

# Grand River

LOG HOMES

an authorized dealer for



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## 2008 Cost Example

### Pine View

1st Floor SF: 936

2nd Floor SF: 520

Total SF: 1,456

The Pine View Package Price in #2 "D" Full log is \$102,159, plus 6% sales tax of \$6,130 for a total of \$108,289.

The building permit is \$1,250. Also include driveway, electrical, inspection and any other permits required in your area.

To dig and backfill your basement will cost about \$2,600. Tree removal and lot preparation is not included.

Most concrete basements with footings for the house, decks, porches and garage will be around \$15,500. 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 \$ 1,810.

We also have 1/3 of the interior partition walls in drywall which costs another \$2,400. (Remember the T&G for all the ceiling is in the package price above.)

The amount for split log, caulk and fasteners inside the great room is \$0.

\$6,100 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 \$7,500. Electronic air filters &/or humidifiers are not included in this cost.

Electrical labor and materials are \$7,750. Remember we included an \$850 lighting allowance for exterior light fixtures in the standard package.

We have a \$2,000 wood flooring allowance in the package, but you will still need to purchase an additional \$3,800 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 \$44,000. This cost does 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 \$2,049.

Additional cost above the GELH credit to purchase laminate counter tops locally, if your home is more than 4 hours from GELH is \$105.

### **TOTAL COST OF ABOVE IS \$208,153**

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

Driveway  
Appliances  
Well or hook-up  
Sidewalks  
Retaining walls  
Utility hook-ups  
Finished Low Lev

Landscaping  
Land  
Financing costs  
Lawn  
Light bulbs.  
Drapery

Stain Labor  
Septic or hook up  
Gutters  
Tub/Shower doors  
Bath accessories  
Walkout basements