



## Estimating Guide

### Log Pricing

Percentage up charge to go from 6x8 log with mortise & tenon corners:		Percentage up charge from mortise & tenon	
<i>Upcharge percentages are on complete package price.</i>			
To 8x8 w/ mortise & tenon	6%	To dovetail	2%
To 6x12 w/ dovetail corner	2%	To Saddlenotch	3%
To 8x12 w/ dovetail corner	7%		
		6x8D Log corner filler (Each)	\$12
		8x8D Log corner filler (Each)	\$15

### Window & Door Pricing

*Andersen window pricing does not include any addition or deletion for wall material that is going into or out of. Windows are priced with interior removable wood colonial grilles, stone hardware, interior and exterior trim, buck gasket and caulking for a 6x8D log wall application.*

400 Series Double Hung		200 Series Double Hung		400/200 Series Casements	
TW2832T	\$697	DH2836T	\$582	CR23	\$762
TW28310	\$669	DH2840	\$552	CN23	\$851
TW28310-2	\$1,364	DH2840-2	\$1,129	CXW14	\$748
TW3046	\$774	DH3049	\$627	C235T	\$1,156
TW3046-2	\$1,569	DH3049-2	\$1,274	CXW14-2	\$1,535

Percentage up charge for changing 200 series windows to 400 series windows 2% *up charge percentage is on the complete package price*

*Andersen door pricing does not include any addition or deletion for wall material that is going into or out of. Doors are priced with interior removable wood colonial grilles, Newbury Oil Rubbed Bronze hardware & hinges, interior and exterior trim, buck gasket and caulking for a 6x8D log wall application.*

FWG6068 gliding patio door	\$2,971	Newbury Satin Nickel hardware	N/C
FWH6068SAL center hinged single inswing patio door	\$3,521	Yuma Distressed Bronze hardware	\$85
FWH6068APLR double inswing patio door	\$4,798	Encino Distressed Bronze hardware	\$85

*Hardware prices are an add to the standard Newbury Oil Rubbed Bronze for a FWH6068APLR door*

*Therma-Tru door pricing does not include any addition or deletion for wall material that is going into or out of. Doors are priced with 4-9/16" extension jambs, double bore for lockset and deadbolt, Oil Rubbed Bronze hinges, interior and exterior trim, buck gasket and caulking for a 6x8D log wall application.*

FCM606LE 3068 inswing door	\$1,304	Standard primary entry door NO lockset or deadbolt included.
FCM65LE 3068 inswing door with removable int. grilles	\$1,450	Standard secondary entry doors NO lockset or deadbolt included.
SE210 3068 inswing 20 min. rated door	\$656	Standard fire entry doors NO lockset or deadbolt included.
FCM18LE 3068 inswing door with removable int. grilles	\$1,679	Full lite entry door NO lockset or deadbolt included.

*Velux skylights include all materials to install in a 2x12 roof system*

VSEC06 Operating unit	\$2,053	21-1/2" x 46-1/4" Outside frame dimension
VSEM06 Operating unit	\$2,232	30-9/16" x 46-1/4" Outside frame dimension
FSC06 Fixed unit	\$745	21-1/2" x 46-1/4" Outside frame dimension
FSM06 Fixed unit	\$857	30-9/16" x 46-1/4" Outside frame dimension

#### Schlage Hardware - Aged Bronze finish.

Plymouth handleset with Accent interior lever handle	\$263
Accent lever exterior entry handle	\$85
Accent lever interior privacy handle	\$48

#### Schlage Hardware - Matte Black finish.

Plymouth handleset with Accent interior lever handle	\$263
Accent lever exterior entry handle	\$85
Accent lever interior privacy handle	\$48

### Misc. Pricing

**6' wide x 3' deep x 28' tall fireplace chimney (materials included listed below). \$4,363.43**

- 2x4 SPF framing material spaced @ 16" O.C.
- 7/16" OSB wall sheathing
- 15# Felt Paper (2-Layers)
- Fieldstone stone veneer with corner stone

*Materials included in price is for all four sides, full height.*



## Estimating Guide

### Component Pricing

#### Flooring Components

3/4" T&G OSB to 3/4" T&G Plywood	\$0.90	per sqft.
3/4" T&G OSB to 3/4" T&G Advantech	\$0.90	per sqft.
3/4" T&G Advantech w/ 1x8 T&G comp floor to 2x6 T&G	\$0.50	per sqft.

