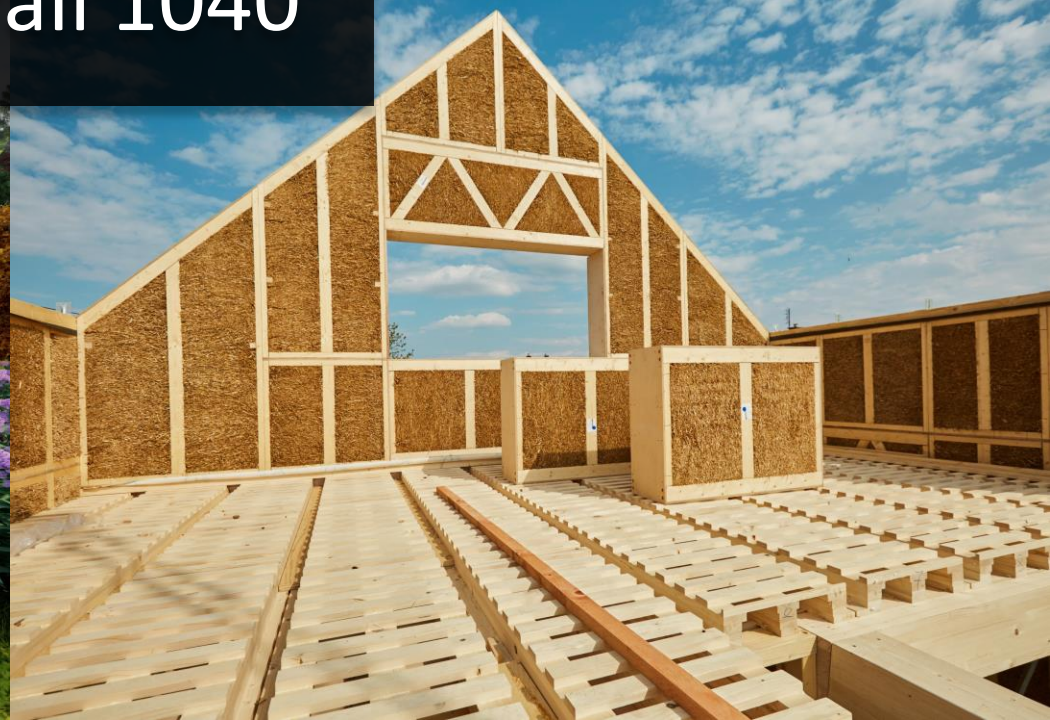




# Waterfall 1040





### Kit homes with options:

There are 8 single story kit homes, that have the same floor plans. Each kit home has three different roof options.

Roof A



Roof B



Roof C



A: Roof with a 25-degree pitch, without overhang

B: Flat roof design for a living roof

C: Roof with a 25-degree pitch and has a 6 feet overhang.

### Easy to build:

We find that installing the straw panels with four people that has carpenter skills is a good number. This makes it possible to put up all the straw panel walls in one day and close with the roof the second or third day.

### EcoCocon straw panel:

The innovative EcoCocon straw panel system makes the most of natural materials, while ensuring a healthy, comfortable and energy-efficient home for you and your family.

### Kit homes that are easy to build:

We have a series of kit homes that are predesigned. The goal of the kit homes is to simplify the building process and make homes more affordable.

### Designed to fit in one container:

All the kit homes are designed for maximum building efficiency. Each one-story kit home is designed so that all the straw panels, air barrier, windows and doors can be in one container for cost effective shipping.



### Creek

800 Ft2 with the exterior wall

656 Ft2 inside

1 Bath room

1 Mudroom

2 Bedroom

1 Kitchen / living room

### Customizing

We can make any design you like.

For a completely new design, you can contact our designer here

[Jenna](#) and [Kevin](#)

For the kit homes you can make small change that is still covered in the price.

