular Custom Ranch Manufactured by PBS.  
One Bedroom, One Full Bathroom, Kitchen/Dining/Living Room Area.

Transportation to Site; Crane and Set onto Foundation; Interior and Exterior  
Finish Work.

**\$104,800.00**

#### **Site Work by THOM**

Interior Finish Cleaning.

**By Owner**

Dumpster & Port-A-Potty Rental.

**By Owner**

Tree Removal

**By Owner**

Excavation, Gravel Driveway up to 100' Septic System per  
Septic Design, Culvert if Necessary, Foundation Prep and  
Backfill, Perimeter Drains, Fill, Loam & Final Grading

**By Owner**

Drilled Well Package (Includes 400' Drilling and 20' Casing, Pump,  
Well Tank, Wiring & Water Test)

	<b>By Owner</b>
Hydro Seeding 30' Perimeter	
	<b>By Owner</b>
Full Foundation, Tarred, Footing, 3 Ventilation Windows & Bulkhead with Stairs to Basement	<b>\$10,450.00</b>
Basement Stairs Sheetrocked with Handrail per Code	<b>\$800.00</b>
Basement Ceiling Insulation per Code	<b>\$1,500.00</b>
Basement Concrete Floors	<b>\$1,600.00</b>
Plumbing	
	<b>By Owner</b>
Heating Propane 2 Zones - Viessmann Vitoden's & Rinnai Hot Water on Demand	
	<b>By Owner</b>
Electric Underground	
	<b>By Owner</b>
Interior Finish Wall Painting 5 Colors	
	<b>By Owner</b>
<b><u>Total for Home &amp; Site Work by THOM</u></b>	<b>\$119,150.00</b>

\*This Estimate DOES NOT Include an Allowance for Blasting and or Removal of Ledge \$5,000.00 per Day\*  
 \*This Estimate DOES NOT Include any Allowances for Town, Sewer or Water Permits\*



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## **Electric by Owner**

### **Service Entrance**

- Provide and install 1-200 amp Underground Service with 200 amp
- Install modular supplied panel in basement back to back with meter. Panel to be installed on painted backer board.
- Provide and install 1-GFI protected outlet panel
- Provide and install all grounding as per code
- Provide and install all interconnection to constitute a complete service entrance

### **Basement**

- Provide and install electric feed to well pump (controls and wiring by others)
- Provide and install electric feed to propane fired hot water coiler (controls and wiring by others)
- Provide and install 1 direct wired smoke detector with battery backup, interconnected to other
- Provide and install 1-3 way switch
- Provide and install 6 porcelain keyless light outlets

### **Modular Home Set Up**

- Provide all interconnections of section with feed to modular supplied panel
- Install Modular supplied exterior lights and out let covers
- Provide finish trim on fixtures and exhaust fans

### **Attic**

- Provide and install 2 porcelain lights

### **Misc. Items**

- Town electric permit
- All work to be completed in a neat and workmanlike manner as per local, state and national codes.
- All parts, materials and labor other than items supplied by Modular Home company



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## **Propane Heating System**

Install Viessmann Vitodens 100 direct vent, condensing, 98% high efficiency, Propane gas boiler, direct vented through wall inside cellar.

Domestic hot water shall come from Rinnai On Demand.

Install two zones of heating with Taco zone controls and wiring.  
We shall install all looping for baseboard heaters installed by modular company.

Install expansion control, boiler feeder, and relief valves.  
Install condensate line to drain. Install gas line to new boiler from just outside building

Install all line and low voltage near boiler wiring and thermostat wiring.  
Fill, test lines, and perform CO<sub>2</sub> test on boiler.

All work to conform to state and local codes. All piping to be pex and type M copper.

## **Plumbing by Owner**

Kitchen & One Full Bathrooms

Install water piping and drainage to existing Premier Builders rough plumbing.

Make Connections to Fixtures supplied and already installed by Modular Home Company.

Drainage and water supply shall be brought into basement by Excavation Company.

Hook up Hose Bibs Provided by THOM.