

Premium Builder's Package

Includes the Following:

LOGS AND HARDWARE SYSTEM

Wall Logs:

All the Kiln Dried, Eastern White Pine Logs needed for the 1st story exterior walls. All logs are independently graded to the highest building standards. Each log is machine planed, uniformly milled, visually inspected and hand sorted to maximize quality. Full logs provide superior energy efficiency for exterior walls.

Log Plate:

All the graded 2" x 4", 2" x 6" or 2" x 8" #2 or better lumber for the starter plate. This enables the logs to be fastened to a solid continuous surface. This plate will help in leveling and squaring your log walls.

Engineered Log Fasteners: (OLYLOG by OMG)

All the tempered and coated, engineered log fasteners needed for fastening all logs @ 18" on center. These engineered log fasteners require no pre-drilling and countersink themselves; therefore reducing construction time. Installation bits are included.

Log Home Caulking: (LOG BUILDER by SASHCO)

All the special tan colored caulking needed for stacking the logs. Large, 30 ounce tubes reduce construction time. Log Builder caulk is guaranteed to stay flexible for 20 years. Specially formulated as a log home sealant, it is used on the top of all logs, at corner joints and butt joints.

Hardwood Dowels:

All the 7/8" Hardwood Dowels needed for the corner joints and butt joints. Combined with caulk, these dowels provide a perfect seal to prevent weather from entering your home.

Foam Insulation Gasket: (by EMSEAL)

All the 3/8"x1/2" Asphalt Impregnated foam gasket needed for stacking the logs. The gasket is placed on top of the log to provide excellent sealing. EMSEAL gasket is decay resistant, insect resistant and waterproof. After installation, this gasket swells and totally eliminates any possibility of water and air infiltration.

1ST STORY SUB-FLOOR SYSTEM

Girders: (Support Beams)

All the graded 2" x 12", #2 or better lumber (crawlspace) or Engineered LVLs (basement) needed to support the floor joists.

Sill Plate:

All the graded 2" x 8", pressure-treated #2 or better lumber for the top run of the foundation wall. This keeps moisture in the foundation walls from reaching the floor joists.

Rim Joist:

All the graded 2" x 10", #2 or better lumber needed for the perimeter of the subfloor.

Floor Joist, 1st Story:

All the graded 2" x 10", #2 or better lumber for the floor joists spaced at 16" on center to ensure a strong, firm subfloor.

Blocking:

All the graded 2" x 10", #2 or better lumber placed under log walls that run parallel with floor joists. Blocking adds strength to the floor system and adds support to the log wall.

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Premium Builder's Package (Cont.)

1ST STORY SUB-FLOOR SYSTEM CONT.

Subfloor Decking, 1st Story:

All the 3/4" tongue and groove premium grade subfloor underlayment. These 4' x 8' sheets carry a 50 - year limited warranty against delamination and swelling from water for superior performance.

Bridging:

All the light tension, metal bridging needed for the floor joists at 16" on center. This keeps the bottom of the floor joists from deflecting thus preventing floor sag.

Subfloor Adhesive:

All the large, 30oz. premium adhesive needed to glue subfloor decking to floor joists. This helps prevent the subfloor decking from squeaking.

2ND STORY SUB-FLOOR SYSTEM (if applicable per design)

Floor Joist, 2nd Story:

All the graded 2" x 10", #2 or better lumber for the floor joists spaced at 16" on center to ensure a strong, firm subfloor.

Subfloor Decking, 2nd Story:

All the 3/4" tongue and groove premium grade subfloor underlayment. These 4' x 8' sheets carry a 50 - year limited warranty against delamination and swelling from water for superior performance.

Bridging:

All the light tension, metal bridging needed for the floor joists at 16" on center. This keeps the bottom of the floor joists from deflecting thus preventing floor sag.

Subfloor Adhesive:

All the large, 30oz. premium adhesive needed to glue subfloor decking to floor joists. This helps prevent the subfloor decking from squeaking.

