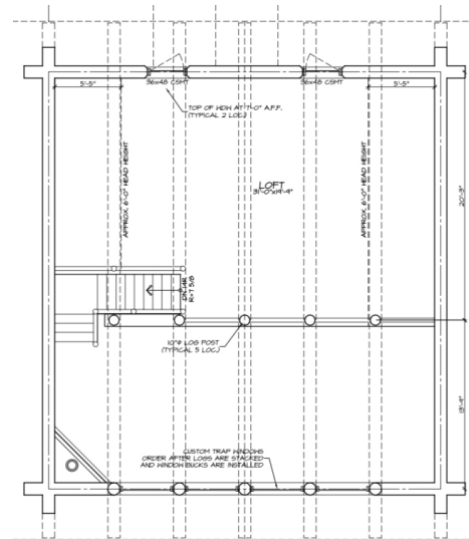
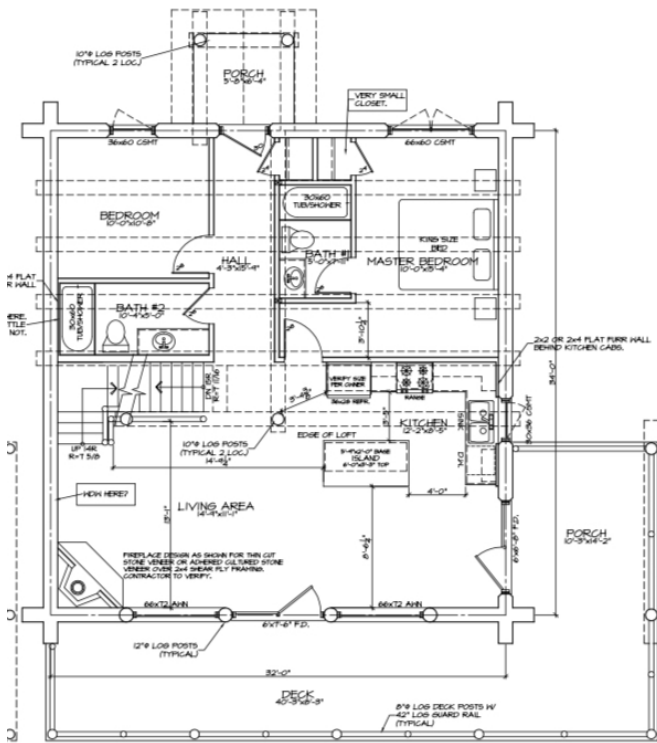
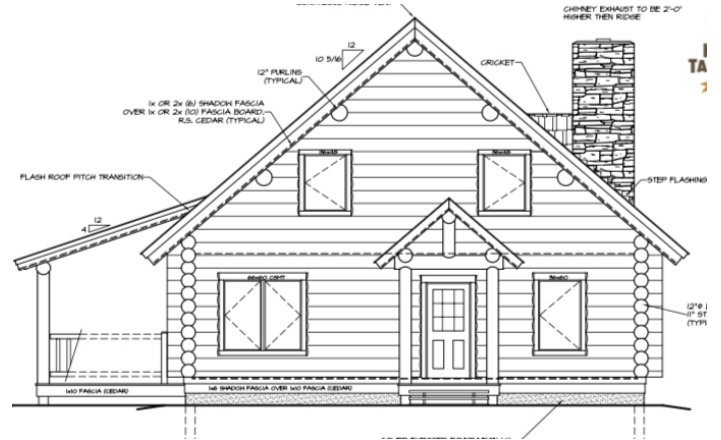
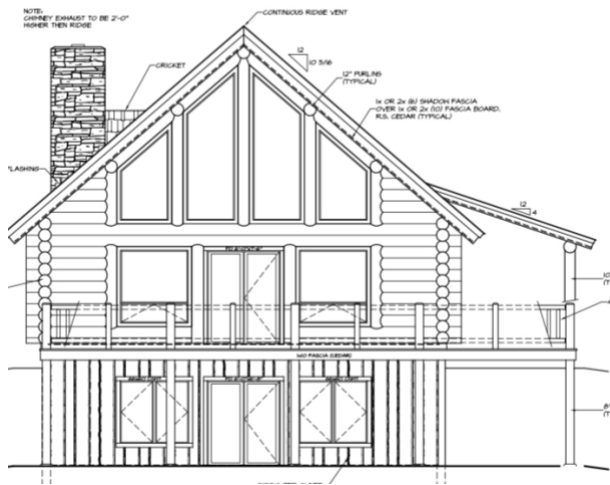


