



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 Cost for State Energy Code Compliance Measures not including HVAC**	Starting Price (Base Price + Min. Energy Code)	Price/Ft ² ** (Starting at)
28x30	829	\$111,144	+\$700 to \$1,500	= \$111,844	\$134.96
28x32	884	\$115,921	+\$700 to \$1,500	= \$116,621	\$131.92
28x34	939	\$120,769	+\$700 to \$1,500	= \$121,469	\$129.33
28x36	995	\$124,677	+\$800 to \$2,000	= \$125,477	\$126.17
28x38	1,050	\$129,547	+\$800 to \$2,000	= \$130,347	\$124.17
28x40	1,105	\$134,305	+\$800 to \$2,000	= \$135,105	\$122.27
28x42	1,160	\$139,171	+\$800 to \$2,000	= \$139,971	\$120.64
28x44	1,216	\$143,932	+\$800 to \$2,000	= \$144,732	\$119.07
28x46	1,271	\$149,081	+\$800 to \$2,000	= \$149,881	\$117.95
28x48	1,326	\$153,858	+\$800 to \$2,000	= \$154,658	\$116.63
28x50	1,381	\$157,793	+\$800 to \$2,000	= \$158,593	\$114.82
28x52	1,437	\$162,615	+\$800 to \$2,000	= \$163,415	\$113.76
28x54	1,492	\$167,497	+\$800 to \$2,000	= \$168,297	\$112.82
28x56	1,547	\$172,221	+\$2,800 to \$7,500	= \$175,021	\$113.14
28x58	1,602	\$176,220	+\$2,800 to \$7,500	= \$179,020	\$111.73
28x60	1,658	\$180,996	+\$2,800 to \$7,500	= \$183,796	\$110.89
28x62	1,713	\$185,860	+\$2,800 to \$7,500	= \$188,660	\$110.15
28x64	1,768	\$190,660	+\$2,800 to \$7,500	= \$193,460	\$109.42

* 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

** State Energy Code Compliance Measures not including HVAC

Prices are estimated for the minimum State required energy conservation measures, not including HVAC. Homes at 1500 ft² and larger require more energy measures. Your Compliance Measures price may be higher or lower than the estimated prices shown depending on the size, design, location of your home, and the measures you choose. Our sales

Price Does Not Include

- Appliances, site preparation, foundation, utility connections, below floor plumbing, below floor insulation, decks, stairs, flooring, HVAC system
- Washington State Sales Tax: Tax rate is based upon site location (Washington sites only)