#### Roofing Components

30 year Architectural Shingles*	\$1.40	per sqft.
50 year Architectural Shingles*	\$1.80	per sqft.
Deduct from 30 year shingles to metal roof provided by others**	\$1.70	per sqft.
7/16" OSB to 5/8" OSB	\$0.30	per sqft.
7/16" OSB to 1/2" Plywood	\$0.50	per sqft.
7/16" OSB to 1/2" Advantech Zip System	\$0.80	per sqft.

*Zip System pricing includes deduct of synthetic felt and H-clips and including zip tape with dispenser.*

#### Stair Systems

Finished stairs to loft	\$608.30	each
Exposed stairs to loft	\$1,043.60	each
1/2 log rustic clean peeled stairs to loft	\$3,978.20	each

*Stair system pricing is for a straight run of stairs without railing*

#### Railing Systems (based on 20' length)

TLH standard square WP railing	\$20.40	per LF
TLH standard round WP railing	\$40.80	per LF
Rustic round pine railing	\$58.50	per LF
TLH standard square PT railing	\$12.20	per LF
TLH standard round PT railing	\$35.10	per LF
Rustic round cedar railing	\$36.90	per LF
Square WP posts and railing w/ square steel balusters	\$44.00	per LF

1x10 WP Board & Shiplap - Includes Circle Sawn, Chain & Nail, Weathered Barn (w/ Chain & Nail)	\$1.61	per sqft.
1x12 WP Board & Shiplap - Includes Circle Sawn, Chain & Nail, Weathered Barn (w/ Chain & Nail)	\$1.74	per sqft.
<b>Stone Veneer</b>	\$5.50	per sqft.
<b>18" Perfection WRC Certigrade® Shingles (25.437 sqft / bundle)</b>	\$114.75	per bundle

*Metal lath & mortar for stone veneer are not included in price and is to be supplied by others.*

#### Porches and decks are based on 20' x 8' floor area with out railing and 4/12 shed porch over 10/12 main roof.

*Sqft calculation is based on actual floor square footage (20' x 8' = 160 sqft.)*

Cost of decks w/o railings	\$6.90	per sqft.
Cost of porches w/o railings with 6x8D log gables, 6x8 WP header and 6x6 PT posts	\$28.40	per sqft.
Cost of porches w/o railings with 2x8 sided gables, 6x8 WP header and 6x6 PT posts	\$26.30	per sqft.
Cost of porches w/o railings with 2x8 sided gables, 6x8 WP header and 8" round PT posts	\$27.50	per sqft.

#### 24' x 8' gable porch with 10/12 pitch and gable end deco truss with plates and hardware

*Sqft calculation is based on actual floor square footage (24' x 8' = 192 sqft.)*

Cost of porch w/o railing, 2x12 roof system, 6x8 WP headers 6x8 deco truss and 6x6 PT posts	\$40.30	per sqft.
Cost of porch w/o railing, Beam & Purlin roof system, 6x8 WP headers 6x8 deco truss and 6x6 PT posts	\$42.70	per sqft.
Upgrade 5/4 PT decking to Timbertech Twin finish grooved composite decking w/ concealed fasteners	\$13.50	per sqft.

#### Roof components and system changes based on a 40' x 28' roof system @ 10/12 pitch

*Sqft calculation is based on actual floor square footage (40' x 28' = 1,120 sqft.)*

Adding 6x8 exposed beams spaced at 48" O.C. to a 2x12 rafter roof system	\$5.90	per sqft
Change 2x12 rafter roof system to a B&P roof system w/ R-40 roof insulation	\$7.60	per sqft
Change 2x12 rafter roof system to a B&P roof system w/ R-54 roof insulation	\$9.30	per sqft

**Prices listed are not applicable for store sales and pricing is subject to change without notice.**

\* Based on 40'x28' roof system @ 10/12 pitch. Includes shingles, starter shingles & cap shingles

\*\* Materials deleted for metal roof by others - drip edge, ice & water shield, shingles, ridge cap shingles, ridge vent & flashing