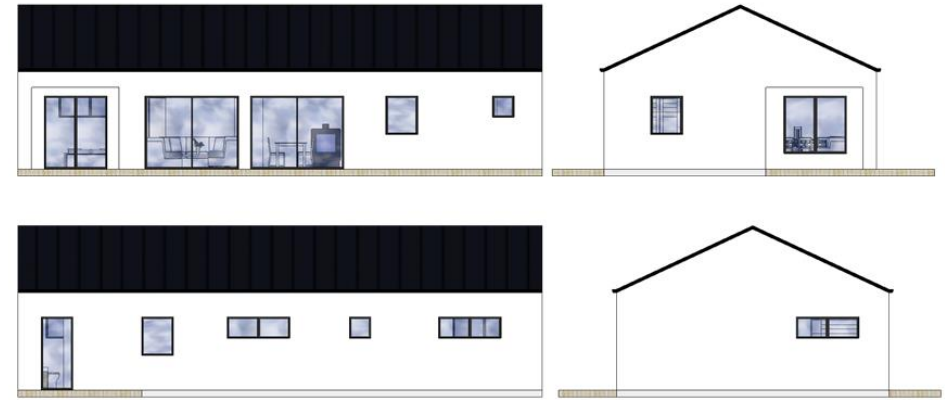
### Customization for the kit homes

We offer up to 5 hours customization of the kit homes with the following parameters.

1. The length can be changed from 31 feet and up to 54 feet
2. The width and height can not be change.
3. The window and door sizes can't be changed.
4. But the location of the doors and windows can be changed.
5. All the interior wall can be change.
6. It can be chosen between the three roof types we offer.







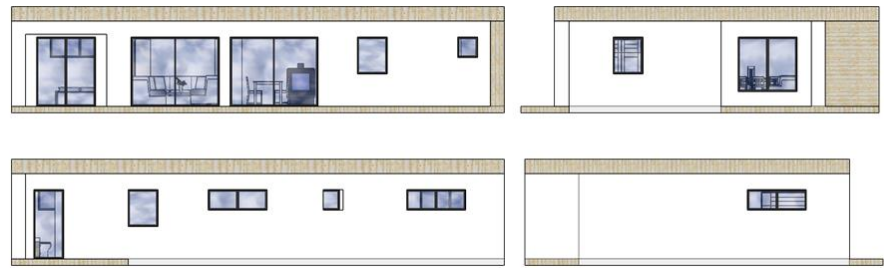
## Waterfall 1040 Ft2 - A

Shell price materials from: \$ 124,900  
Finish building in materials from: \$ 103,160  
Total: \$ 228,060

You can find more info about what the shell price includes on page: 10







# Waterfall 1040 Ft2 - B

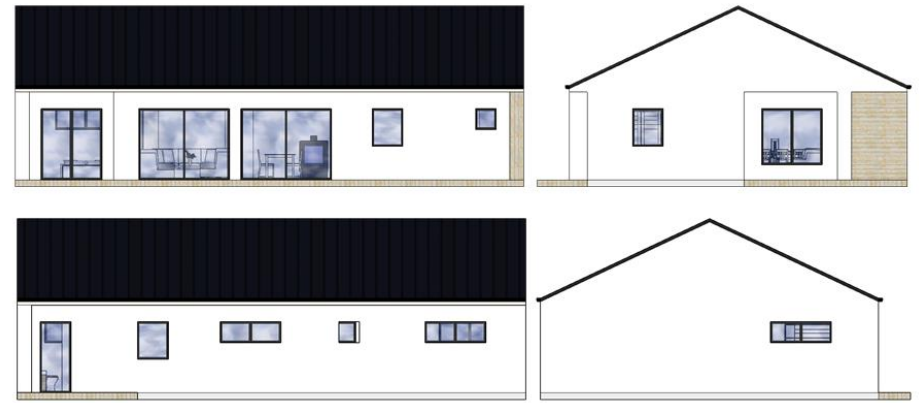
**Shell price materials from:** \$ 146,100  
**Finish building in materials from:** \$ 103,160  
**Total:** \$ 249,260

You can find more info about what the shell price includes on page: 10









## Waterfall 1040 Ft2 - B

**Shell price materials from:** \$ 127,300  
**Finish building in materials from:** \$ 103,160  
**Total:** \$ 230,460

You can find more info about what the shell price includes on page: 10





## Shell price include:

The price includes architectural drawings, engineers stamp (if required), and help to get a building permit. For an additional cost, we can send a consultant to train the contractor to install the straw panels.

