



Sales Representative Information:

Name: _____
Address: _____
City: _____
State: _____
Phone: _____
Fax: _____
E-mail: _____

Timberhaven is pleased to present this estimate for

Customer:

Name: Customer _____
Address: _____
City: _____
State: _____ Zip Code: _____
Primary Phone: _____
Other Phone: _____
E-mail: _____

Model / Design Type:

Model: Std. Loyalhanna II _____
Design Type: Basic _____

Building Site:

Address: _____
City: _____
County: _____
State: PA _____
Country: USA _____

Material estimate number: E0000

Estimate expiration date: July 1, 2018

Material estimate date: June 1, 2018

Log & Timber Package:

Weathertight Package:

Finish Package:

Complete Package Price:

ADDED FEATURES

- *The industry's Best Quality Assurance Programs: 'Complete' Package Guarantee and Lifetime Warranty.*
- *Kiln-dried Engineered Log & Timber Components (9% average moisture content) provide superior strength and stability with little to no checking, warping, or twisting to our logs or timbers in our NON-settling systems.*
- *Kiln-dried Graded / Certified Engineered logs are produced / inspected under a continuous in-plant quality control process audited by third party agencies, PFS-TECO Corporation and the Log and Timber Homes Council. A Certificate of Inspection is provided with each log home package.*
- *Custom Design Assistance (FREE) available to help you create your unique log or timber frame home design based on your personal lifestyle.*
- *Engineering Services offered include stamped plans, beam sizings, energy calculations, etc. specific to your plan as required to support the permitting processes.*
- *Detailed Construction Manual and Construction / Assembly Plans provided for both our PRE-CUT log and timber frame packages to enhance the speed and accuracy of the building process.*
- *Name Brand Components such as Andersen and Therma-Tru are standard in every package.*
- *Pre-cut, Pre-sorted, Inverse Stacking of your log or timber frame components ensures a timely on-site construction process.*
- *Delivery Included at NO additional charge anywhere in the Continental U.S.*
- *Multi-Stage Deliveries provided to protect your home's materials /components from weather damage, theft and / or when working with challenging site conditions.*
- *Double-Protected Packages include carefully wrapped material bundles and tarped delivery trucks to help protect your materials from the elements during and after delivery.*
- *Construction and Planning Workshops (FREE) are a perfect way to expand your overall log and timber frame knowledge, tour our facility and meet our experienced staff.*
- *Contractor Workshops (FREE) provided on a one-on-one basis for your builder (and his crew) to assure a confident, timely and smooth construction process.*
- *Toll-Free Technical Assistance / Customer Service Hotline staffed by our experienced staff to get your questions answered before, during and after the construction process.*
- *Nationwide Representative Network includes the assurance of a trained professional to guide you along each step of the process.*



AREA DESCRIPTIONS (REFER TO SKETCH)

AREA #1							
1. Parameters	Foundation size	22' x 28'	Location	Main	Courses to square	14	
2. Exterior	Log/Profile	6x8 D	Species	Engineered White Pine	Corners	Mortise & Tenon	
	Gables	Left Log Siding	Gables				
3. Interior	2nd floor at	th Course	2nd floor stairs		Bsmt stairs		
	2nd floor over		Cathedral over	Entire Area	Exposed Beams	None	
4. Roof	Roof style	Prefab Scissor Truss	Pitch	8 /12	Collar ties	None	
5. Dormer #1	Size/Type		Location		Courses to square		
	Log/Profile		Species		Corners		
	Roof style		Pitch	/12	Collar ties		
Dormer #2	Size/Type		Location		Courses to square		
	Log/Profile		Species		Corners		
	Roof style		Pitch	/12	Collar ties		
6. Porch #1	Size	26' x 8'	Location	Front	Deck #1 Size	x	
	Roof style	Shed w/ Flat Ceiling	Pitch	4 /12	Location		
Porch #2	Size	28' x 8'	Location	Rear	Deck #2 Size	x	
	Roof style	Shed w/ Flat Ceiling	Pitch	4 /12	Location		
7. Notes:	Kitchen, Dining & Living Room Area.						

