EGLIN Cottage: Cost Breakdown
2 br. 24'7"x19'7" = 560 sq. ft. +30 sq. ft. porch. rev.02/17/21

1. Mini house Plans CAD drawings + Seal ..... \$1,000
2. Permit ..... $\$ 980$
3. Slab cost: $\$ 9$ per sq ft = ..... \$5,310
4. SteeISIP KIT [PERMATHERM panels] ..... \$14,400
5. SSIP installation labor, ..... \$2,496
6. Metal Stud partitions w/drywall ..... \$1,800
7. Electrical ...... 16 boxes ..... $\$ 1600$
8. Plumbing [water / sewer, install] Total. ..... \$3000
9. HVAC [3 wall units] 7,500 btu ..... \$1,200
10. Painting [materials \& labor]. ..... $\$ 900$
11. Doors \& Trim [m and I]. ..... \$3,280
12.Kit \& Bath cabinets, shower, toilet, total. ..... \$1,859
13.Magic Chef washer and dryer ..... 750
14.Metal roof 550 sq.ft. materials/labor. ..... 900
12. Additional cost for Impact Windows ..... 3,000
16.Exterior finish [Stucoflex] or vinyl ..... 2,300
17.Miscellaneous ..... 1,355
13. Sidewalk, artificial turf, shutters ..... 1,000
TOTAL ..... \$46,130
19.CONTINGENCIES...+10\% ..... \$ 4,613
20.TOTAL COST ..... \$50,743
14. Supervision. ..... 5,000
15. Sales cost to owner *(\$94.48x sq. ft.]...\$55,743
Mortgage payment 15yr fixed \$680.00 Ave rental \$1,389.00 in St.Pete. This puts a 2 br. unit in excellent rental position. Landownercan charge \$1,100 for monthly rent, earning \$420.00 extra incomeper month. A good incentive to build the ADU and rent to Section 8persons. Gov.t benefits, Landlord benefits, Renter benefits

## *Compare with normal building costs of area at \$150,00 sq. ft.

## KITCHEN [Lowes]

CABINETS:
Under sink 36" base[for sink] ..... \$141Right of sink base
Left of 3 drawer30" top drawer w 2dr 15730" top drawer w 2dr 157
Total Cabinets: 96" ..... [8']
Counter top 8' Hampton Bay 8 ..... \$199
Refrigerator Insignia 10.5 cu ft. Best Buy ..... 359
48" Fluorescent 2 bulbs [kitchen] ..... 33
71 "h pantry 24 " w 1 dr. 5 shelves white, Wal ..... 86
Kitchen sink 33 " x 22 " complete with faucet, SUBTOTAL ..... 129 ..... *\$1,261
*Probable 20\% discount for volume order
BATH
Sink w/fixtures and cabinet 24.5" ..... Lowes
\$ 116Medicine cabinet mirror 24"34
Cabinet mirror light fixture 24" ..... 20
Toilet ..... 99
Built-in 36" shower w/faucets, showerhead ..... 329SUBTOTAL\$ 598
TOTAL:
MISCELLANEOUS
Peel and Stick floor tile 350 sq ft. @ $\$ .50+.50 \mathrm{~L}$ sq ..... \$ 350
Caulking, base, windows, trim ..... 50

Vinyl Siding \$140 per 200 sq. ft. [This house needs 600 sq. ft. of siding. $3 \times \$ 140=\$ 420$ materials $\$ 480$ labor $=\$ 900$ [Windows to outside!] Vinyl Windows with flanges will cover the window track and be buttressed by trim and vinyl J-channel.

## WALL UNIT

\$399.00 7,500 BTU W/1.3 KW HEATING 115V w/remote

## Koldfront 8000 BTU 115V Through the Wall HVAC with 4200 BTU Heater with Remote Model:WTC8001W

## $\$ 385.00_{\text {Dimensions }}$

Product Height
13 7/8 Inches Cut-out hole 14.25"

## Product Width

18 19/48 Inches Cut-out hole 19" and add and secure track, caulk [secure to unit]

## Product Depth

20 7/8 Inches
For a window type AC, the best height is 3-4 feet from the floor. Secure with ripped 4" base channel [top $n$ bottom, inside and out.

NOTE: BEST TO MAKE CUT-OUT and install HVAC UNITS JUST BEFORE FINAL INSPECTION TO PREVENT THEFT.

OPTIONAL MINI WASHER/DRYER


KUPPET Mini Portable Washing Machine for Compact Laundry,Small Semi-Automatic Compact Washer with Timer Control Single Translucent Tub (Purple, 10lbs)
by KUPPET
4.2 out of 5 stars

419 ratings | 214 answered questions
Price $\$ 98.99$ \& FREE :

Standard size compact apartment washer and dryers are 24 inches wide, 24 to 26 -inches deep, and 33 to 36 -inches high. When stacked, these products are 66 to 72 -inches tall. Most apartment size washers will also fit under a standard counter.

