

DreamWood Deluxe 1BR Cost Summary

Item	Cost	Note
Materials Sub-Total	\$ 49,990	See second tab for breakdown of materials cost.
Labor Sub-Total	\$ 48,000	Estimate of 80 hours a week for 10 weeks, at normalized rate of \$60/hr. Keep in mind that this blended rate must account for specialized laborers such as electricians and plumbers. The general rule of thumb in the industry is that labor will cost approximately the same as total materials cost.
Cost to Customer	\$ 99,900	Cost rounded up from \$97990 (a difference of \$1910).

NOTE: Net Revenue (sales price minus cost to build) for Humble Houses comes primarily from the labor category. However, we may also make money from potential savings in materials (through sales, bulk purchase price breaks, change in suppliers). Additionally, Humble Houses may make (or lose) a small amount of money by rounding up (or down) the total *cost to customer*, as noted above.

Out of the Net Revenue, we pay all of our expenses including: workshop space; tools; insurance; taxes; marketing; product innovation. Additionally, we donate 10% of the sales price to our cause (housing for young adults on the autism spectrum). After deducting these additional costs from the net revenue, anything left over is profit for Humble Houses.

Price too steep? We are happy to work with you on creative ways to reduce labor and/or materials cost.

DreamWood Deluxe 1BR Materials Cost Summary

Below is a list of materials (categories, really) used for this Dreamwood model with a rough estimate on cost for each budget item. Links are provided for most budget items so you get a feel for what we're talking about.

We make the assumption that you want all of the same finishes that are shown in our pics and/or videos. That said, we are happy to customize. If you like, you can even help us source some of the budget items in case you have a specialty item in mind or have seen a great deal on something. You can get a feel for impact to bottom line price by modifying this worksheet, updating costs, links, and descriptions as appropriate. You can then share the updated worksheet with us and we'll let you know if and how the labor might be impacted.

Budget Item	Materials Cost	Reference	Note
shell	\$ 10,000	link	a trailer with 4 walls and a roof
siding (highest grade available)	\$ 3,000	link	Protect your tiny house and increase curb appeal. Includes T111 siding for back and sides plus "clear grade" cedar and decorative board-and-batten for front. Clear grade cedar - 200 sq ft @ \$12 per sq ft (note that pricing is often per linear foot)
windows and doors (2 sets of french doors)	\$ 4,000	link	8 windows @ \$200 each; 2 sets of french doors @ \$1200 each. Again, these are not <i>marked-up</i> prices...
large french casement window	\$ 1,700	link	All new builds come with a large french casement window, with retractable screen, in the hallway, near the kitchen, to embrace indoor/outdoor living. Don't want this, no problem -- we can remove.
Interior Basics: Wall framing, insulation, drywall, electric, plumbing, tankless hot water heater	\$ 2,000		electric wiring and fixtures. Just as with all of these prices, does not include labor cost...
Flooring	\$ 2,280	link	570 sq ft @ \$4 per sq ft
Decorative Moulding, lighting, storage	\$ 2,500		
Barnwood Feature Wall	\$ 2,800	link	280 sq ft @ \$10 per sq ft
HVAC	\$ 3,200	link	mini-split AC/Heating System
Kitchen Cabinets	\$ 4,000	link	plywood construction, soft-close doors and drawers
Kitchen Granite Counters	\$ 2,000	link	granite countertops
Kitchen Appliances	\$ 2,500	link	30" gas stainless range (liquid propane); full-size stainless refrigerator; over-the-range stainless microwave; stainless dishwasher
Bathroom Shower: floor tile, wall tile, glass enclosure	\$ 3,500	link	Frameless glass shower enclosure with sliding door
Bathroom Vanity, sink, mirror, light	\$ 600	link	Mission-inspired vanity; granite will match kitchen.
Bathroom toilet	\$ 1,400	link	top-of-the-line composting toilet (no smell and once-a-month maintenance!). A standard flushing toilet can be used instead, assuming your home will be parked where sewer service is available
Washer/Dryer	\$ 1,260	link	combo washer/dryer or stackable washer/dryer
Additional miscellaneous materials	\$ 500		
Bedroom Wall Bed, Wardrobes	\$ 2,500	link	Our murphy beds and built-in wardrobes are all custom made from high quality materials. Not again, that labor is accounted for separately.
Bedroom Wall Desk	\$ 250	link	Our wall desk is store purchased
Materials Sub-Total	\$ 49,990		Generally, the prices above reflect what Humble Houses pays for materials used in construction of your home. In other words, there is no markup. However, we may at times find materials on sale and/or we may elect to purchase items in bulk or from a new supplier, resulting in lower cost to us. Therefore, there may be a small profit for Humble Houses that comes from our sourcing of materials.

