



TLC Modular Homes

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Ranch Custom Price Sheet							
See "NOTE" below regarding Energy Code Compliance							
Width x Length (ft)	Area (Ft ²)	Base Price* (Two Module)	+	Estimated State Energy Code Compliance Measures and HVAC**	=	Starting Price (Base Price + Min. HVAC)	Price/Ft ² (Starting at)
28x30	829	\$104,853	+	\$12,000 to \$17,000	=	\$116,853	\$141.00
28x32	884	\$109,359	+	\$12,000 to \$17,000	=	\$121,359	\$137.28
28x34	939	\$113,933	+	\$12,000 to \$17,000	=	\$125,933	\$134.08
28x36	995	\$117,620	+	\$15,000 to \$20,000	=	\$132,620	\$133.35
28x38	1,050	\$122,214	+	\$15,000 to \$20,000	=	\$137,214	\$130.71
28x40	1,105	\$126,703	+	\$15,000 to \$20,000	=	\$141,703	\$128.24
28x42	1,160	\$131,293	+	\$15,000 to \$20,000	=	\$146,293	\$126.09
28x44	1,216	\$135,785	+	\$15,000 to \$20,000	=	\$150,785	\$124.05
28x46	1,271	\$140,642	+	\$15,000 to \$20,000	=	\$155,642	\$122.48
28x48	1,326	\$145,149	+	\$18,000 to \$23,000	=	\$163,149	\$123.04
28x50	1,381	\$148,861	+	\$18,000 to \$23,000	=	\$166,861	\$120.80
28x52	1,437	\$153,410	+	\$18,000 to \$23,000	=	\$171,410	\$119.32
28x54	1,492	\$158,016	+	\$18,000 to \$23,000	=	\$176,016	\$117.99
28x56	1,547	\$162,473	+	\$19,000 to \$25,000	=	\$181,473	\$117.31
28x58	1,602	\$166,245	+	\$19,000 to \$25,000	=	\$185,245	\$115.62
28x60	1,658	\$170,751	+	\$19,000 to \$25,000	=	\$189,751	\$114.48
28x62	1,713	\$175,340	+	\$19,000 to \$25,000	=	\$194,340	\$113.47
28x64	1,768	\$179,868	+	\$19,000 to \$25,000	=	\$198,868	\$112.48

* Base Price Includes

- Standard roof pitch, determined by shipping height restrictions. Typical is 3/12.
- Delivery and placement on your foundation to an ideal set site within our local delivery and placement area. Please contact our sales rep for more information regarding delivery and placement outside our local area.
- Distributed Energy Recovery Ventilation (ERV) System - as required by Washington code. Oregon clients may select a Spot ERV, as allowed by Oregon code, with a \$1,500 credit.

**** NOTE:** The "State Energy Code Compliance Measures and HVAC" prices are estimated for State required energy conservation. In larger homes the price includes costs for higher thermal insulation ratings as required. Your Compliance Measures price may be higher or lower than the estimated prices shown depending on the size, design and location of your home, and the measures you choose. Our sales representative will help you select your preferred Code Compliant Measures and HVAC system.

Price Does Not Include

- Appliances, site preparation, foundation, utility connections, below floor plumbing, below floor insulation, decks, or stairs, flooring
- Washington State Sales Tax: Tax rate is based upon site location (Washington sites only)
- Design fees for custom plans or design fees for changes to a TLC design

Prices subject to change without notice

Contractor Numbers: Washington: WESTCC*012L8; Electric WESTCAC002R0; Oregon: 149296

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