

PLUSPUU HOMES CANADA

PROJECT SERVICES & **PRICING GUIDE**



www.pluspuuhomes.ca

CUSTOM HOME DESIGN

Design your custom dream home; start from scratch or use one of our existing models as a starting point. The options are endless!



SUMMARY:

- ✓ Pluspuu offers 3 free design meetings with our expert engineer
- ✓ The options for your custom home are endless so, dream big!
- ✓ Pluspuu supports clients every step of the way; from conceptual designs to construction blueprints

3

FREE DESIGN
ITERATIONS

TURN-KEY
PROJECT
MANAGEMENT

TURNKEY SERVICE INCLUSIONS

1

PROJECT MANAGEMENT

Pluspuu takes on the role as project manager and works to coordinate and source all required materials and scheduling activities. Pluspuu charges Project Management fees on each project.

2

ASSEMBLY & INSTALLATION

As a part of the turnkey services, Pluspuu remains the sole project manager and oversees the on-site installation & assembly using Pluspuu's in-house Contracting Team (Ontario only), or a preferred contractor who is expertly vetted & trained alongside a Pluspuu construction expert.

3

GENERAL CONDITIONS

The turnkey services include '*General Conditions*'; site insurance, equipment rentals & incidentals.



TURNKEY MATERIAL INCLUSIONS

1 LOG & TIMBER KIT

Our Log & Timber Kit includes the engineered logs, posts, beams, roof framing, deck & interior wall framing materials

2 WEATHERTIGHT KIT

The Weathertight Kit includes the windows, exterior doors, metal roofing system & roof insulation

3 INTERIOR FINISHING KIT

Interior finishings include; trim, drywall, interior doors, flooring, kitchen cabinetry & bathroom fixtures. **The finishing materials are entirely unique to the client and require more information before we can provide accurate estimates on finishing materials.*





4

FOUNDATION

4ft frost wall with slab on grade is our standard foundation, but depending on site conditions and design, the foundation requirements may change.

5

HEATING SYSTEMS

The standard heating system in our homes is an air exchanger + mini split system, but clients can customize their heating systems based on their preferences and code requirements.



6

ELECTRICAL

Standard electrical requirements include rough in & finishing at 200 AMP, but is customizable based on the clients unique needs, so the pricing can change depending on the system selected for the home.

7

PLUMBING

Plumbing for the home includes rough in & finishes, but will require the completion of the custom designs to determine plumbing requirements and estimated costs for install.



LET'S TALK **PRICING**

Every home building project is unique and with every construction project there are pricing variables to consider; these costs are dictated by site conditions, service & engineering requirements and most importantly, client decisions!

Joel Doherty,

Owner, Pluspuu Homes Canada

PRICING & ESTIMATING **PROCESS**

ONE

INITIAL PRICING GUIDANCE

Our initial estimate is based on our standard model designs; prior to custom design specifications, site conditions & project scope.

TWO

TAILORED ESTIMATE

The tailored estimate covers pricing for the model selection & total square footage, as well as any desired customizations and estimated systems based on the initial understanding of site conditions.

THREE

PRE-CONSTRUCTION ESTIMATE

The pre-construction estimate is for small services engagement where Pluspuu completes the site design and coordination & compliance with the municipality, through to submitting for permitting approvals.

FOUR

FINAL PROJECT QUOTE

The final project quote is a revised estimate based on quotes for all materials, trades and resources that support the approved final design.

DEPOSITS & PAYMENT SCHEDULE

ONE

PURCHASE AGREEMENT & INITIAL DEPOSIT

The first financial commitment in the process is the initial deposit following a signed purchase agreement. Typically the cost is less than \$50,000 and that deposit is used towards site surveys, engineering reviews, construction drafting, permitting costs and admin resources.

TWO

FINAL BUILD CONTRACT & FIRST PAYMENT

The first payment is required upon signing of the final build contract, prior to submitting project designs to manufacturing. The first payment is 25% of the total project cost.

THREE

CONSTRUCTION PAYMENT SCHEDULE

The remaining payment schedule is broken down into three draws; following the first 25% payment, clients will make a second 25% payment when the Log & Timber Kit arrives on site, prior to assembly. The next payment is another 25% following the delivery of the Weathertight Kit and the final 25% payment is due when the Finishing Kit arrives on site.

***CLIENT PROTECTION**

Hold backs apply pursuant to the provincial construction act with each payment (typically 10% holdback).

OPTIONS FOR FINANCING



The housing market is a bit volatile right now, to say the least. While we strive to help make building a home an incredible experience, the banks make it a bit more difficult with high rates, stressful approval processes and customer service that is anything but! Pluspuu can't solve all of these challenges that might come with financing, but we do offer PRIVATE LENDING and can introduce you to our preferred mortgage broker.

PRIVATE LENDING

Life can get complicated and rarely to the banks care about your personal situation. As part of our white glove service we do offer Pluspuu financing for your project. Our rates are a bit higher, however, we always aim to get you funded, get your home built and then transition to bank financing at the best rates possible after two years.

PREFERRED MORTGAGE BROKER

Sometimes it's simply about finding the right person who can really help, can work the system in your favour and is dedicated to putting the best mortgage options on the table for you. In our case, that superstar is Kyle Jones, CIBC Mortgage Broker

GOVERNMENT BUILDING GRANTS



CUSTOM HOME REBATE

[VIEW LINK](#)

If you have hired a Builder, General Contractor or hired trades to build a Custom Home within the last 2 years you may be entitled to a tax-free Housing Rebate of up to \$24,000 from the Government.

NEW HOME ENERGY SAVINGS

[VIEW LINK](#)

This Program offers custom recommendations on residents' building plans and access of up to \$10,000 in incentives for energy efficiency improvements.

CANADA GREENER HOMES LOAN

[VIEW LINK](#)

The Canada Greener Homes Loan offers interest-free financing to help Canadians make their homes more energy efficient and comfortable.

PLUSPUU HOMES

FAQ

WHAT ARE YOUR SQUARE FOOT COSTS?

Based on our standard designs, current industry averages and previous project experience, we have found that typically a Pluspuu Home will range from \$450-\$520/per SQ FT, dependant on the size & final material selections made by the client.

HOW LONG DOES IT TAKE TO BUILD A PLUSPUU HOME?

Praise modular construction!! Because your home is manufactured in a high precision factory (versus Bob cutting 2x4's off the back of his truck), the assembly of the your home goes quickly. Without taking into account significant customizations, the average 1,500-2,00 square foot home goes up as follows:

Log & Timber Kit (post foundation):	4 Weeks
Weather Tight Kit:	4 Weeks
Finishing Kit	4 Weeks

IS MY NEW PLUSPUU HOME ENERGY EFFICIENT?

While traditional R-value measurements don't apply directly to log homes, there are a couple of key benefits to our construction process and materials that ensure you have an incredibly energy efficient home. Pluspuu logs create air tight envelope in the home (airflow rating of 0). That is the most critical measurement. The air tight envelope, high end windows and insulated roofing system result in an energy rating (for the envelope) of R-45 on average. The thermal properties of the logs where they store heat and radiate back into the home adds to the warmth and efficiency thanks to mother nature.



NEXT STEPS



Schedule your 'Initial Call' with our head of Sales & Marketing, Ryley James! You can book a time with her directly through our website, using the link below!

[Schedule a Call](#)

EXPERIENCE HYGEE

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