



# The Richmond – 1,427 square feet

## Material Specs and Options

Base Price \$59,995 .....

1. Sills: Pressure Treated Stock and Sill Seal material

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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 \$1,154 .....
  - Option: Engineered stock for clear span systems (TJI/LVL) \$7,152 .....

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

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

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

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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 \$1,556 .....

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

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8. Material is not supplied for sheathing of interior walls and ceilings.
  - Option: Pine for interior wall sheathing \$4,416 .....
  - Option: Pine for interior flat ceilings N/A .....
  - Option: Pine for vaulted ceilings \$2,804 .....

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9. Second floor system: 2x dimensional with 3/4" OSB floor sheathing.
  - Option: 2x dimensional with 3/4" Advantech sheathing N/A .....
  - Option: Timber framed with 2" x 6" T&G flooring N/A .....

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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. \$2,561 .....

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11. Interior doors: Composite paintable/stainable interior doors w/lock sets and hardware.
  - Option: 6 panel solid Pine doors \$1,851 .....
  - Option: V- groove, or K Brace interior doors \$2,737 .....
  - Option: Delete all interior doors -\$1,541 .....

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

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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 \$1,558 .....

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

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

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16. Exterior Fascia: 1x10, 1x4 pine

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17. Exterior Soffit: T&G 1x10

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

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

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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 \$235 .....

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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 .....

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22. Option: Engineered Plans \$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 .....