DreamWood Deluxe 2BR Cost Summary

Item	Cost	Note
Materials Sub-Total	\$ 52,440	See second tab for breakdown of materials cost.
Labor Sub-Total	\$ 52,800	Estimate of 80 hours a week for 11 weeks, at normalized rate of \$60/hr. Keep in mind that this blended rate must account for specialized laborers such as electricians and plumbers. The general rule of thumb in the industry is that labor will cost approximately the same as total materials cost.
Cost to Customer	\$ 104,900	Cost rounded up from \$105240 (a difference of \$-340).

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DreamWood Deluxe 2BR Materials Cost Summary

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Budget Item	Materials Cost	Reference	Note
shell	\$ 10,000	link	a trailer with 4 walls and a roof
siding (highest grade available)	\$ 3,000	link	Protect your tiny house and increase curb appeal. Includes T111 siding for back and sides plus "clear grade" cedar and decorative board-and-batten for front. Clear grade cedar - 200 sq ft @ \$12 per sq ft (note that pricing is often per linear foot)
windows and doors (2 sets of french doors)	\$ 4,000	link	8 windows @ \$200 each; 2 sets of french doors @ \$1200 each. Again, these are not <i>marked-up</i> prices...
large french casement window	\$ 1,700	link	All new builds come with a large french casement window, with retractable screen, in the hallway, near the kitchen, to embrace indoor/outdoor living. Don't want this, no problem -- we can remove.
Interior Basics: Wall framing, insulation, drywall, electric, plumbing, tankless hot water heater	\$ 2,000		electric wiring and fixtures. Just as with all of these prices, does not include labor cost...
Flooring	\$ 2,280	link	570 sq ft @ \$4 per sq ft
Decorative Moulding, lighting, storage	\$ 2,500		
Barnwood Feature Wall	\$ 2,800	link	280 sq ft @ \$10 per sq ft
HVAC	\$ 3,200	link	mini-split AC/Heating System
Kitchen Cabinets	\$ 4,000	link	plywood construction, soft-close doors and drawers
Kitchen Granite Counters	\$ 1,700	link	granite countertops
Kitchen Appliances	\$ 2,500	link	30" gas stainless range (liquid propane); full-size stainless refrigerator; over-the-range stainless microwave; stainless dishwasher
Bathroom 1 Shower: floor tile, wall tile, glass enclosure	\$ 3,000	link	Frameless glass show enclosure with sliding door
Bathroom 1 Vanity, sink, mirror, light	\$ 600	link	Mission-inspired vanity; granite will match kitchen.
Bathroom 1 toilet	\$ 1,400	link	top-of-the-line composting toilet (no smell and once-a-month maintenance!). A standard flushing toilet can be used instead, assuming your home will be parked where sewer service is available
Bathroom 2 Shower: floor tile, wall tile, glass enclosure	\$ 3,000	link	Frameless glass show enclosure with sliding door
Bathroom 2 Vanity, sink, mirror, light	\$ 600	link	Mission-inspired vanity; granite will match kitchen.
Bathroom 2 toilet	\$ 1,400	link	top-of-the-line composting toilet (no smell and once-a-month maintenance!). A standard flushing toilet can be used instead, assuming your home will be parked where sewer service is available
Washer/Dryer	\$ 1,260	link	combo washer/dryer or stackable washer/dryer
Additional miscellaneous materials	\$ 500		
Bedroom Wall Storage	\$ 1,000		Our built-in wardrobes and wall storage are all custome made from high quality materials. Note again, that labor is accounted for separately.
Materials Sub-Total	\$ 52,440		Generally, the prices above reflect what Humble Houses pays for materials used in construction of your home. In other words, there is no markup. However, we may at times find materials on sale and/or we may elect to purchase items in bulk or from a new supplier, resulting in lower cost to us. Therefore, there may be a small profit for Humble Houses that comes from our sourcing of materials.