### Estimate shell price:

The shell price is an estimate. The price of materials can change month to month and can vary greatly in different areas. All shell materials are delivered through us. **This price is for materials only and does not include labor.**



The picture here show what is included in the kit homes (expect the foundation itself).

### The Shell price includes the following:

1. Drawing, engineering, building permit.
2. All materials delivered on site through us.
3. Bottom beam with insulation.
4. Straw panels.
5. Windows and doors.
6. Air barrier and tap.
7. Roof trusses.
8. Plywood for the roof.
9. Metal roof.
10. Gutters.
11. Paving stones for the terrace.
12. All screws for the shell

The price for the straw panel transport to the client's foundation is included. The straw panel, windows and doors are shipped by container. The materials for the bottom beam, and for all the materials for the roof come from a local supplier and is included in the price.

### Estimated finish building price

Price estimates for materials of a finished house, excluding labor. The prices listed below are estimated and can vary greatly from area to area and what you like. It is only guide and not included from us.

1. Foundation - \$30 Ft2 \*
2. Wood siding - \$ 3 Ft2
3. Kitchen – \$ 10,000
4. Bathroom - \$ 6,000
5. Electricity \* \$ 18 Ft2
6. Plumbing \* \$ 7,500
7. Heating pump \* \$8,000 - \$12,000
8. Interior walls - \$ 12 Ft2
9. Clay plaster on the straw panel – \$ 2 Ft2
10. Floor - \$3 Ft2
11. Cellulose fiber insulation in the roof \* - \$ 3 Ft2

\* Here it is both for materials and labor

### **Heating, cooling and solar panel**

We include two hours of consultation work for heating and cooling as part of the kit home. We also offer net zero or off grid solutions and solar electric or solar thermal panel design. These system options can also be included in the design and a quote can be created separately for the materials.

### **Costs not included in the square foot price:**

Utility cost: The utility cost is the cost for the driveway, for electricity, septic and water into the house are not included in the estimate, prices can vary a lot from location to location.

### **Not included in the price for the shell:**

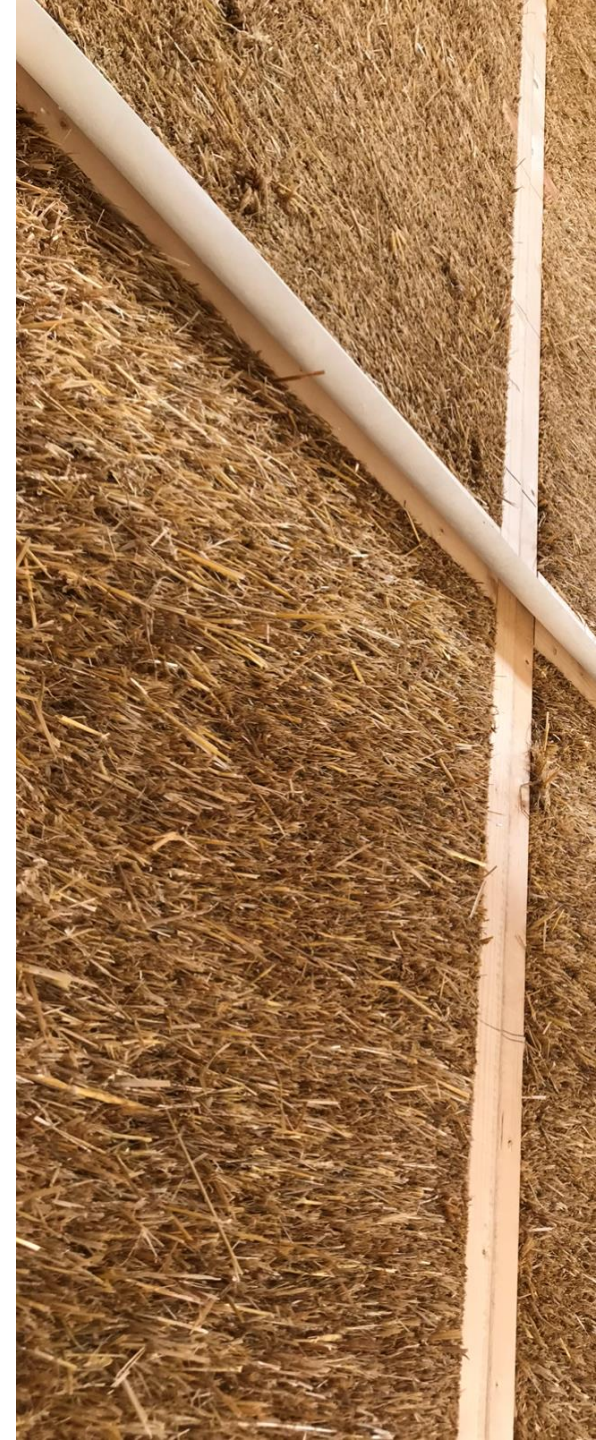
The foundation, the exterior siding and all materials and fixtures for the inside of the building and insulation in the roof. The cost for your general contractor to build the house is not included.

