



Green Emerald Construction Inc.

2100 45th Ave. N. E. Salmon Arm, BC, Canada, V1E 2A3

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Advantages of Owning a New Green Emerald Construction Home

When you purchase a new Green Emerald Construction home, you are getting more than a house. You will own a state of the art, cost effective, super comfortable home. All the homes Green Emerald Builds are green-built and energy-efficient. With the proven innovative technology and materials we use, you will save on your heating and cooling costs through enhanced energy-efficiency. Our homes are built for the future, far above the requirements of the BC Building Code.

With your input and approval, the following are some of the systems we use in our new construction:

Structural Insulated Panels - A high-performance building system for residential and light commercial construction. The exterior walls are premade panels consisting of a six-inch insulating foam core, sandwiched between two structural facings, usually oriented strand board. This makes a more air-tight, quieter, higher insulated home that is 300% structurally stronger than traditional stick framing. It eliminates a lot of wood waste (saving energy) and goes up faster (saving labour). You also have wood behind your drywall on all outside walls, so you are able to hang a picture or put up shelves anywhere!



Insulated Concrete Foundations – We use 3.5” per side Polystyrene Foam Forms with 6 inches of concrete and steel rebar in between. This stays in place as a permanent interior and exterior and gives you a warm (R-30) and dry basement. We also use 3” of foam (R-13) under the 4” basement slab to prevent heat loss into the ground. This can save you 30% of your energy costs in a heated basement. Above that is caulked and taped 6mil Poly to prevent moisture and gasses leaching through the concrete and below is 4” of drain rock with outside ventilation for Radon gas mitigation.



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HRV – HEAT RECOVERY VENTILATION SYSTEM- A heat-recovery ventilator (HRV) is a balanced ventilation system, except it uses the heat in the outgoing stale air to warm up the fresh air. A typical unit features two fans—one to take out household air and the other to bring in fresh air. What makes an HRV unique is the heat-exchange core. The core transfers heat from the outgoing stream to the incoming stream in the same way that the radiator in your car transfers heat from the engine's coolant to the outside air. It's composed of a series of narrow alternating passages through which incoming and outgoing airstreams flow. As the streams move through, heat is transferred from the warm side of each passage to the cold, while the airstreams never mix. This gives you fresh air throughout the house and eliminates air and gasses from paint, carpets, plastics and other contaminants from your environment at the same time as saving energy by recapturing your heating or cooling.



Sound- proofing- SIP houses are far quieter than a traditional stick framed house. We also use Roxul Safe and Sound between master bedroom and bathrooms and living areas.

GST on house purchase under \$450,000.00 ?

Did you know that you can apply to get a rebate of some of the GST paid on the purchase of a new build by claiming your new housing rebate? Just apply with Canada Revenue Agency form GST190E (17).

Property Transfer Tax? Not applicable to our homes if they are under \$750,000.00