AREA #2							
1. Parameters	Foundation size	21' x 28'	Location	Right of Area #1	Courses to square	14	
2. Exterior	Log/Profile	6x8 D	Species	Engineered White Pine	Corners	Mortise & Tenon	
	Gables		Gables				
3. Interior	2nd floor at	th Course	2nd floor stairs		Bsmt stairs	Finish	
	2nd floor over		Cathedral over		Exposed Beams	None	
4. Roof	Roof style	Prefab Flat Truss	Pitch	8 /12	Collar ties	None	
5. Dormer #1	Size/Type		Location		Courses to square		
	Log/Profile		Species		Corners		
	Roof style		Pitch	/12	Collar ties		
Dormer #2	Size/Type		Location		Courses to square		
	Log/Profile		Species		Corners		
	Roof style		Pitch	/12	Collar ties		
6. Porch #1	Size	x	Location		Deck #1 Size	x	
	Roof style		Pitch	/12	Location		
Porch #2	Size	x	Location		Deck #2 Size	x	
	Roof style		Pitch	/12	Location		
7. Notes:	Entry, Bedroom & Bath Area.						

AREA #3							
1. Parameters	Foundation size	16' x 8'	Location	Front of Area #2	Courses to square	14	
2. Exterior	Log/Profile	6x8 D	Species	Engineered White Pine	Corners	Mortise & Tenon	
	Gables	Front Log	Gables				
3. Interior	2nd floor at	th Course	2nd floor stairs		Bsmt stairs		
	2nd floor over		Cathedral over	Entire Area	Exposed Beams	None	
4. Roof	Roof style	Prefab Scissor Truss	Pitch	8 /12	Collar ties	None	
5. Dormer #1	Size/Type		Location		Courses to square		
	Log/Profile		Species		Corners		
	Roof style		Pitch	/12	Collar ties		
Dormer #2	Size/Type		Location		Courses to square		
	Log/Profile		Species		Corners		
	Roof style		Pitch	/12	Collar ties		
6. Porch #1	Size	x	Location		Deck #1 Size	x	
	Roof style		Pitch	/12	Location		
Porch #2	Size	x	Location		Deck #2 Size	x	
	Roof style		Pitch	/12	Location		
7. Notes:	Front Bedroom bumpout. Deco truss included for gable overhang.						

AREA DESCRIPTIONS (REFER TO SKETCH)

AREA #4							
1. Parameters	Foundation size	16' x 28'	Location	Right of Area #2	Courses to square	14	
2. Exterior	Log/Profile	6x8 D	Species	Engineered White Pine	Corners	Mortise & Tenon	
	Gables	Right Log Siding	Gables				
3. Interior	2nd floor at	th Course	2nd floor stairs		Bsmt stairs		
	2nd floor over		Cathedral over	Master Bedroom	Exposed Beams	None	
4. Roof	Roof style	Prefab Combination Truss	Pitch	8 /12	Collar ties	None	
5. Dormer #1	Size/Type		Location		Courses to square		
	Log/Profile		Species		Corners		
	Roof style		Pitch	/12	Collar ties		
Dormer #2	Size/Type		Location		Courses to square		
	Log/Profile		Species		Corners		
	Roof style		Pitch	/12	Collar ties		
6. Porch #1	Size	16' x 8'	Location	Front	Deck #1 Size	x	
	Roof style	Shed w/ Flat Ceiling	Pitch	4 /12	Location		
Porch #2	Size	x	Location		Deck #2 Size	x	
	Roof style		Pitch	/12	Location		
7. Notes:							

AREA #5							
1. Parameters	Foundation size	8' x 14'	Location	Left of Area #1	Courses to square	14	
2. Exterior	Log/Profile	6x8 D	Species	Engineered White Pine	Corners	Mortise & Tenon	
	Gables		Gables				
3. Interior	2nd floor at	th Course	2nd floor stairs		Bsmt stairs		
	2nd floor over		Cathedral over		Exposed Beams		
4. Roof	Roof style	2x w/Flat Ceiling	Pitch	4 /12	Collar ties	2x	
5. Dormer #1	Size/Type		Location		Courses to square		
	Log/Profile		Species		Corners		
	Roof style		Pitch	/12	Collar ties		
Dormer #2	Size/Type		Location		Courses to square		
	Log/Profile		Species		Corners		
	Roof style		Pitch	/12	Collar ties		
6. Porch #1	Size	x	Location		Deck #1 Size	x	
	Roof style		Pitch	/12	Location		
Porch #2	Size	x	Location		Deck #2 Size	x	
	Roof style		Pitch	/12	Location		
7. Notes:	Roof for Area #5 and rear porch roof from Area #1 connect together.						

