

# KATAHDIN CEDAR LOG HOMES

P.O. BOX 145, OAKFIELD, ME 04763  
 PH : 207-757-8278  
 FAX : 207-757-8268

## PROPOSAL / CONTRACT

Prepared By: Barry L. Ivey

**CUSTOMER:**

**FOUNDATION SIZE:**  
 26x37 w/ 6x14 EXT.

**PLAN # :**

**CORNER STYLE:**  
 BUTT and PASS

**DEALER:**

MOCK

**LOG STYLE: select exterior face texture**

- Hand Peeled Cedar
- Milled Cedar
- 6x6 D-log (5.5" thick x 5.5" tall)

**LOG GRADE: check one**

- Premium (both faces)
- Premium exterior face (rec./garage use)
- Prem. ext. face w/insul. & 1x6 CEDAR panlg.
- Prem. ext. face w/insul. & 1x8 PINE paneling

**ROOF PITCH:**

9/12 MAIN - 12/12 EXT.

Item/Description

- PRE-CUT / PRE-DRILLED LOG WALL STOCK
- Log caulking compound
- Closed cell foam strip
- Lag bolts & washers (for log attachment)
- Cedar joining splines

GABLE MATERIALS

- Pre-cut log construct. w/ accessories as above      Location:
- Frame construction      Location:
- Framing - 2x6 - all except common truss areas (gable truss @ common truss areas)
- Sheathing - 7/16" OSB
- Interior paneling - T&G cedar
- Log siding

ROOF FRAMING

- Round log purlins w/round supports      Location:
- Square beam purlins w/square supports      Location:
- Interior timber truss - round log or square timber      Location:
- Exterior timber truss - round log or square timber      Location:
- Pre-fab "Energy" roof trusses - common (flat ceiling)      Location:
- Pre-fab "Energy" roof trusses - scissor (vaulted ceil)      Location:
- Pre-fab roof trusses - attic-style w/ subfloor      Location:
- Conv. rafters - 2x12 w/ridge & collars (as req.)      Location:

CEILING SHEATHING - T&G PINE

Location:      THROUGHOUT

- TIE BEAMS - Round log w/round supports
- TIE BEAMS - Square beam w/square supports

ANDERSEN WINDOWS & PATIO DOORS with standard hardware, 400 series, ENERGY STAR rated

- Double-hung tilt wash w/ screens
- Casement and/or awning w/ screens
- Picture and/or bay window w/ screens
- Patio door w/ screen
- Custom shape - fixed

PRE-CUT WINDOW & DOOR BUCKS

Note:      At window and door openings in log walls only

FIBERGLASS INSULATED EXTERIOR DOORS



- Standard exterior door hardware
- PARTITION PANELING - T&G PINE
- PARTITION FRAMING
  - Studs 2x4 or 2x6 @ 16"o.c.
  - Sole plate
  - Double top plate
  - Headers
- FIRST ROOF BOARDS - T&G PINE                      Location:    At purlin and/or exposed rafter roof areas
- ROOF STRAPPING - 2x4 @ 16"o.c.                      Location:    At purlin and/or exposed rafter roof areas
- ROOF SHEATHING - 19/32" OSB                      Location:    Entire roof
- ROOF INSULATION (4") R-6.5 per inch                      Location:    At purlin and/or exposed rafter roof areas
- ROOF SHINGLES - 30 yr. Architectural                      Location:    Entire roof
- Felt paper - Colored aluminum drip edge - Ridge vent
- INTERIOR DOORS - PINE                      Passage:    6 panel, pre-machined
- Pine door frames                      Closet:    louvered bi-fold
- Locksets & standard hardware
- FLOOR FRAMING
  - Sill plate - pressure treated
  - Girder (3) 2x10 built-up
  - Floor joists 2x10 @ 16"o.c.
  - Headers & doublers
  - Bridging
  - Joist ties
  - Sill seal insulation
- SUB-FLOOR -23/32" T & G "HI PERFORMANCE" ENGINEERED WOOD PANELS (At conv. framed floors)
- LOFT STAIRS
  - Type 1 (3x11 treads & stringers)
  - Type 2 (1/2 log treads & 4x10 stringers(S3S/S4S))
  - Cedar handrail                      RUSTIC or SQUARE


