



The Hudson – 1,171 square feet

Material Specs and Options — add option prices to column at right

Base Price \$49,820.....

1. Sills: Pressure Treated Stock and Sill Seal material

2. First Floor System Girders: 2x Dimensional stock; Rim Joists, Floor Joists and Blocking: 2"x10" Spruce; Sub floor: 3/4" OSB
 - Option: 3/4" Advantech add \$661
 - Option: Engineered stock for clear span systems (TJI/LVL) add \$4,642

3. Wall logs: Rustic Hand-Hewn White Cedar. 6x6 D-profile w/double T&G assembly. Most designs call for solid log gable ends

4. Log assembly hardware: Caulking for stacking logs, Self-Adhesive foam gasket material for logs and log corners, and self-tapping log fastening screws

5. Log siding: Milled T&G log siding for floor frame skirting

6. Timbers: 6"x6" spruce wall braces where required, lag bolts for assembly, 2x2 cedar balusters w/ 2x4 cedar railings.
 - Option: Round Package: spruce round wall braces, round cedar balusters and railings add \$2,175

7. Framing: 2"x4" and 2"x6" shoe, double plate, studs, blocking, headers and fillers as necessary

8. Material is not supplied for sheathing of interior walls and ceilings.
 - Option: Pine for interior wall sheathing add \$2,622
 - Option: Pine for interior flat ceilings add \$484
 - Option: Pine for vaulted ceilings add \$1,623

9. Second floor system: 2x dimensional with 3/4" OSB floor sheathing.
 - Option: 2x dimensional with 3/4" Advantech sheathing add \$221
 - Option: Timber framed with 2" x 6" T&G flooring add \$2,189

10. Roof systems: Rafter roofs are TJI roof rafters with hardware required for installation and/or 2x dimensional Spruce rafters. Pre- manufactured trusses for truss designs where specified. Roofing materials - standard package: 5/8" OSB sheathing w/H clips, 30# felt paper, IKO Aristocrat 30 year shingles, drip edge; venting by others.
 - Option: 5/8" Advantech sheathing, 30# felt paper, IKO 30 year architectural shingles, ice and water shield, drip edge; venting by others. add \$1,612

11. Interior doors: Composite paintable/stainable interior doors w/lock sets and hardware.
 - Option: 6 panel solid Pine doors add \$405
 - Option: V- groove, or K Brace interior doors add \$1,037
 - Option: Delete all interior doors deduct --\$865

12. Exterior Doors: Insulated exterior doors w/lock sets and insulating glass. Anderson 200 Series narrow line gliding doors w/low E glass

13. Windows: Anderson 200 Series windows specified w/low E glass screens and divided grilles, Sandtone color.
 - Option: Anderson 400 Series windows w/low E4 glass, screens and divided grilles; choice of color and hardware add \$1,460

14. Interior stairs: 2x dimensional framing w/2x treads

15. Railings: Square Cedar;
 - Option: Round machine peeled cedar as part of round option package

16. Exterior Fascia: 1x10, 1x4 pine

17. Exterior Soffit: T&G 1x10

18. Interior window, door, and Base Trim: 1"x4" Pine

19. Exterior door and window Trim: 1x4 or 5/4 Cedar

20. Porch Materials: pressure treated floor framing and joist hangers w/5/4 Cedar decking. (Posts and stairs to grade are not included.) 6x6 Spruce porch posts, square cedar porch railings and balusters; 2x dimensional rafters or integrated in pre- manufactured truss. Ceiling materials for the porch are not in the base pricing;
 - Option: Round spruce posts as part of round option package
 - Option: Round cedar posts and balusters as part of round option package
 - Option: Pine for porch ceilings add \$791

21. Optional deck materials: (cost of decks are not in the base price). Pressure treated floor framing and joist hangers w/5/4 Cedar decking (posts and stairs to grade are not included).
 - Option: With square Cedar porch railings and balusters N/A
 - Option: With round Cedar posts and balusters N/A

22. Option: Engineered Plans add \$500

Items needed but not supplied with kit:

- 23. Cement filled columns (basement column)
- 24. Deck Flashing
- 25. Insulation (rigid or batting) see plan

- 26. Interior and exterior wood finish (stains and finishing systems)
- 27. Fasteners: common and galvanized nails and screws, etc.
- 28. Roof vents

TOTAL COST plus applicable sales tax