AREA #6							
1. Parameters	Foundation size	x	Location		Courses to square		
2. Exterior	Log/Profile		Species		Corners		
	Gables		Gables				
3. Interior	2nd floor at	th Course	2nd floor stairs		Bsmt stairs		
	2nd floor over		Cathedral over		Exposed Beams		
4. Roof	Roof style		Pitch	/12	Collar ties		
5. Dormer #1	Size/Type		Location		Courses to square		
	Log/Profile		Species		Corners		
	Roof style		Pitch	/12	Collar ties		
Dormer #2	Size/Type		Location		Courses to square		
	Log/Profile		Species		Corners		
	Roof style		Pitch	/12	Collar ties		
6. Porch #1	Size	x	Location		Deck #1 Size	x	
	Roof style		Pitch	/12	Location		
Porch #2	Size	x	Location		Deck #2 Size	x	
	Roof style		Pitch	/12	Location		
7. Notes:							

AREA DESCRIPTIONS (REFER TO SKETCH)

GARAGE							
1. Parameters	Foundation size	28' x 28'	Location	Left of Area #1	Courses to square	15	
2. Exterior	Log/Profile	2x8 D	Species	Engineered White Pine	Corners	Mortise & Tenon	
	Gables	Front Log Siding	Gables	Rear Log Siding			
3. Interior	2nd floor at	th Course	2nd floor stairs		Bsmt stairs		
	2nd floor over		Cathedral over		Exposed Beams		
4. Roof	Roof style	Prefab Flat Truss	Pitch	8 /12	Collar ties	None	
5. Dormer #1	Size/Type		Location		Courses to square		
	Log/Profile		Species		Corners		
	Roof style		Pitch	/12	Collar ties		
Dormer #2	Size/Type		Location		Courses to square		
	Log/Profile		Species		Corners		
	Roof style		Pitch	/12	Collar ties		
6. Porch #1	Size	x	Location		Deck #1	Size	x
	Roof style		Pitch	/12	Location		
Porch #2	Size	x	Location		Deck #2	Size	x
	Roof style		Pitch	/12	Location		
7. Interior Finish	Garage	Uninsulated/Unfinished	2nd floor				
8. Notes: Wall between house and garage to be 2x6 framed with insulation and fire rated drywall (provided by others) on garage side.							
(2) 9'x7' garage doors to be provided by others. Foundation size includes 16' x 2' bumpout on front of garage. (2) deco trusses included for front gable overhangs.							

Basement							
1. Walkout wall	Length/height	x	Location		Courses to square		Framing
2. Exterior	Log/Profile		Species				Corners
3. Interior	1x8 T&G Paneling		Fiberglass Insulation				
4. Notes:							

General Notes:

- Unless noted otherwise, porch and deck posts and steps to grade are provided by others.
- All double hung windows are quoted as "Equal Sash"; all grilles if included, are priced as colonial style unless noted otherwise, specialty windows (traps, triangles, etc) will not receive grilles
- Finish style stairs if included in pricing, to basement will automatically receive 2x6 walls around the perimeter of the stairs with a door at the bottom.
- All fireplace materials if shown on plans which includes chimney, stone veneer and actual fireplace are not included in price unless requested.
- Additional engineering fees and/or additional materials that are required as a result of structural engineering requirements, local code considerations, load calculations for wind, snow, etc., state stamps/seals, energy calculations, and/or customer requests such as steel beam sizing, radiant floor heating systems, etc., will be billed in addition to the quoted package price. (Based on approved engineering documentation/drawings.)
- All applicable sales tax will be reflected on Sales Agreement
- This estimate is for qualification purposes only. A firm price may be obtained by placing the minimum deposit and requesting a quotation.