### **Passive house:**

The kit home you choose can be built according to passive and net zero building standards and can also be built to be off grid. Talk with our designer for more information.

### **Carport:**

Our designer can help you design a carport that is added to the kit home.





## General info for all kit homes

### **Easy to build:**

Workers needed for construction:

In our experience, we have found that four workers are good number install the straw panels. Four experienced workers make it possible to put up all the straw panels in a day and close the roof on the second day.

This time estimate is based on four men working together.

### **Unloading the container:**

It takes four people and help from a forklift, about 2 hours to unload a 40 foot container of materials.

### **Preparation:**

The bottom beam must be mounted to the foundation before hand, where the straw panels should sit.

Day 1: All the straw panels and air barriers of the one-story homes are installed.

Day 2: The roof trusses are installed.

Day 3: The plywood on the roof is installed, together with the protection layer for the plywood.

Day 4: All the windows and doors are installed. (The house can be closet in four days).

### **General contractors must be on the project:**

To make the kit homes there **MUST** be a general contractor we work together with that is found and hired by the client. In some cases, the customer himself can be the general contractor or take on some of the tasks a general contractor has. So long we have a contractor or a client that she experience take on the contractor roll that knows what to do.

### **Approval:**

We help with communication between the customer, the architect, and the engineer about the drawings so that we can get approval and the building permit.

**Sales:**

We can help with the sales for all the products for the shell of the house. We supply the straw panels, windows and doors and help with the design of the roof, so you can get all the roof materials from your local supplier. We can help with all products from tarps to air barriers so that the house can be built according to passive house standards if you like.

**We offer 4 options:**

1. Consultant: We consult with the general contractor and guide them in building the house.
2. Technical support on site: We are happy to send someone from our team and help the local contractor to provide technical support that is around building with the straw panel.  
(This is not included in the price).
3. Training: We can train carpenters and contractors to build with the EcoCocon straw panel. We are happy to come out and train the general contractor and crew on site. The contractors are also welcome to come out to a current construction site to learn how to build with the panels. Contact us to see where we are building the next project.
4. Our team builds the shell for you: We have a team that can install the straw panels, close the house with roof and air barrier and install windows and doors if they are provided by us. We are happy to build the shell of the structure depending on availability in our schedule.  
(This is not included in the price estimate).

We are located in Upstate New York and we can send our team out to your location if you are in the Northeast. If your location is far away, it can be an expensive option, therefore, we always offer sending out our technical support and a consultant who can teach or help the general contractor build the shell in you area.

Our goal is to offer a high level of service from start to finish to help the client, the architect and the general contractor make sure the building experience is positive and the house is built correctly. Any other question please write to [peter@buildwithnature.us](mailto:peter@buildwithnature.us) and set up a half hours free consultation with us.

Together we can make a better world today!



