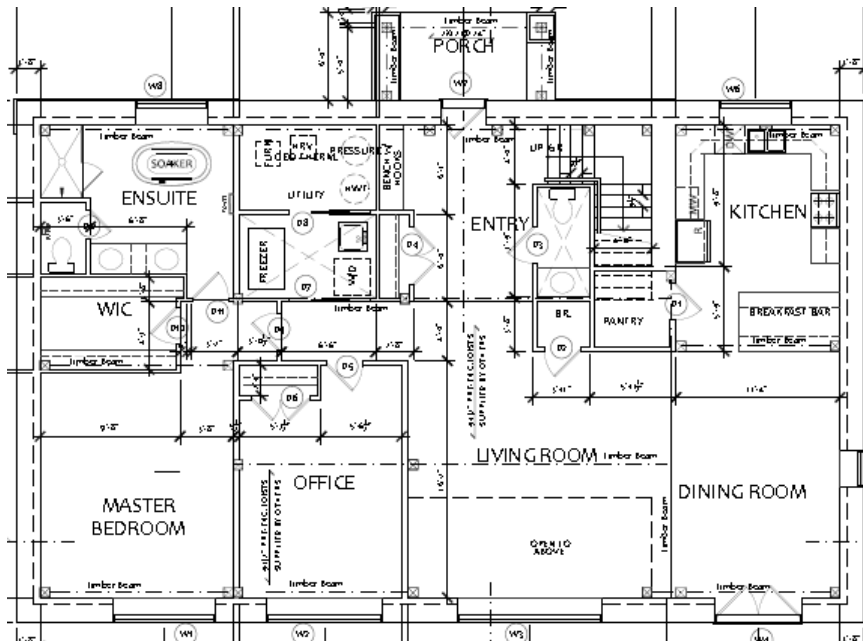


COST ANALYSIS - TRILLIUM EKOMODEL HOME



August 2016 - Note: Project Management, permit fees not included.

'HOUSE' SPECIFIC COSTS

Foundation – \$49,986

- Compacted Base, 12” granular material (\$6k)
- 12” EPS Styrofoam-Tray under slab, perimeter frost protection included (\$22.5k)
- Concrete floor (\$18k)
- Insulguard foundation protection (\$3,486)
<http://www.weatherbloccsystems.com/Insul-Guard/index.html>

Concrete Floor – \$4,620

- Concrete floor finishing: etching, stain & sealer

PassiveHouse Shell Materials - \$148,263

- PassiveHouse shell material package

PassiveHouse Shell Installation - \$67,682

- PassiveHouse shell Installation



Roof Cover - \$15,257

- Steel Roofing, Wakefield Bridge shingles
http://www.idealroofing.ca/english_canada/html/prod_wakefieldbridge.php?type=en

Fascia / Soffit – \$4,883

- Aluminum fascia & soffit

Exterior Siding & Trim – \$19,590

- Exterior siding, Goodfellow
http://www.goodfellowinc.com/en/categorie_produit/siding-goodstyle-wood/
- Exterior Window / Door Trim, Goodfellow

Insulation - \$18,250

- Exterior Shell Walls - 20" (R-75) dense-pack cellulose
- Roof – 30" (R-120) dense-pack cellulose



Plumbing – \$11,650

- ABS, Pex pipe & fittings to all fixtures
- Rough & finish plumbing included
- Heat-pump water heater included – GE GeoSpring 80 gallon
<http://www.sears.ca/product/ge-geospring-80-gallon-heat-pump-electric-water-heater/642-000172411-GEH80DFEJSR>

Electrical – \$14,500

- 200 amp underground service
- All wiring to plugs, switches & mechanicals, fixtures installed
- 2 exterior plugs
- Telephone & cable wiring
- LED pucklights included everywhere (60 units)

HVAC – \$22,500

- Heating & Air Conditioning – Mitsubishi Mr. Slim air-to-air heat pump
<http://www.mitsubishielectric.ca/en/hvac/m-series/benefits.html>
- HRV – Zehnder Paul Novus
<http://zehnderamerica.com/products/heat-and-energy-recovery-ventilation-units/>



Drywall – \$23,679

- Drywall for all walls & ceilings
- All surfaces painted

Plumbing & Electrical Fixtures – \$7,500

- Total plumbing & electrical fixtures allowance

Interior Finishes – \$77,651

- Wood Flooring (2nd floor) @ living areas from [Logs End](#) (\$9,840)
- Tiling for washroom floor & tub walls, ensuite shower & tub surround (\$7,500)
- Kitchen & vanities including soapstone counters (\$33,936)
<http://www.canadiansoapstone.com/Counters/page18.html>
- Main Floor Trim - cherry interior doors & Douglas fir trim
Main Floor Trim - white interior doors & MDF (white) trim (\$19,225)
- Stairs – Douglas fir timber c/w timber handrail (\$3,900)
- Railing / guard – loft timber post & rail with tempered glass guard (\$3,250)

TOTAL 'HOUSE' SPECIFIC COSTS - \$486,001 (estimate)

= \$194 / sq.ft. (2,509 interior sq.ft.)



'LAND' SPECIFIC COSTS

- Driveway – 200' laneway, \$8,000
- Foundation Backfill (sand, topsoil, seed), \$6,000
- Septic System – Raised bed style septic system, \$17,500
- Drilled Well – 160' depth, \$6,500
- Landscaping – n/a to be done in future

TOTAL 'LAND' SPECIFIC COSTS - \$38,000