Thank you for considering Timberhaven Log & Timber Homes

We appreciate the opportunity to earn your trust and look forward to assisting you with your forever home.



Material estimate number: E0000

EXTERIOR LOG WALLS

- Kiln-dried, pre-cut, predrilled Engineered log walls, gables (LT)
- Kiln-dried, Engineered corner, and 6x8 support posts w/ Lag bolts (LT)
- Kiln-dried log siding skirt board w/corner extensions (LT)
- Filler corners (LT)
- Kiln-dried corner trim boards (LT)
- Pre-cut splines (LT)
- 3/8 x 12 Lag bolts (LT)
- Butylog® sealant tape (LT)
- Gasket and caulking (LT)
- Polebarn nails for mortise & tenon corners (LT)
- Chinking (LT)

EXTERIOR FRAMED WALLS

- Kiln-dried log siding for gables (LT)
- Board & Batten siding (LT)
- Stone Veneer (WT)
- Wood shakes (WT)
- Corner extensions (LT)
- Corner trim (LT)
- 2x6 framed gables @ 16" OC (WT)
- 7/16" OSB sheathing for gables (WT)
- 15# felt paper vapor barrier (WT)
- Insulation (FN)
- T&G for walls (FN)

GARAGES

- Kiln-dried log (LT)
- Kiln-dried log siding for walls, gables (LT)
- Kiln-dried log corner extensions (LT)
- Kiln-dried corner trim boards (LT)
- 2x4 framed walls @ 16" OC (WT)
- 7/16" OSB sheathing for walls, gables (WT)
- 15# felt paper vapor barrier for exterior walls (WT)
- Wall insulation (FN)
- Roof insulation (FN)
- T&G for walls (FN)

BASEMENT

- Log walkout walls (LT)
- Sided walkout walls (LT)
- Kiln-dried log corner extensions (LT)
- Framed walkout walls (WT)
- Sheathing (WT)
- Vapor barrier (WT)
- Insulation for walkout walls (FN)
- T&G for walkout walls (FN)
- Ceiling (FN)

1st LEVEL FLOOR SYSTEM

- 4x10 solid hemlock perimeter box w/hurricane ties (LT)
- Pressure treated 2x sill plate and sill seal (WT)
- Pressure treated 6x6 girder support posts (WT)
- 4-ply 2x12 girder beam (WT)
- 2x10 floor joists @ 16" OC w/metal bridging (WT)
- I-joists (WT)
- 3/4" Advantech® T&G subfloor (WT)
- Floor insulation (FN)
- Construction adhesive (WT)
- Metal joist hangers and banding (WT)

2nd LEVEL FLOOR SYSTEM

- Kiln dried loft Joists@ 32" OC w/ lag bolts (LT)
- Beams w/ lag bolts (LT)
- Loft posts (LT)
- Wall ties w/ lag bolts (LT)
- Engineered beams w/ lag bolts (LT)
- Heavy timber joist hangers w/ lags, and bolts as required (LT)
- Kiln dried exposed beams @ 48" OC w/ lag bolts (LT)
- Girder (LT)
- Joists (LT)
- I-joists (LT)
- 3/4" Subfloor (FN)
- Construction adhesive (FN)
- Metal joist hangers and banding (FN)
- Composition floor (FN)
- Floor insulation (FN)
- 2x6 T&G loft flooring (FN)
- Metal banding (LT)
- Ceiling under loft floor (FN)
- Loft railings (FN)

Railing Species WP

HAND HEWN COMPONENTS

- Exterior (LT)
- Interior (LT)
- Loft joists (LT)
- Posts and beams (LT)
- Loft deco beams (LT)
- Heavy timber roof (LT)
- Rafter ties (LT)

EXTERIOR PRESERVATIVE

- Q8 Outlast Log Oil® (FN)
- Insect repellent (FN)
- Stain (Q8 Outlast Log Oil® only) (FN)

