



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

COST ESTIMATE

Date: May 14, 2019

15' 9" x 42' Ranch

Tiny Houses

The Elements of this Cost Estimate are:

House

Blueprints and one 15' 75 x 42' Modular Custom Ranch Manufactured by PBS.
Two Bedrooms, One Full Bathroom, Kitchen/Dining/Living Room Area.

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

\$113,945.00

Site Work

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)	By Owner
Hydro Seeding 30' Perimeter	By Owner
Full Foundation, Tarred, Footing, 2 Ventilation Windows & Bulkhead with Stairs to Basement	\$11,550.00
Basement Stairs Sheetrocked with Handrail per Code	\$1,500.00
Basement Ceiling Insulation per Code	\$875.00
Basement Concrete Floor	\$2,000.00
Plumbing	By Owner
Heating Propane 2 Zones - Viessmann Vitoden's & Rinnai Hot Water on Demand	By Owner
Electric Underground	By Owner
Interior Finish Wall Painting 5 Colors	By Owner

Total for Home & Site Work By THOM \$129,870.00

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 by Owner

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 CO₂ 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 Bathroom

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