

Grand River

LOG HOMES

an authorized dealer for



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2009 Cost Example North Carolina

1st Floor SF: **1861**

2nd Floor SF: **0**

Total SF: **1861**

The *North Carolina* Package Price in #2 T&G "D" Full log is \$145,688 plus 6% sales/use tax of \$8,741 for a total of \$154,429.

The building permit is \$1,600. Also include driveway, electrical, inspection and any other permits required in your area.

To dig and backfill your basement will cost about \$4,000. Tree removal and lot preparation is not included.

Most concrete basements with footings for the house, decks, porches and garage will be around \$23,000. Figure the walls at 8' tall and include drain tile & sump, flatwork, waterproofing, basement posts, garage and door aprons, and deck/porch footings.

The dollar amount for the T&G Pine used on the interior partitions is \$ 970. This T&G is figured for the hallway, greatroom, loft gables, loft dormers, and the loft itself. (T&G will be figured out by GELH).

We also have approximately 1/3 of the interior partition walls drywall, which costs another \$4,000. (Remember the T&G for all the ceilings is in the package price, and the amount for the interior partitions is listed above.)

No half log will be figured on the standard plans; only on your model if you have some.

\$10,000 is the plumbing figure including water heater and garbage disposal. Remember the fixtures, tub, sinks, stainless steel kitchen sink, faucets, etc. are in the standard package price above.

Forced air heat and central air with labor is \$8,500. Do not include electronic air filters &/or humidifiers.

Electrical labor and materials are \$10,500. Remember we included a \$850 lighting allowance for exterior light fixtures in the standard package, please include the cost for the interior light fixtures here.

We have a \$2,000 wood flooring allowance in the package, but you will still need to purchase an additional \$7,000 more in carpet, tile, possibly more wood flooring and the finishing of the wood flooring.

The labor to stone the fireplace is \$5,000.

The general carpentry labor is \$57,000. This cost should include the general contractor's profit & overhead fee, a contingency allowance, port-a-potty's, garbage pick-up, fastener allowance, fuel, equipment rental, etc.

The freight cost if your home is over 4 hours from GELH is \$2,106. (This will be figured out by GELH.)

Stain and Caulk Labor is \$6,200.

Additional cost above the GELH credit to purchase laminate counter tops locally, if your home is more than 4 hours from GELH is \$350.

TOTAL COST OF ABOVE IS \$294,655.

The following items were not included in the total cost above:

Driveway	Landscaping	Finished Low Lev
Appliances	Land	Septic or hook up
Well or hook-up	Financing costs	Gutters
Sidewalks	Lawn	Tub/Shower doors
Retaining walls	Light bulbs.	Bath accessories
Utility hook-ups	Draperly	Walkout basements