INTERIOR FRAMING SYSTEM

Interior walls:

All the graded 2" x 4", #2 or better lumber for the interior framing studs and plates at 16" on center. These are used for the load bearing and the partition walls.

Plumbing walls:

All the graded 2" x 6", #2 or better lumber for the framing studs and plates at 16" on center for the plumbing walls.

Gusset Studs:

All the 2" x 4", #2 or better lumber used in conjunction with the provided LOG HOG (by OMG) screws. These components are used to fasten the interior framed walls to the exterior log walls where specified per design.

Headers:

All the graded 2" x 10", #2 or better lumber for interior headers above all interior doors in load bearing walls.

Ceiling Joists:

All the graded 2" x 6", 2" x 8" or 2" x 10", #2 and better lumber for 2nd story ceiling joists at 16" on center.

Rough Stair Framing:

All the graded 2" x 12", #2 or better lumber for the stringers and treads to frame the stair system (s).

Premium Builder's Package (Cont.)

EXTERIOR FRAMING SYSTEM

Gable & Dormer Framing:

All the graded 2" x 4", #2 or better lumber for the exterior framing studs and plates at 16" on center.

All the graded 2" x 10", #2 or better lumber for the window and door headers.

Sheathing:

All the 7/16" OSB 4' x 8' sheets of wall sheathing needed to cover the exterior framing.

This wood sheathing provides maximum wall stability.

Weather Seal:

All the exterior housewrap needed to provide protection from wind, rain and moisture.

ROOF SYSTEM

Ridge Beams:

All the graded 2" x 12", #2 or better lumber and / or engineered LVL ridge beams for the main roof system.

All the graded 2" x 8", #2 or better lumber for the ridge beams for all doghouse dormers. (if applicable per design)

House Rafters:

All the graded 2" x 10", #2 or better lumber for the rafters, spaced at 16" on center, for the main roof system.

Dormer Rafters: (if applicable per design)

All the graded 2" x 8", #2 or better lumber for the rafters spaced at 16" on center for all shed dormers.

All the graded 2" x 6", #2 or better lumber for the rafters spaced at 16" on center for all doghouse dormers.

Bay Window Rafters: (if applicable per design)

All the graded 2" x 6", #2 or better lumber for the rafters spaced at 16" on center for all bay window roof systems.

Trusses:

All the graded, engineered roof trusses spaced at 16" on center is standard on one story models.

(and where applicable on other designs)

Roof Decking:

All the 7/16" OSB 4' x 8' sheets of roof decking needed to cover the roof system.

* 1/2" CDX plywood may be substituted at no additional charge!

Felt:

All the 15 lb roofing felt needed for the main roof system, the shed dormers and all doghouse dormers.

* 30 lb. may be substituted at no additional charge for metal roof applications.

EAVE AND OVERHANG SYSTEM

Lookouts:

All the graded 2" x 4", #2 or better lumber to provide support for 16" overhangs.

The overhangs provide added protection for the exterior walls.

Sub-fascia:

All the graded 2" x 4", and 2" x 6", #2 or better lumber for all the sub-fascia of the overhangs.

Fascia:

All the graded 1" x 8", #2 or better lumber to finish the eaves and overhangs.

Soffit:

All the 3/8" BC graded plywood 4' x 8' sheets needed to finish the underside of the eaves and overhangs.

Premium Builder's Package (Cont.)

PORCH FLOOR SYSTEM (if applicable per design)

Rim Joists:

All the graded 2" x 10", #2 or better pressure treated lumber needed for the perimeter of the porch.

Floor Joists:

All the graded 2" x 8", #2 or better pressure treated lumber for the floor joists spaced at 16" on center to provide a strong porch floor.

Ledger:

All the graded 2" x 2", #2 or better pressure treated lumber for the ledger to support the floor joists.