CUSTOM PACKAGE "PROPOSAL"



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Kealey Tackaberry Log Homes Inc. 2060 Bearhill Rd. Ottawa, Ontario K0A 1L0

SCHEDULE "A"

DESIGN

- Calabogie Model (design revisions included)
- Preliminary Drawings (floorplans/elevations) & Construction Drawings
- Energy Efficiency Design Summary
- BCIN & P.Eng approved design

EXTERIOR WALLS

- Log walls installed, avg. 16" handcrafted full scribe log style with fasteners & sealants

2nd FLOOR SYSTEM

- Post & Beam c/w 2x6 subfloor & 5/8" T&G OSB

GABLES

- 2" x 6" gables c/w R5 exterior EPS, pine siding

ROOF SYSTEM

- Main Roof – R32 sips
- Porch Roof - 2x8 framing, 1/2" plywood sheathing
- Synthetic roof membrane/ice water protection
- Steel roofing – whitewater metals, color of choice



INTERIOR FRAMING

- Interior partitions installed as per plan throughout main floor
Note: Basement & loft framing is not included

SOFFIT / FASCIA

- Pine soffit & fascia installed

WINDOWS & DOORS

- Vinyl units Per plan, painted exterior (color of choice), white interior
- pine trim installed on exterior of all windows & doors
- 17.5k budget included

TOTAL, SCHEDULE A: \$305,788 + HST

-cost is FOB yard



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SCHEDULE "B"

FOUNDATION – 85k

- 9' Poured Concrete ICF walls, Basement Concrete Floor, Concrete piers for decks
- 2" EPS Styrofoam under slab (R-10)
- Perimeter drain
- Damproofing (below grade)
- Includes 7.5k window / door allowance

SUBFLOOR – 27k

- Pre-engineered I-JOIST floor frame installed, Plywood sheathing

DECKS – 25k

- Pt deck frame, decking & railing (500 sq.ft.)

SCREENED PORCH – 25k

- Post & Beam c/w built in screens, pine ceilings (175 sq.ft.)

PLUMBING – 20k

- ABS, Pex pipe & fittings to all fixtures
- 2 exterior hose taps
- Valves on all accessible fixtures
- Rough & finish plumbing



ELECTRICAL – 27.5k

- 200 amp underground service
- All wiring to plugs, switches & mechanicals. Fixtures installed
- 2 exterior plugs, Telephone & cable service wiring

HVAC – 27.5k

- Propane Furnace & ductwork including Hrv

TOTAL, SCHEDULE B: \$237,000 + HST

SCHEDULE “C”

INTERIOR FINISHINGS – 137.5k

- Exterior/Interior Stain – 3/2 coats, (17.5k)
- Drywalled interior partitions (7.5k)
- Paint / Stain for interior trim, partitions (7.5k)
- Main/2nd flooring (15k)
- Kitchen & Vanities c/w laminate counters (20k)
- interior doors, window / door trim, baseboards, stairs/railing (50k)
- Plumbing / electrical fixtures (7.5k)
- Tiles @ washrooms (12.5k budget)

TOTAL, Build Estimate: \$680,288 + HST



OTHERS

- Project Management
- Building Permits / development fees
- Well / septic
- Land Development including laneway, excavation, backfill, landscaping, etc..

