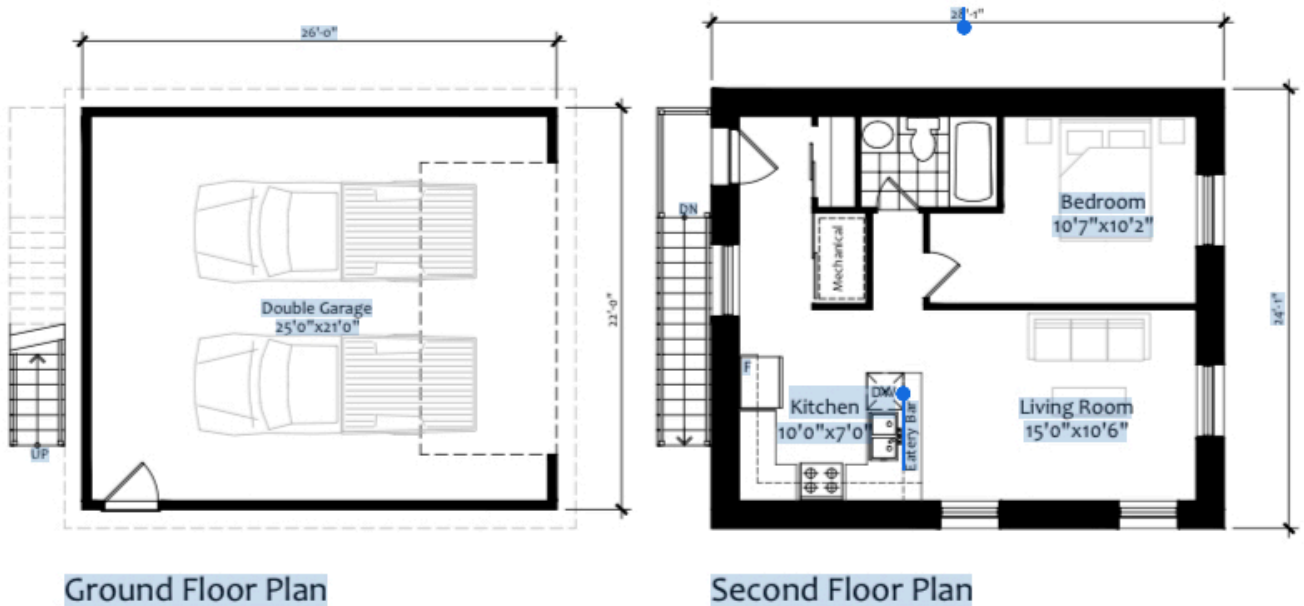


# “COST ANALYSIS”



# SCHEDULE 'A'

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## Design

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- Pine Valley model, Slab-on-grade.
- 22' x 26' Garage, 572 sq.ft, 2<sup>nd</sup> floor: 672 sq.ft.
- Monopitch Roofline 1/12
- Upper Ceilings 8' @ low, 10' @ high
- Conceptual/construction drawings are included with p.eng stamp

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## EXTERIOR WALL ASSEMBLY

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Exterior to interior wall assembly, 2<sup>nd</sup> 'passive' floor:

- Passive-approved **Water-Barrier** Housewrap
- Passive-approved **Air-Barrier** WoodFiber breathable sheathing (3/4")
- 12" I-Joist external wall frame
- 1/2" HuberWood Passive-approved OSB sheathing **Vapor-Barrier**
- 2" x 6" internal wall frame
- Lower Garage: 2" x 6" wall frame with osb, house wrap, strapping

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## ROOF SYSTEM

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Exterior to interior roof assembly:

- 1/2" plywood sheathing c/w ice & HT water shield membrane
- 2"x4" roof frame
- Passive-approved **Water-Barrier** Housewrap
- Passive-approved **Air-Barrier** WoodFiber breathable sheathing (3/4")
- 18" Pre-engineered i-Joist roof system



- 1/2" HuberWood OSB Passive-approved Vapor-Barrier
- 2" x 4" strapping

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## WINDOWS & DOORS

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- **Product** – Munster PassiveHouse Windows & Doors
- **Type** – PVC, color of choice
- **Style** – Tilt & Turn
- **Glass** – Triple-glazed, PassiveHouse approved
- **Budget: 17.5k (12.5k for 2<sup>nd</sup> floor, 5k for garage)**

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## Others

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- 2" X 4" interior partitions
- PassiveHouse Gaskets, tapes & sealants
- PT exterior landing & stairs
- Floor system to be 16" Pre-engineered i-Joist

## Total - SCHEDULE 'A' - \$142,549

- Garage Package \$104,969.00 CAD
- Installation \$37,580.00 CAD



# SCHEDULE 'B'

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## Foundation

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- Slab-on-grade system, includes garage
  - R40 EPS Styrofoam tray slab with perimeter frost protection
  - Total: \$17,160

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## Roof Cover

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- Steel Roofing, Ideal Heritage
- Total: \$11,339

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## Fascia / Soffit

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- Aluminum fascia & soffit, includes garage
  - Total: \$4,425

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## Exterior Siding & Trim

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- Exterior siding, goodfellow engineered wood maintenance-free siding -
- Exterior Window / Door Trim, goodfellow
  - Total: \$31,914

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## Insulation

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- PassiveHouse – R65 Walls, R65 Roof, R59 Floor
  - Total: \$16,347



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## Plumbing

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- ABS & fittings to all fixtures, 2 exterior hose taps
- Valves on all accessible fixtures
  - Total: \$7,500

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## Electrical

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- 200 amp service
- All wiring to plugs, switches & mechanicals. Fixtures installed
- 2 exterior plugs, Telephone & cable wiring
  - Total: \$15,000

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## HVAC

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- Heating / ERV / Air Conditioning – TBD
  - Total: \$15,000

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## Drywall

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- Drywall for all walls & ceilings including primer
  - Total: \$10,000

**TOTAL 'Schedule B' - \$128,685 + hst**



# SCHEDULE 'C'

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## Interior Finishes – 54.5k

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- Flooring – Hardwood (6k)
- Paint / Stain – all drywalled areas & trim / doors (5k)
- Tiles @ washrooms, tub / shower walls (5k)
- Kitchen & Vanities including stone counters (15k)
- Carpentry – interior doors & trim including baseboard window trim, stairs (17.5k)
- Plumbing & electrical Fixtures (3.5k)
- Closets / built-ins (2.5k)

**TOTAL, 'finished' estimate, - \$325, 734 + hst**

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## Others

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- Net-zero on net metering program (15k)
- Project Management
- Building Permits / Development Fees ?
- Excavation / gavel pad / Backfill / Grading / Services ?

