



Lake Country Handcrafted Log Homes

Average Square Foot Pricing



Average Price/ Sq. Ft. for Handcrafted Log and Material Package (Spruce or Douglas Fir): \$70-90/ sq. ft.

Log Species: Lodge Pole Pine, Engelmann Spruce, Douglas Fir, Western Red Cedar

Package Inclusions:

LOG WALLS:

- Log walls, predrilled for through bolts, electric wiring and boxes
- Log wall assembly hardware including lags, washers, SofRod gasket, and screw jacks
- All other log elements shown on drawings including posts, beams, floor joists, purlins, rafters, ridge beams, and log trusses
- Log siding is also available

ROOF SYSTEM:

- Handcrafted Log roof system with rafters, purlins, log trusses, etc. Also manufactured trusses
- Rafters or trusses, per plans and code requirements
- 1/2" Roof sheathing, Western Red Cedar fascia, and 1x6 tongue and groove Pine for ceilings and soffits
- 30# roofing felt, ridge and soffit vents, ice and water barrier
- Asphalt fiberglass shingles, metal roofing, or Western Red Cedar shakes (homeowner's choice)
- Notching for interior walls

SECOND FLOOR SYSTEM:

- 2x joists with plywood sheathing
- Log joists with 2x6 Douglas Fir loft decking OR log joists and sub-floor (2 x joists with 3/4" sheathing)

GABLES:

- 2x6 framing as per design with 1/2" sheathing, Tyvek housewrap, and Gable Flashing
- Handcrafted Log Siding or Wood Siding for exterior of gables

PORCH MATERIALS (as per design):

- Posts, beams, roof system, 1x6 pine T&G paneling for ceiling, decks, railing, and pressure treated floor framing

INTERIOR WALLS 2x4 and 2x6 framing lumber AND/OR **solid log interior walls** (as per design)

WINDOWS:

- Metal clad wood windows or vinyl with Low-E insulated glass, grills, screens, custom wood jambs, log wall door and window flashing, 2x6 bucks

EXTERIOR DOORS:

- Pre-hung fiberglass entry doors, metal clad wood French doors, metal clad wood or vinyl sliding patio doors, steel fire doors where required

EXTERIOR TRIM: 1x6 pine trim for exterior doors and windows

DORMERS:

- 2x6 framing as per design with 1/2" sheathing and Tyvek housewrap
- log siding and corner boards for exteriors

INTERIOR STAIRS AND RAILING:

- Pre-assembled Douglas Fir Handcrafted Log or timber stairs first floor to upper with timber landing, if required
- Interior Railing— Western Red Cedar Handcrafted Log Railing

Delivery to job site is additional

Please allow approximately 12-16 weeks from initial deposit to delivery of your handcrafted log and material package. (Based on average sized home).

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