



COST ANALYSIS

Design

- Two Rivers 'semi-detached' model
- Total sq.ft. Unit A = 2116
- Total sq.ft. Unit B = 2262

Foundation – 67.5k

- Slab on grade, styrofoam tray system (R-56)

Weathertight Shell Materials - \$374,219

- Weathertight shell material package including:
 - Passive wall assembly with integrated air/vapor/water barriers
 - Passive roof assembly with integrated air/vapor/water barriers
 - 2nd floor subfloors
 - interior framing including privacy wall
 - Passive windows/Doors, 50k Budget included
 - Garage to be conventional 2x6 Frame assembly

Weathertight Shell Installation - \$197,010

- installation for above items

Roof Cover – \$53,165

- Steel Roofing, Ideal Junior HF



Fascia / Soffit – \$13,224

- Aluminum fascia & soffit

Exterior Siding & Trim – \$60,291

- Exterior siding, Taiga engineered wood maintenance-free siding
- Exterior Window / Door Trim, Taiga

Insulation – \$59,315

- Exterior Walls - (R-75)
- Roof – (R-110)
- Party Wall – R28 safe n' sound

Plumbing – 40k

- ABS, Pex pipe & fittings to all fixtures
- 2 exterior hose taps
- Rough & finish plumbing only, no fixtures

Electrical – 60k

- 200 amp service
- All wiring to plugs, switches & mechanicals
- 2 exterior plugs

HVAC – 75k

- Heating, Air Conditioning & ERV, Heat pump water heater



Drywall – 50k

- Drywall for all walls & ceilings, ready for paint, including basement ceiling & perimeter walls

**TOTAL house to drywall stage -
\$1,049,724 (estimate) + HST**

FINISHINGS, example– 210k

- Paint for walls & ceilings (25k)
- Kitchen & Vanities c/w stone counters, both units (60k)
- interior carpentry - doors, window / door trim, baseboards, stairs / railing – both levels (80k)
- Plumbing / electrical fixtures (20k)
- Tiles (20k)
- Concrete 2nd floor + concrete finishing both levels (35k)
- Exterior Porches (20k)

Note: Permit fees, Project Management & site work (excavation, landscaping, etc..) is not included

