

# ABEL DOORS & TRIM × CHESMAR HOMES

|                              |                       |           |                   |
|------------------------------|-----------------------|-----------|-------------------|
| PREPARED FOR                 | DIVISION              | DATE      | PREPARED BY       |
| David Samson · VP Purchasing | Chesmar Homes, Dallas | June 2026 | Nathaniel Barrett |

## — What this pricing is built on

So there are no surprises at takeoff, this sheet records exactly how the proposal was priced — the spec we worked from, the materials behind each line, and the few items we will confirm together before the first order ships. Everything here matches the per-plan numbers in the proposal.

### 1 Scope Basis

Pricing is drawn from the Chesmar specification and the three plans your team sent.

|               |                                                                                                                                                             |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Specification | Chesmar DFW Level-1 spec, <b>rev 5.21.25</b><br>"BEL AIR VILLA" IS THE LEVEL-1 SPEC TIER – NOT A SEPARATE PLAN                                              |
| Plans priced  | Charleston – 1,576 sq ft<br>Houston – 2,032 sq ft<br>Portland – 2,646 sq ft<br>THE THREE PLANS SENT FOR BID · CHARLESTON / HOUSTON / PORTLAND SERIES        |
| Scope of work | Turnkey doors, trim, hardware, and install — one per-home price, supplied and set by Abel's in-house crew<br>SINGLE PO · DEDICATED PM · QC WALK EVERY HOUSE |

**BASIS** Counts and configurations follow the Level-1 spec and plan set as issued. Final per-plan door and trim counts are confirmed at takeoff — see **Items to confirm** below.

## 2 Doors, Trim & Closets

The materials each priced line is built from.

| Component        | Specification                                                                                                                         |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| AS PRICED        |                                                                                                                                       |
| Interior doors   | 6'8" <b>hollow-core</b> , choice of 2-Panel Square Top / Riverside / Roman Arch<br>FJ AWP JAMBS • PAINTED HINGES                      |
| Solid-core doors | Solid-core used <b>only</b> on the garage service door and the attic-stair door<br>ALL OTHER INTERIOR LEAVES ARE HOLLOW-CORE AS ABOVE |
| Base             | <b>B-322</b> , 3-1/4", primed                                                                                                         |
| Casing           | <b>C-322</b> , 2-1/2", primed                                                                                                         |
| Window stool     | MDF with <b>ogee</b> profile<br>NO CROWN IN THE LEVEL-1 SCOPE                                                                         |
| Closets          | <b>12" bullnose</b> particle shelving with stained full-round rod                                                                     |

## 3 Hardware

Finish and packages as priced, all satin nickel.

|                |                                                                                                                                                                                                                                                                        |
|----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Finish         | <b>Satin nickel</b> throughout<br><small>FRONT: HANDLESET + DEADBOLT · INTERIOR: PASSAGE / PRIVACY ·<br/>BATH SETS PER FULL BATH</small>                                                                                                                               |
| Packages       | Four packages priced — <b>Kwikset Cove</b> , <b>Kwikset Hancock</b> ,<br>and the <b>Sure-Loc</b> anchor, with <b>Pamex</b> available on request<br><small>HANCOCK MATCHES CHESMAR'S CURRENT SPEC · SURE-LOC IS THE<br/>PACKAGE THE TURNKEY PRICES ARE BUILT ON</small> |
| Smart deadbolt | Offered as an <b>upgrade</b> on any package<br><small>BASE CONFIGURATION USES A STANDARD SINGLE-CYLINDER DEADBOLT</small>                                                                                                                                              |

## 4 Specialty Openings

The rated and access assemblies, called out so their specs are unambiguous.

### Garage-to-house

- **Solid-core** leaf
- **20-minute fire-rated** assembly
- **Self-closing** per code

### Attic stair

- **25 × 54** aluminum unit
- **9'** ceiling height · **300 lb** rating
- **Insulated** door panel

## 5 Items to Confirm Together

A short list we will close out with your team — routine confirmations, not open questions in the pricing.

- 1

**Final per-plan counts.** Door and trim quantities per plan are confirmed at takeoff against the working construction set, so each plan's total reflects the as-built opening schedule.
- 2

**Patio door unit.** The 1/2-lite patio unit with integral blind is confirmed at the time of order to lock the exact configuration and lead time.
- 3

**Named upgrades.** Any plan upgrades — 8'0" doors, a custom front, solid-core throughout — are called out by name and carry their own pricing and lead time, never folded into the base.

## 6 Tax, Validity & Pricing Terms

How tax, validity, and manufacturer changes are handled.

|                        |                                                                                                                           |
|------------------------|---------------------------------------------------------------------------------------------------------------------------|
| Material tax           | Material is taxed at the <b>DFW 8.25%</b> job-site rate, already included in each per-home price                          |
| Install labor          | Install labor is billed as a <b>separate line</b> — tax-exempt in Texas when stated separately from material              |
| Validity               | Prices hold for <b>30 days</b> from the proposal date                                                                     |
| Manufacturer increases | Confirmed manufacturer price increases <b>pass through at cost</b> , documented, with notice before any order is affected |

**TOGETHER** This sheet is meant to be read alongside the proposal. If any assumption here does not match how Chesmar wants the package built, tell us — we would rather adjust the basis now than at the first drop.