  - Type 3 (1/2 log treads & under-mt. log string.)
  - Type 4 (2x12 treads & stringers)
- BASEMENT STAIRS
  - Stringers - 2x12
  - Treads - 2x12
- 2ND FLOOR or LOFT FLOOR FRAMING
  - Round log ceiling joists
  - Square beam ceiling joists
  - Conventional framing - Ceiling joists 2x10 @ 16"o.c.w/ T&G pine ceiling below
  - Conventional framing - Ceiling joists 2x10 @ 16"o.c. w/o ceiling below
- LOFT FLOORING
  - Loft sub-floor - 5/4 T&G spruce
  - Loft sub-floor - 1x6 T&G pine
  - Loft underlayment - 1/2" plywood
- INTERIOR CEDAR RAIL - at edge of loft and/or stair openings                      RUSTIC or SQUARE
- INTERIOR TRIM - PINE
  - Window trim
  - Door trim
  - Baseboard



EXTERIOR TRIM

- Window & door trim-cedar
- Soffit - pine
- Fascia trim - pine

 SKIRTING - LOG SIDING w/ FALSE CORNERS WALL & GABLE STIFFENERS - Spruce, milled finish DECK(S)

Size: 8X10

- Joists - 2x8 pressure treated
  - Headers - 2x8 pressure treated
  - Cedar decking 5/4"
  - Cedar rails
  - Skirting - log siding
- Choose: RUSTIC or SQUARE

 PORCH(S)

Size: 6x23 &amp; 10x14 (Screening by Others)

- Deck(s) (per DECK(S) heading above)
- Cedar support posts
- Plate & gable log stock
- Roof framing
- Conventional rafters & ceiling joists
- Roof sheathing - 19/32" OSB
- Eave trim - pine
- Roof shingles & accessories (per ROOF SHINGLES heading on sheet 2)
- Ceiling - T&G pine

 UNDER DECK SUPPORT POSTS - 8'-0" DORMER(S)

Width: 8'-0 &amp; 37'-0

- Pre-cut log wall construction
- Frame construction
  - Framing - 2x6
  - Sheathing - 7/16" OSB
  - Interior paneling - T&G cedar
  - Exterior log siding w/ false corners (Butt & Pass only)

 GARAGE MATERIAL

Size:

- Pre-cut log wall stock - Premium Exterior Face
- Frame construction - walls
  - Framing - 2x4
  - Sheathing - 7/16" OSB
  - Log siding w/ false corners (Butt & Pass only)
- LVL header(s) @ overhead door(s)
- Pre-fab "Energy" roof trusses - ( ) common ( ) attic-style w/ subfloor @ attic room
- Roof sheathing - 19/32" OSB
- Gable materials (per GABLE MATERIALS heading on sheet 1)
- Dormer(s) (per DORMER(S) heading above)
- Windows (per ANDERSEN WINDOWS & PATIO DOORS heading on sheet 2)
- Passage door (per FIBERGLASS INSULATED EXTERIOR DOORS heading on sheet 2)
- Roof shingles & accessories (per ROOF SHINGLES heading on sheet 2)
- Exterior trim (per EXTERIOR TRIM heading on sheet 3)

 ROOF WINDOWS / SKYLIGHTS (w/flashing kit) - VELUX DAYLIGHT BASEMENT WALL(S) MATERIALS

- Framing - 2x6
- Sheathing - 7/16" OSB
- Interior paneling - T&G Cedar
- Exterior log siding

 BASEMENT LEVEL MATERIALS

- Int. partition framing (per PARTITION FRAMING heading on sh2)