DreamWood Flex Cost Summary

Item	Cost	Note
Materials Sub-Total	\$ 40,480	See second tab for breakdown of materials cost.
Labor Sub-Total	\$ 43,200	Estimate of 80 hours a week for 9 weeks, at normalized rate of \$60/hr. Keep in mind that this blended rate must account for specialized laborers such as electricians and plumbers. The general rule of thumb in the industry is that labor will cost approximately the same as total materials cost.
Cost to Customer	\$ 84,900	Cost rounded up from \$83680 (a difference of \$1220).

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DreamWood Flex Materials Cost Summary

Below is a list of materials (categories, really) used for this Dreamwood model with a rough estimate on cost for each budget item. Links are provided for most budget items so you get a feel for what we're talking about.

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Budget Item	Materials Cost	Reference	Note
shell	\$ 8,500	link	a trailer with 4 walls and a roof
siding (highest grade available)	\$ 2,000	link	Protect your tiny house and increase curb appeal. Includes T111 siding for back and sides plus "clear grade" cedar and decorative board-and-batten for front. Clear grade cedar - 200 sq ft @ \$12 per sq ft (note that pricing is often per linear foot)
windows and doors	\$ 2,100	link	11 dormer windows @ \$100 each; 2 double hung windows @ ~\$300 each; 1 full lite glass entry door @ ~\$600 each. Again, these are not <i>marked-up</i> prices...
large french casement window	\$ 1,700	link	All new builds come with a large french casement window, with retractable screen, in the hallway, near the kitchen, to embrace indoor/outdoor living. Don't want this, no problem -- we can remove.
Interior Basics: Wall framing, insulation, drywall, electric, plumbing, tankless hot water heater	\$ 2,000		electric wiring and fixtures. Just as with all of these prices, does not include labor cost...
Flooring	\$ 1,720	link	430 sq ft @ \$4 per sq ft (main floor + 2 lofts + 20% overage)
Decorative Moulding, lighting, storage	\$ 1,800		
Barnwood Feature Wall	\$ 2,000	link	200 sq ft @ \$10 per sq ft
HVAC	\$ 1,600	link	mini-split AC/Heating System
Kitchen Cabinets	\$ 3,600	link	plywood construction, soft-close doors and drawers
Kitchen Granite Counters	\$ 1,700	link	granite countertops
Kitchen Appliances	\$ 2,500	link	30" gas stainless range (liquid propane); full-size stainless refrigerator; over-the-range stainless microwave; stainless dishwasher
Bathroom Shower: floor tile, wall tile, glass enclosure	\$ 3,000	link	Frameless glass shower enclosure with sliding door
Bathroom Vanity, sink, mirror, light	\$ 600	link	Mission-inspired vanity; granite will match kitchen.
Bathroom toilet	\$ 1,400	link	top-of-the-line composting toilet (no smell and once-a-month maintenance!). A standard flushing toilet can be used instead, assuming your home will be parked where sewer service is available
Washer/Dryer	\$ 1,260	link	combo washer/dryer or stackable washer/dryer
Additional miscellaneous materials	\$ 500		
Living Room Wall Storage	\$ 2,000		Full wall of custom cabinetry for maximum storage
Bedroom Storage	\$ 500		Built-in storage in loft space
Materials Sub-Total	\$ 40,480		Generally, the prices above reflect what Humble Houses pays for materials used in construction of your home. In other words, there is no markup. However, we may at times find materials on sale and/or we may elect to purchase items in bulk or from a new supplier, resulting in lower cost to us. Therefore, there may be a small profit for Humble Houses that comes from our sourcing of materials.

