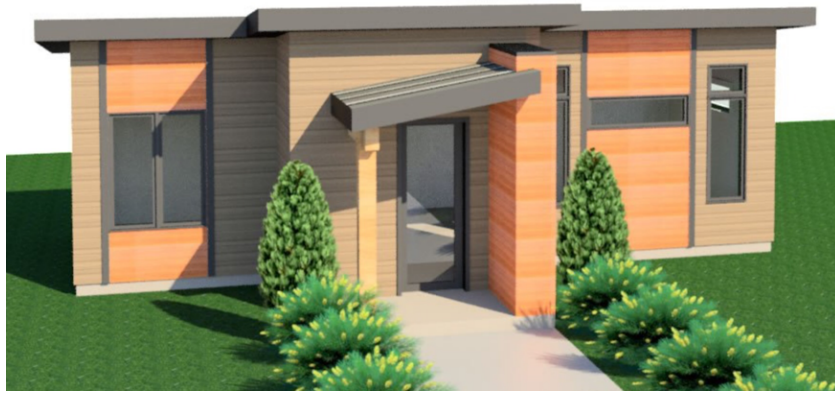


“COST ANALYSIS”



Ground Floor Plan

Model: Tiny Tulip

For:

Location:

'HOUSE' SPECIFIC COSTS

Design

- Tiny Tulip, 435 sq.ft. Footprint
 - 8' ceiling height at eaves, 10' at peak
-

Foundation

- slab-on-grade style foundation, steel trowel finish
 - styrofoam tray beneath slab
- Total, Foundation - \$17.5k
-

CoachHouse Materials Package

- Passive Weathertight shell materials package
- Total, Materials Package - \$59,337
-includes 12.5k window/door budget
-

CoachHouse Materials Installation

- Weathertight shell materials package
- Total, Installation - \$24,239
-

Roof Cover

- Steel Roofing, wakefield Bridge shingles
- Total, Roofing - \$7,476
-



Fascia / Soffit

- Aluminum fascia & soffit
Total, fascia/soffit - \$2,861

Exterior Siding & Trim

- Exterior siding, goodfellow engineered wood maintenance-free siding
- Exterior Window / Door Trim, goodfellow
Total, Siding - \$16,905

Insulation

- Exterior Walls - dense-pack Cellulose
- Roof – dense-pack Cellulose
Total, Insulation - \$9,255

Plumbing

- ABS, Pex pipe & fittings to all fixtures
- Rough & Finish plumbing included
Total, Plumbing - \$7,500

Electrical

- 100 amp service
- All wiring to plugs, switches & mechanicals
- 1 exterior plug, Rough & Finish included
Total, Electrical - \$10,000



HVAC

- Heating & Air Conditioning – ghee air-to-air heat pump
 - HRV – Lunos
- Total, HVAC - \$15,000

Drywall

- Drywall for all walls & ceilings, ready for paint
- Total, Drywall - \$7,500

TOTAL (house to drywall stage) - \$177,573 + hst

INTERIOR FINISHINGS, example– 35.5k

- Paint for walls & ceilings (3.5k)
- Cleaned & sealed concrete floor (5k)
- Kitchen & Vanities c/w laminate counters (12.5k)
- Carpentry - interior doors, window / door trim, baseboards (8.5k)
- Plumbing / electrical fixtures (3.5k)
- Tiles @ washrooms (2.5k budget)

NOTES:

- Building Permits are not included
- Site work is not included (excavation, backfill, services, laneway, landscaping, etc...)
- Project Management is not Included

