

ABEL DOORS & TRIM × CHESMAR HOMES

PREPARED FOR	DIVISION	DATE	PREPARED BY
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1 Turnkey Pricing

One per-home price, doors through install, on the three plans you sent. Sure-Loc hardware package, delivered and installed by Abel's own crew.

Charleston 1,576 SQ FT \$7,097 PER HOME · TURNKEY	Houston 2,032 SQ FT \$7,970 PER HOME · TURNKEY	Portland 2,646 SQ FT \$9,167 PER HOME · TURNKEY
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TAX	Material is taxed at the DFW rate of 8.25% and that is already inside each price above. Labor is billed as a separate line and is tax-exempt in Texas when stated separately from material.
FEE	A 3% turnkey management fee is included in each price and shown as its own transparent line on every invoice — it covers the single PO, dedicated PM, and QC walk described in Section 4.

2 Anchor Unit Prices

The line items that drive most of a Chesmar trim package, priced against Builders FirstSource retail so you can see the gap unit by unit.

Item	Abel PER UNIT	BFS retail REFERENCE	Difference
Interior prehung, 6'8" hollow-core 2-PANEL SQUARE TOP / RIVERSIDE / ROMAN ARCH • FJ AWP JAMB	\$118	\$165	-28%
Front door, fiberglass 6-panel 3080 COMPLETE OPENING, PRIMED	\$575	—	
Garage-to-house, 20-min fire-rated SOLID-CORE, SELF-CLOSING	\$339	\$459	-26%
Base, B-322 3-1/4" PRIMED • PER LINEAR FOOT	\$0.69	\$0.94	-27%
Casing, C-322 2-1/2" PRIMED • PER LINEAR FOOT	\$0.69	\$0.94	-27%
Closet shelving, 1×12 bullnose PER LINEAR FOOT • STAINED FULL-ROUND ROD	\$1.25	\$1.85	-32%
Attic stair, 25×54 aluminum, insulated 9' • 300 LB RATING	\$725	\$830	competitive

OPTIONS Solid-core interior upgrade: **\$165** per opening. Patio door, 1/2-lite with integral blind: **\$703**. Both available on request and called out by name on the order.

3 Hardware Menu

Four packages, all satin nickel, so you can place the finish where you want it — each includes the front handleset and deadbolt, interior passage and privacy sets, and matched bath hardware. Per-home pricing scales with a plan's door count, so the figures below show the range across Charleston, Houston, and Portland; each plan's exact figure is in its workbook.

Package	Per home	Notes
Kwikset Cove	\$404–\$533	Value tier, satin nickel
Kwikset Hancock YOUR CURRENT	\$460–\$612	Matches Chesmar's current spec — the baseline for comparison
Sure-Loc RECOMMENDED	\$691–\$909	Confirmed dealer pricing; Bloomfield-tier quality. The package the turnkey prices in Section 1 are built on.
Pamex	quote on request	Available on request; pricing confirmed at time of quote

UPGRADE A smart deadbolt is offered as an **upgrade option** on any package. The base configuration uses a standard single-cylinder deadbolt.

4 What's Included & How We Deliver

One supplier across every category in the scope, run by one team on one schedule.

What's included

- **Interior doors** — 6'8" hollow-core, choice of 2-Panel Square Top, Riverside, or Roman Arch, FJ AWP jambs, painted hinges
- **Front & exterior** — fiberglass front, handleset and deadbolt, complete opening
- **Garage-to-house** — solid-core, 20-minute fire-rated, self-closing
- **Trim** — B-322 base, C-322 casing, MDF window stool with ogee, no crown
- **Closets** — 12" bullnose shelving with stained full-round rod
- **Attic stair** — 25×54 aluminum, insulated, set and trimmed
- **Hardware** — satin nickel, package per Section 3, bath sets per full bath
- **Install** — Abel's in-house crew, all of the above set and finished

How we deliver

- **Single PO** — one order covers doors, trim, hardware, and install
- **Dedicated PM** — one point of contact for the community, not a rotating desk
- **QC walk every house** — every home is walked before it leaves our scope
- **Named lead times** — 1–2 weeks standard; specials called out individually
- **Warranty channel** — one number for any callback, logged and tracked
- **Aegis Builder Portal** — order status, schedule, and documents in one place
- **Transparent fee** — the 3% management fee shown as its own line, no scope creep

5 Terms

The conditions this proposal is offered under.

- 1 **Validity.** Prices hold for 30 days from the date above.
- 2 **Manufacturer increases.** Confirmed manufacturer price increases pass through at cost, documented, with notice before any order is affected.
- 3 **Lead times.** Stock doors and trim run 1–2 weeks standard. Special items — taller leaves, fire-rated assemblies, patio with integral blind — are named individually with their own dates and never folded into a blanket window.
- 4 **Single PO & dedicated PM.** One purchase order covers the full scope, managed by one assigned PM for the community.
- 5 **QC walk & warranty.** Every house is walked before sign-off, and a single warranty channel handles any callback.
- 6 **Aegis Builder Portal.** Order status, delivery schedule, and documents are available to your team throughout the job.