

# Terraso Solution Home - Additional Cost of Construction & Net Monthly Savings

## General Contractor Cost Differences - Single Story Home

Based on Phoenix Metropolitan Area General Contractor Costs & Average Arizona Utility Prices

This document compares the cost of building a Terraso Solutions Home and building a fairly standard three other typical homes. Only the differences as we know them will be considered here.

	2x4 Walls R-11 Batts R-30 Blown	2x6 Walls R-11 Batts R-30 Blown	2x4 Walls 3.5" Foam 3.5" Foam	2x6 Walls 5.5" Foam 5.5" Foam
<b>Framing</b>				
Cost difference is for a 10' exterior wall / lineal foot				
2 - 2x4 walls - In lieu of 2x4 or 2x6 walls	2,567	1,283	2,567	1,283
Sheer - in lieu of no sheer	1,640	1,640	1,640	1,640
<b>Insulation</b>				
Cost difference is for a 10' exterior wall / lineal foot				
Exterior Walls				
8" closed cell foam - in lieu of Batts or Foam	3,381	2,691	1,321	841
Cost difference is per square foot livable				
Roof/Ceiling				
8" closed cell foam - in lieu of R-30 blown or Foam	6,538	6,538	3,212	2,044
<b>Roof</b>				
Cost difference is per square foot livable				
Lattice of 2x2's - in lieu of 1x2 strips - over livable	1,027	1,027	1,027	1,027
Lattice of 2x2's - in lieu of 1x2 strips - over garage/porch	342	342	342	342
<b>Windows</b>				
Unit Cost is calculated on average 4,000 sq ft home				
Dual pane - Low E - in lieu of non low-E	417	417	417	417
<b>Electrical</b>				
Cost difference is for exterior wall / lineal foot	-92	-92	-92	-92
Credit for no channel needed - in lieu of drilling and pulling				
<b>Plumbing</b>				
Cost difference is for exterior wall / lineal foot	-115	-115	-115	-115
Credit for no channel needed - in lieu of drilling and pulling				
<b>Mechanical</b>				
Cost difference is per square foot livable				
Credit for downsizing a/c unit sizes - main level	-2,610	-1,731	-1,298	-870
<b>The Terraso Solution Licensing Fee - Based on Liveable Sq Feet</b>	3,000	3,000	3,000	3,000
<b>WITHOUT SOLAR - Additional Terraso Solutions Cost</b>	<b>\$16,095</b>	<b>\$15,000</b>	<b>\$12,020</b>	<b>\$9,516</b>
Including Terraso Solutions Licensing fee				
<b>Additional Cost / Livable Square Foot - Not including Solar</b>	<b>5.36</b>	<b>5.00</b>	<b>4.01</b>	<b>3.17</b>
Additional monthly cost on mortgage payment at 5.25% fixed	84.01	78.30	62.74	49.68
Estimated utility bill savings / month <b>by using Terraso Solutions</b>	203.50	188.00	87.70	71.60
Estimated Pest Control Savings	37.50	37.50	0.00	0.00
<b>Estimated net savings / month - after additional on mortgage</b>	<b>\$156.99</b>	<b>\$147.20</b>	<b>\$24.96</b>	<b>\$21.92</b>
Estimated net savings / year - after additional on mortgage	1,883.84	1,766.39	299.46	263.10
Estimated value added to home at \$20 / annual dollar saved	\$48,840	\$45,120	\$21,048	\$17,184
Return on initial investment	203.46%	200.80%	75.11%	80.57%
<b>WITH SOLAR - Additional Terraso Solutions Cost</b>	<b>\$31,653</b>	<b>\$30,558</b>	<b>\$27,578</b>	<b>\$25,074</b>
Including Terraso Solutions Licensing fee & Solar HWH				
<b>Additional Cost / Livable Square Foot - Including Solar</b>	<b>10.55</b>	<b>10.19</b>	<b>9.19</b>	<b>8.36</b>
Additional monthly cost on mortgage payment at 5.25% fixed	165.23	159.51	143.96	130.89
Estimated utility bill savings / month <b>by using Terraso Solutions</b>	329.30	313.80	213.50	197.40
Estimated Pest Control Savings	37.50	37.50	0.00	0.00
<b>Estimated net savings / month - after additional on mortgage</b>	<b>\$201.57</b>	<b>\$191.79</b>	<b>\$69.54</b>	<b>\$66.51</b>
Estimated net savings / year - after additional on mortgage	2,418.88	2,301.43	834.51	798.14
Estimated value added to home at \$20 / annual dollar saved	\$79,032	\$75,312	\$51,240	\$47,376
Return on initial investment	149.69%	146.45%	85.80%	88.94%