IN LIEU OF DRYWAL TAPE AND FLOAT SIP PANELS as shown in Video THE FUTURE OF RESIDENTIAL HOUSING. AND PAINT WITH FIRE BARRIER PAINT: [hot-wire vertical cuts for romex wire]

## Fire Barrier Paint 1 gal=350 sq.ft. coverage RETURN POLICYFor covering gypsum, wood or steel

Intumescent Fire Resistant Water Based Paint ave. 2 gals spray-painted per house. \$60 per gal.

An eco-friendly intumescent paint for interior steel, wood, and gypsum.

- $100 \%$ tested and certified to ASTM E119 fire endurance ratings that require 1 or 2 hour fire protection.

100\% tested and certified to ASTM E84/UL 723, Class "A" flame spread.

Quantity in Stock:5

Home $>$ Fire Retardant Sprays >
CONTEGO FIRE RETARDANT PAINT \& PRIMER - MULTI-PURPOSE INTUMESCENT 5 GALLONS


Q VIEW LARGER PHOTO
EMAILA FRIEND

## $\$ 300.00$ per 5 gal container. V. GOOD VIDEO ON THIS ONE

Tesla's mission since its inception has been "to accelerate the world's transition to sustainable energy".

## METAL ROOFING w/accessories Home Depot <br> 

Metal Sales

## 10 ft . Classic Rib Steel Roof Panel in Charcoal

- Ribbed steel construction for durability
- ColorFit40 system won't fade and holds up to the elements
- Provides almost maintenance-free results for convenience
$\$ 34.19$ covers 30 sq.ft. [ $\$ 1.13$ per sq. $\mathrm{ft} .+.37$ for labor $=\$ 1.50 \mathrm{sq}$. ft. materials and labor Eglin model 700 sq. ft. x $\$ 1.50=\$ 1,050$
$4 x+12 v, 100$ ah LiFePO4 Batteries (wire these $4 x$ batteries in series/parallel to create a large 24 v battery bank) 3000 watt, 24 volt inverter.

$\$ 42^{00}{ }_{\text {pair }}$



## WHITE PICKET FENCE: $4 \mathrm{ft} . \mathrm{H} \times 6 \mathrm{ft}$. W Nantucket Fence

 See More by WamBam No-Dig FenceRated 4.5 out of 5 stars.
4.5

60 Reviews







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## WamBam Nantucket Vinyl Picket Fence w/Post and No-Dig Steel Pipe Anchor Kit ( $4{ }^{\prime} \mathrm{H} \times 6^{\prime} \mathrm{W}$ ) <br> NamBan FENCE



## BOX CONTENTS

Each Fence Panel Box Includes:

- Post Cap (1)
- 4"x4" Vinyl Post (1)
- Top Rail (1)
- Pickets (13)
- Bottom Rail (1)
- Brackets (4)
- \#10 x in. Stainless Steel Screws (24) For Brackets
- Steel Pipe Anchor w/Gears and Donuts (1)

Sold Separately:

- $4^{\circ} \times 4^{*}$ Finishing Post wiCap and No-Dig Steel Pipe Anchor Kit
 $44^{\prime} \times 4^{\prime}$ Finishing Post wi'Cop and $\mathrm{Ho}-\mathrm{Og}$ Steel Plop Anchor Kit sold separately (see noto on loft)

Please visit wambamfence.com or call us at 877.778 .5733 for answers to your other questions. We are eager to help you succeed in your project. Thanks for choosing WamBam?

## $\$ 103.99_{\$ 139.9926 \%}$ Off

Customize
Product Information
Close
Product Details

- $\quad$ Product Type: Fencing
• $\quad$ Primary Material: Vinyl
- $\quad$ Pieces Included: 1 fence panel, 1 post, 1 steel an-
$\quad$ chor, 2 patented leveling donuts, 1 post cap and 4 pan-
el connection brackets
- $\quad$ Product Warranty: Yes
- Place one section on each side of sidewalk. $\$ 200.00$ total


## 2' $\times 8^{\prime}$ outside vegetable garden ea. house

$2 \times 8$ p.t. [sides] 3 ea: \$15 ea x 2 3/4" 2' x 8' p.t. plywood
Legs $2 \times 4 \times 4$ 'ft. p.t. boards for 4 legs
2.5 " stainless steel screws 1 box

6 cu. ft. garden soil @7.50
Labor to assemble Total:
*Seeds and Seedlings available locally at Lowes n Home Depot

## Porch Benches:

Are made from scrap panels 2' high x 48" length 2 ea. Screw onto top of them $2 \times 8$ p.t. boards-leave unpainted. $\$ 7.00$