DreamWood Sport Cost Summary

Item	Cost	Note
Materials Sub-Total	\$ 37,580	See second tab for breakdown of materials cost.
Labor Sub-Total	\$ 43,200	Estimate of 80 hours a week for 8 weeks, at normalized rate of \$60/hr. Keep in mind that this blended rate must account for specialized laborers such as electricians and plumbers. The general rule of thumb in the industry is that labor will cost approximately the same as total materials cost.
Cost to Customer	\$ 79,900	Cost rounded up from \$80780 (a difference of \$-880).

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DreamWood Sport Materials Cost Summary

Below is a list of materials (categories, really) used for this Dreamwood model with a rough estimate on cost for each budget item. Links are provided for most budget items so you get a feel for what we're talking about.

We make the assumption that you want all of the same finishes that are shown in our pics and/or videos. That said, we are happy to customize. If you like, you can even help us source some of the budget items in case you have a specialty item in mind or have seen a great deal on something. You can get a feel for impact to bottom line price by modifying this worksheet, updating costs, links, and descriptions as appropriate. You can then share the updated worksheet with us and we'll let you know if and how the labor might be impacted.

Budget Item	Materials Cost	Reference	Note
shell	\$ 8,200	link	a trailer with 4 walls and a roof
siding (highest grade available)	\$ 1,800	link	Protect your tiny house and increase curb appeal. Includes T111 siding for back and sides plus "clear grade" cedar and decorative board-and-batten for front. Clear grade cedar - 200 sq ft @ \$12 per sq ft (note that pricing is often per linear foot)
windows and doors	\$ 1,900	link	9 dormer windows @ \$100 each; 2 double hung windows @ ~\$300 each; 1 full lite glass entry door @ ~\$600 each. Again, these are not <i>marked-up</i> prices...
large french casement window	\$ 1,700	link	All new builds come with a large french casement window, with retractable screen, in the hallway, near the kitchen, to embrace indoor/outdoor living. Don't want this, no problem -- we can remove.
Interior Basics: Wall framing, insulation, drywall, electric, plumbing, tankless hot water heater	\$ 2,000		electric wiring and fixtures. Just as with all of these prices, does not include labor cost...
Flooring	\$ 1,520	link	380 sq ft @ \$4 per sq ft (main floor + 2 lofts + 20% overage)
Decorative Moulding, lighting, storage	\$ 1,800		
Barnwood Feature Wall	\$ 2,000	link	200 sq ft @ \$10 per sq ft
HVAC	\$ 1,600	link	mini-split AC/Heating System
Kitchen Cabinets	\$ 3,600	link	plywood construction, soft-close doors and drawers
Kitchen Granite Counters	\$ 1,700	link	granite countertops
Kitchen Appliances	\$ 2,500	link	30" gas stainless range (liquid propane); full-size stainless refrigerator; over-the-range stainless microwave; stainless dishwasher
Bathroom Shower: floor tile, wall tile, glass enclosure	\$ 3,000	link	Frameless glass show enclosure with sliding door
Bathroom Vanity, sink, mirror, light	\$ 600	link	Mission-inspired vanity; granite will match kitchen.
Bathroom toilet	\$ 1,400	link	top-of-the-line composting toilet (no smell and once-a-month maintenance!). A standard flushing toilet can be used instead, assuming your home will be parked where sewer service is available
Washer/Dryer	\$ 1,260	link	combo washer/dryer or stackable washer/dryer
Additional miscellaneous materials	\$ 500		
Bedroom Storage	\$ 500		Built-in storage in loft space
Materials Sub-Total	\$ 37,580		Generally, the prices above reflect what Humble Houses pays for materials used in construction of your home. In other words, there is no markup. However, we may at times find materials on sale and/or we may elect to purchase items in bulk or from a new supplier, resulting in lower cost to us. Therefore, there may be a small profit for Humble Houses that comes from our sourcing of materials.