(LT) = Log and Timber (WT) = Weathertight (FN) = Finish

ROOF SYSTEMS

Common roof system materials

- 7/16" OSB roof sheathing w/ H-clips (WT)
- Glu-lam ridge/support beams as required w/ lag bolts (LT)
- Rhino Roof™ synthetic felt, ice and water shield (WT)
- Tamko® Heritage 30-year architectural fiberglass shingles (WT)
- Ridge vent (WT)
- 2x WP fascia (WT)
- Posts w/ lag bolts (LT)

Heavy timber truss roof system

- Beam & purlin roof (LT)
- Rafters (LT)
- Ties (LT)
- Purlins (LT)
- A truss Dormer truss W truss
- Shed Truss Scissor truss Gambrel truss

Heavy timber rafter roof system

- Heavy timber roof (LT)
- Rafters (LT)
- Ties (LT)
- 15# felt paper vapor barrier (WT)
- Ceiling T&G (WT)
- Rigid insulation (WT)
- Vented drip edge (WT)
- 2x4 furring strips w/ timberscews (WT)
- Chimney/skylight framing w/ lag bolts (LT)

Conventional roof systems

- Pre-fab trusses @ 16"OC w/bracing (WT)
- Pre-fab gable truss (WT)
- 2x framed roof (WT)
- I-joist rafters (WT)
- Hurricane ties for truss roofs (WT)
- Kiln dried collar ties @ 48" OC w/ bolts (LT)
- Soffit (WT)
- 1x8 T&G soffit paneling (WT)
- Strip soffit vent (WT)
- Drip edge and flashing (as required) (WT)
- Kiln dried exposed beams (LT)
- Exposed hip, ridge or valley beam (LT)
- Kiln-dried, Engineered pre-cut 6x8 deco truss w/plates, hardware (LT)
- Deco overhang (WT)
- Deco octagon louver (non-venting) (WT)
- R-38 unfaced high density insulation (FN)
- Insulation baffle, support wires (FN)
- Poly vapor barrier (FN)
- 1x8 T&G ceiling finish (FN)

PORCHES

- 2x8 PT joists @16" OC w/headers, hangers and copper flashing (WT)
- 5/4 PT decking (FN)
- Kiln-dried, Engineered 6x8 porch header w/ lag bolts (LT)
- PT 6x6 porch posts w/ lag bolts (WT)
- PT 6x6 post braces w/ timberscrews (WT)
- Beam & purlin roof (LT)
- Rafters (LT)
- Ties (LT)
- Purlins (LT)
- Shed Truss A truss W truss
- Heavy timber roof (LT)
- Rafters (LT)
- Ties (LT)
- Ceiling T&G (FN)
- Vented drip edge (WT)
- 2x4 furring strips w/ timberscrews (WT)
- Pre-fab truss roof (WT)
- 2x6 rafters @ 16" OC (WT)
- Hurricane ties (WT)
- 2x WP fascia (WT)
- 2x6 ceiling joists @ 16" OC (WT)
- Drip edge and flashing (as required) (WT)
- Strip soffit vent (WT)
- 7/16" OSB roof sheathing w/ H-clips (WT)
- Rhino Roof™ synthetic felt, Ice and water shield (WT)
- Tamko® Heritage, 30 year architectural fiberglass shingles (WT)
- Kiln dried deco truss (LT)
- 1x8 T&G ceiling finish (FN)
- Porch railing, 6x6 posts, 2x4 rails, (FN)
- 2x2 balusters Railing Species PT

DECK/BALCONY

- Deck/balcony framing (FN)
- Decking (FN)
- Deck railings (FN)
- Railing Species PT

STAIRS

- Basement stairs (FN)
- Finish stairs, 2x12 SPF2 stringers, (FN)
- 1x10 WP risers, 2x WP treads
- Exposed stairs (FN)
- Spiral stairs (FN)
- Log stairs (FN)
- Stair railing, 6x6 posts, 2x4 rails, (FN)
- 2x2 balusters Railing Species WP

(LT) = Log and Timber (WT) = Weathertight (FN) = Finish

