



smart green homes

Sample specifications
Specifications
YYMMDD

Features	Cost
Lot located on acreage XX miles south of Saskatoon site prep	
total lot	-
Permits and licences Building permit Structural engineering approval Construction plans	by owner by owner by Vereco
Size Overall size (includes walls) Lower (none - Slab on grade) Main Upper Total finished Attached garage	0 1,222 1,222 2,444 628
Interior size (excludes walls) for interior pricing main floor area Perimeter of walls wall thickness (17") area of walls Main floor area	153.15 1.42 217 1,005
Upper floor area Perimeter of walls wall thickness (17") area of walls Upper floor area before openings less open to below Upper floor area Total interior floor area (for interior pricing)	153.15 1.42 217 1,005 115 890 1,895
Special environmental requirements Forest Stuartship Council certified lumber	
Foundation Structural Slab on grade as per drawings R20 under slab insulation drop floor (2 in) in mechanical room with slope to drain	

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<p>Upper Floor system floor system designed by supplier 3/4" T&G OSB sub-floor, glued and screwed Concrete cap for in floor heat</p> <p>Exterior Wall System Home: 3/8 OSB 3.5 2x4 with R12 batt 9 gap with R12 batt (horizontal) and R20 batt (horizontal) 3.5 gap with R12 batt (horizontal) 3.5 2x4 with R12 batt 6 MM poly vapor barrier 1/2 drywall</p> <p>garage: 3/8 OSB 3.5 2x4 with R12 6mm poly vapor barrier 1/2 drywall</p> <p>Roof System Garage truss system designed by supplier Standing seam metal roofing Eave protection 7/16 OSB Sheathing with H Clips trusses @ 24 oc R-20 loose fill insulation 6mm Poly VB 1/2" drywall CD board</p> <p>Home truss system designed by supplier Standing seam metal roofing Eave protection 7/17 OSB Sheathing with H Clips 30" deep heel Roof trusses @ 24 oc Double LVL continuous header at heel R-100 loose fill insulation 6mm Poly VB 1/2" drywall CD board</p> <p>Windows Energy Star zone D rated PVC picture and casement units as per plan Triple glazed, Argon filled, low-e coatings value 3.846, Solar heat gain .685) or equivalent SunStop coating and Argon, R Value 8.064, solar heat gain .310) or equivalent opening windows as per plans</p>	

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<p>Exterior doors steel insulated doors come with metal clad exterior frames as per plan PVC patio door or garden door as per plan Weiser (or equivalent) locksets & deadbold locks at entry doors</p>	
<p>Garage doors steel reinforced door no insulation stamped long panel with wood grain embossment Long windows color to be selected by owner bulb type bottom weather seal</p>	
<p>Exterior Finish house wrap exterior water and wind barrier sealed to windows and doors butyl flashing tape applied at window and door frames draft-proofing to achieve air tightness of 1.0 ach/hour Hardie panel (or equivalent) siding pre-finished aluminum soffit, fascia and drip edge pre-finished continuous aluminum eaves trough and down pipes</p>	
<p>Interior finish allowances Stairs and railing allowance Cabinet allowance Countertop allowance Flooring allowance per sq ft Flooring allowance Lighting Fixtures</p>	<p>8,000 15,000 8,000 8 15,161 2,500</p>
<p>Painting no VOC paints Quality prime coat on all walls and ceilings Textured white ceilings throughout two coats of quality latex paint on all walls (two colors) all woodwork stained & lacquered to match cabinetry or painted</p>	
<p>Interior woodwork 6 panel doors or equivalent painted 2 1/4 " baseboards and casing throughout closet and linen shelving</p>	
<p>Hardware Weiser (or equivalent) door hardware throughout Chrome paper holders and towel bars in bathrooms Large mirrors at bathroom vanities</p>	
<p>Plumbing one-piece acrylic bathtub and shower units as per plans tempered glass shower doors on shower units only</p>	

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<p> floor drains in bathrooms and laundry room stainless steel double bowl kitchen sinks with single lever faucet porcelain bathroom sinks, pop-up drains and single lever faucet single lever tub and shower controls with low flow shower heads low consumption dual flush white toilets with insulated tank shut off valves at all sink and toilets Central manifold DHW distribution system High efficiency fixtures bathroom faucets < 5.6 litres per minute showerheads < 6.6 LPM average flow rate for toilets <4.2 LPF 1600 gallon cistern water pressure system 1600 ceptic holding tank rough in for future solar thermal system rough in for future grey water recycling drain water heat recovery (efficiency of >42%) on master ensuite shower exterior taps (2) </p> <p>Electrical</p> <p> 200 amp panel complete with breakers hook up to SaskPower Phantom circuit on each floor connected to bottom half of one plug in each room excluding bath rooms. Owner to determine location based on location of televisions etc two phone and two tv outlets on each level designer lighting package througout with rocker switches GFI, arc fault and tamper proof outlets as required by code dryer outlet and GFI outlet as per plans HRV timer wall control switch (kitchen, bath, laundry) smoke/carbon monoxide hard wired detectors as per codes energy star labeled bathroom exhaust fans connected to HRV rough-in for solar electric system </p> <p>Lighting</p> <p> LED lighting throughout dark sky compliant exterior LED lighting (in eave pot lights) </p> <p>Mechanical - HRV</p> <p>HRV</p> <p> HRV with brushless DC motor installed with all ductwork central exhaust piping sealed to reduce distribution losses Indoor contaminant control during construction </p> <p>Space Heating - electric</p> <p> hydronic distribution enerty star qualified electric boiler with > 91% AFUE and brushless DC pumps </p> <p>Air conditioning</p> <p>none</p>	

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<p>Domestic Hot Water - electric Energy Star certified electric water heater (40 gallon) with a minimum thermal efficiency of 94%</p> <p>Warranty and codes must meet national building code Home warranty</p>	
Total cost	-
Options	
total options	-
Total estimate	-