- Int. partition paneling (per PARTITION PANELING heading on sh2)
- 2x4 Wall framing to cover inside of concrete walls
- Pine paneling to cover inside of concrete walls
- Ceiling - T&G pine
- Windows & entry doors (per ANDERSEN WINDOWS & PATIO DOORS/FIBERGLASS EXT. DOORS headings on sh 2)

- CONSTRUCTION ASSEMBLY DRAWINGS
- Construction instruction booklet

DELIVERY

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**PACKAGE PRICE BEFORE OPTIONS :**

(Plus ENERGY SAVING PACKAGES & OPTIONAL UPGRADES/SPECIAL REQUESTS, See Sheets 5 & 6)

**SPECIAL NOTES:**

- IF DELETING SHINGLES, DEDUCT \$3,472.00
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**\*\*\* ENERGY SAVING PACKAGES \*\*\***

Residential energy codes are rapidly changing throughout the country. The current International Energy Code is IECC 2009. The IECC 2009 energy code has been improved to result in 15% more energy savings than the previous 2006 energy code. Ultimately, the homeowner reaps the benefits of lower energy costs. Katahdin Cedar Log Homes is pleased to offer packages that are designed to meet or exceed the stringent IECC 2009 energy codes. Below we have identified your building climate "Zone". IECC 2009 breaks the country into eight distinct climate zones. Zone 1 has the least stringent energy requirements (extreme southern states) and Zones 7 and 8 (parts of extreme northern states including Alaska) have the most stringent energy requirements. Katahdin Cedar Log Homes encourages log home buyers to learn the energy codes in their area and to learn the benefits of energy efficient log home construction.

E1. KCLH Energy Package for your Zone:  
IECC 2009 Zone 5 Compliant \$3,353  accepted by (initial / date) : \_\_\_\_\_

E2. "Above and Beyond" Energy Code:  
Upgrade Zones Marine 4, 5, 6, 7, & 8 insulated log walls from the R-19 Energy Envelope System to the R-23 Energy Envelope System. \$1,742  accepted by (initial / date) : \_\_\_\_\_

E3. "Solar Ready" design. This includes a "chase" from the 1st floor platform to the roof for solar piping. This option requires the customer to provide orientation information to KCLH. **ZERO Charge Option**  accepted by (initial / date) : \_\_\_\_\_

\*Please Note: KCLH excludes some components that are necessary to meet the energy code. The following items are excluded: framed wall air barrier material, framed wall and ceiling fiberglass insulation, and framed wall and ceiling poly vapor barrier. KCLH primarily excludes these items in order to allow the customer the ability to choose locally available insulation alternatives





for framed walls and ceilings. Also, the energy code includes specific foundation insulation requirements and other requirements that are outside of Katahdin Cedar Log Homes' scope of material.

### OPTIONAL UP-GRADES / SPECIAL REQUEST SHEET

NOTE: Please check ( x ) to add to or deduct from the PACKAGE PRICE.

1. Add for 12" Saddle Notch corners (@ 90 degree corners only), in lieu of, Butt and Pass corners.

\$3,022  accepted by (initial / date) : \_\_\_\_\_

2. Up-grade Premium log walls to the standard insulated log wall package. (increase from R-9 to R-16) \*Note: This is an option in IECC 2009 climate zones 1, 2, and 3.

**ZERO Charge Upgrade**  accepted by (initial / date) : \_\_\_\_\_

3. Add Perma-Chink exterior stain products for the Exterior of this log home. (excluding exterior railing components)

\$2,089  accepted by (initial / date) : \_\_\_\_\_

**CONTRACT AMOUNT (ADJUSTED PACKAGE PRICE) :**

accepted by (initial / date) : \_\_\_\_\_

- Notes: 1) Sales tax not included.
- 2) Katahdin Cedar Log Homes is required to collect 5% sales tax for all packages that are either delivered or picked-up within the State of Maine. This tax will be added to the final invoice.

