



Talbott House Cost Sheet

Size: 8'5" w. x 28'3" l. + 3' tongue

Heavy Duty Kaufman Custom Trailer with (2) 7000# axles and 22" steel belted tires.... \$7,658.00

(4) Balance leveling scissor jacks..... \$289.00

Framing consists of 2" x4" studs, 16" o/c. Loft floor and bath ceiling consists of 2" x 6" studs 16" o/c. All glued with Heavy Duty glue and 3" screws. Includes Labor and Mat...\$3,027.00

OSB (Strand Bd.) 7/16" 4' x 8' sheets on walls. Bath and Loft flooring 3/4" 4' x 8' T&G. All Strand Bd. glued and screwed. Labor and Mat..... \$3,733.00

Floor Base and Roof Base consists of 4 1/2" Structural Insulated Panels (SIPS) with expanded Polystyrene sandwich between (2) 7/16" OSB. Has an R-17 insulation value. Includes 2" x4" splines with sealant and installed with 6" flat head panel screws. Labor & Mat...\$5,586.00

Note: Under flooring panel consists of Weatherguard self-adhesive material for Vapor Barrier and extra "R" value.

(4) Retractable Eaves (For travel).....\$560.00

Tyvek Labor and Mat.....\$535.00

Smart Siding (Paintable with 50 year Mfg. Warranty) Labor and Mat.....\$3,696.00

1" x 4" trim bds. Installed and wrapped in aluminum. Labor and Mat.....\$1,435.00

EPDM Roof Membrane (Rubber for low lying roofs) Labor and Mat.....\$1,320.00

(2) Double Hung White Low-E/Argon w/half screens and double locks (32" x 54").....\$663.00

(1) Double Hung White Low-E/Argon w/half screens and double locks (30" x 40").....\$338.00

(1) Insulated octagon window with screen and hinged for operation.....\$196.00

(1) 36" x 80" pre-hung door unit with triple pane insulated oval glass..... \$291.00

Labor package for Door and Windows.....\$585.00

Bay Window with 3' x 4' picture window Low-E tempered safety glass Labor and Mat.....\$985.00
 Soffits-Vinyl with wrapped aluminum fascia. Labor and Mat.....\$920.00

Four Seasons Glass Roof System with 2" x 10" main Beam. Includes double insulated tempered safety glass with UV protection. (2) 5' x 6' sections. Labor and Mat.....\$2,800.00

Gutters, Downspouts, etc. Labor and Mat.....\$590.00

Painting Exterior (2) coats Glidden semi-gloss exterior. (2) Colors.....\$1,260.00

Total Shell Costs.....\$36,467.00

Prototype Special Discounted Price \$ 32,090.00

**Note: All materials and Labor performed are up to National Code Standards or Better.
 Only Glue and Screws were used for Construction of all framing. No nails used except for cosmetics.**

Suggested Talbott House Interior Options

Plumbing- Rough in, includes toilet, (2) sinks, washer, hot water heater, waste etc.....	\$2,000.00
Electric-Rough in, includes 100 amp service, (6) outlets, (3) overheads Microwave, Wash/Dry combo, Refrigerator, etc.....	\$1,500.00
Drywall walls.....	\$2,200.00
Bead Bd. Ceiling (clear, stain grade).....	\$2,000.00
Kitchen Cabinets (Includes (2) wardrobe per drawings) Natural Maple.....	\$3,500.00
Counter Tops.....	\$650.00
Trim package.....	\$385.00
Finished Plumbing.....	\$1,800.00
Finished Electric.....	\$1,000.00
Bath door (double swing).....	\$200.00
Finished floor.....	\$2,400.00
Paint/Varnish.....	\$650.00
Murphy Bed.....	\$2,500.00
Mini Split Heat n Air.....	\$3,200.00
Stove, Microwave, Refrigerator.....	\$2,500.00
Total Options.....	\$26,485.00

Note: This option page is only an estimate on approx. costs depending on discussions for different options available.