Flooring:

All the graded 5/4" x 6", #2 or better pressure treated, bull - nosed decking for the finished floor.

Note: 6" x 6", Pressure Treated Support Posts are Not Included (Post Length is Site Specific)

PORCH ROOF SYSTEM (if applicable per design)

Post:

All the 6" x 6", Eastern White Pine Porch Post needed to support the porch header beam (s).
These machine planed timbers match your log wall material.

Header Beam (Rack):

All the 6" x 8" Eastern White Pine Header Beams needed to support the porch rafters.
These machine planed timbers match your log wall material.

Rafters:

All the graded 2" x 8", #2 or better lumber for the rafters, spaced at 16" on center, for the porch roof.

Roof Decking:

All the 7/16" OSB, 4' x 8' sheets of roof decking needed to cover the rafters of the porch system.
* 1/2" CDX plywood may be substituted at no additional charge.

Felt:

All the 15 lb roofing felt needed for the porch roof system.
* 30 lb felt may be substituted at no additional charge for metal roof applications.

EXTERIOR SIDING SYSTEM

Gables:

All the 1" x 8", Eastern White Pine beveled exterior wood siding needed for all gable ends on all models.

Dormers:

All the 1" x 8", Eastern White Pine beveled exterior wood siding needed for any full or partial shed dormers.
(if applicable per design)
All the 1" x 8", Eastern White Pine beveled exterior wood siding needed for any doghouse dormers, front and / or rear.
(if applicable per design)

Bay Windows:

All the Eastern White Pine matching exterior log siding needed to cover the exterior walls of any bay window.
(if Applicable per design)

Premium Builder's Package (Cont.)

WINDOWS

All the Dual-Pane, Insulated, Double-Hung, Classic Tilt MW Brand Wood Windows. These windows are crafted from preservative-treated wood to repel water. Clear, stain grade pine frames make this window sturdy and durable. Compression balance system for simple tilt in cleaning of the exterior glass is standard. Foam filled weather stripping on sashes make for air tight performance and smooth operation. Bronzestone locks and beige jamb liners are standard to match any stains. The 5/8" dual-pane clear glass provides excellent insulation values. A 20 year MW manufacturer's limited warranty covers each window.

Note: Fixed Glass Units are Not Included.

EXTERIOR DOORS

All the pre-hung 3' 0" x 6' 8" Six Panel, Pre-Primed, Steel, Thermo-Insulated door units.
(if applicable per design)

All the pre-hung 6' 0" x 6' 8" Full View, Pre-Primed, Steel, Thermo-Insulated patio door units.
(if applicable per design). The 5/8" dual-pane clear glass provides excellent insulation values.

Each door comes standard with the following:

Brass Tone Hinges for a long lasting solid appearance.

Premium Weather Strip, Door Sweep and Threshold for a great insulating seal against water and air infiltration.

Double Bored to accept lockset and deadbolt.

Pre-Primed Jambs and Exterior Brickmould Trim that is ready to accept solid stain or paint.

A 10 year manufacturer's limited warranty.

WINDOW AND DOOR BUCKS

All the graded 2" x 6" or 2" x 8", #2 or better lumber needed to frame the window and door openings in the log walls.
This provides stability and helps to seal the openings.

EXTERIOR WINDOW AND DOOR TRIM

All the graded 1" x 6", #2 or better lumber needed to trim out the exterior of the windows and doors.

CONSTRUCTION MANUAL

A comprehensive construction manual is provided to give you details and instructions on constructing your subfloor, logs and roof system. The information contained in the construction manual, along with your final blueprints, will guide you through the building process of your log home.

BLUEPRINTS

You will receive three (3) full sets of construction blueprints for your home. These include your foundation plan, framing plan, exterior elevations, electrical, cross sections, and roof systems. All plans are drawn to meet International Building Code standards.

Quote No:
Proposal For:

Optional Material

Quote No:

Proposal For:

Quote No:
Proposal For:

Quote No:
Proposal For: