

Appalachian Log Structures
Construction Cost Estimating Guide

ITEM	CONTACT #1	CONTACT #2	FINAL BID
PLANNING			
Design/Architect Fees			
General Contractor Fees			
Other			
Subtotal			
LOT CONSIDERATIONS			
Lot Costs			
Property Tax			
Surveying			
Zoning			
Other			
Subtotal			
PRELIMINARY COSTS			
Taxes			
Building Permit			
Hazard/Liability Insurance			
Performance Bond			
Impact Fees			
Percolation Test			
Connect Temp. Utilities			
Jobsite Dumpster			
Inspection Fees			
Other			
Subtotal			
FINANCIAL--LOAN			
Construction Loan Interest			
Interest on Land			
Points			
Closing Costs			
Contingency (usually 10% of budget)			
Other			
Subtotal			
SITE PREPARATION			
Road/Driveway			
Clear Site/remove Trees			
Rough Grading			
Erosion Barriers/Retaining Walls			
Topsoil			
Other			
Subtotal			
EXCAVATION			
Septic/Sewer			
Well/Water Pipes			
Trenching for Lines			
Footings			
Install Rebar			

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* Standard Components included in the Premier PLUS package
** Optional Items available through ALSI

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ITEM	CONTACT #1	CONTACT #2	FINAL BID
Pour & Form Concrete			
Foundation			
Backfill			
Finish Grade			
Other			
Subtotal			
FOUNDATION			
Erect Foundation Walls			
Instatl Drain Tile			
Waterproofing			
Other			
Subtotal			
CONCRETE FLATWORK			
Gravel, Wire, Form Boards			
Basement			
Garage			
Addl. Floor Slabs (patio,steps,sidewalk)			
Other			
Subtotal			
LOG PACKAGE			
*Kit Cost (incl. Tax)			
*Delivery of Logs			
Forklift Rental			
Crane Rental to set Logs			
Labor to Erect Log Shell			
*Stain/Sealant			
*Caulking/Chinking			
Other			
Subtotal			
NON-LOG WALLS			
Framing Lumber			
Drywall			
Joint Compound/Seam Tape			
Corner Bead			
Tile			
Labor to Frame Walls & Drywall			
Other			
Subtotal			
WINDOWS & EXTERIOR DOORS			
*Windows included in Kit			
*Doors included in Kit			
Windows NOT included (basement, skylight)			
Doors NOT included (garage doors)			
Labor to Install			
Other			
Subtotal			
ROOFING			
*Beams/Rafters/Purlins			
**Specialty Trusses			

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ITEM	CONTACT #1	CONTACT #2	FINAL BID
*Ridge Beams			
Roof Vents			
*Dormer & Window Framing			
Roofing Materials (shingles, metal roof)			
*Sheathing			
Flashing			
Roofing Underlayment			
*Fascia & Soffits			
Gutters, Downspouts, Splash blocks			
Labor to Install Roofing			
Other			
Subtotal			
FLOORING			
Subfloor (if not in kit)			
Sill Plates			
Headers			
Bridgers			
*Loft Joists			
*Loft Hangers			
*Loft Subfloor			
Underlayment			
Flooring Material & Installation			
Other			
Subtotal			
PORCHES, DECKS, BALCONIES			
*Flooring			
*Framing			
**Railings, Posts, Balusters			
*Porch Ceiling			
Doors			
**Balconies			
Labor to Install Decking			
Other			
Subtotal			
UTILITIES			
Electric Hookup			
Telephone Hookup			
Cable/Satelite/Internet Hookup			
Water Hookup			
Sewer/Septic Hookup			
Gas Hookup			
Other			
Subtotal			
SIDING			
Facing Stone for Foundation			
*Log Siding for Gables/Dormers			
Labor to Install Siding			
Other			
Subtotal			

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ITEM	CONTACT #1	CONTACT #2	FINAL BID
INSULATION			
*Roof & Ceiling			
Subfloor & Foundation			
Framed Walls			
Ductwork & Pipes			
Garage, Other Outbuildings			
Subtotal			
PLUMBING			
Rough Plumbing			
Hot Water Heater			
Water Conditioner/Filter			
Sump Pump			
Hookup for Kitchen/Bathroom/Utilities			
Other			
Subtotal			
HVAC			
Heat (gas, oil, electric)			
Air Conditioning			
Thermostat			
Heat Exchanger			
Vents			
Humidifier/Dehumidifier			
Other			
Subtotal			
ELECTRICAL			
Outlet Boxes			
Switches			
Dimmers			
Lighting Fixtures			
Outdoor Lighting			
Security Systems			
Doorbell/Intercom			
Landscape Lighting			
TV/Stereo Wiring			
Labor to Install Electrical Systems			
Other			
Subtotal			
FIREPLACES			
Chimney Stone			
Firebox Insert			

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ITEM	CONTACT #1	CONTACT #2	FINAL BID
Flue			
Damper			
Ash Dump			
Flashing			
Insulation			
Hearth			
Mantel			
Chimney Cap			
Labor to Install Fireplace			
Other			
Subtotal			
CABINETS, VANITIES, COUNTERS			
Kitchen Cabinets			
Kitchen Counters			
Kitchen Island			
Bathroom Cabinets			
Bathroom Vanities			
Bathroom Medicine Cabinets			
Labor to Install Cabinetry			
Other			
Subtotal			
INTERIOR FINISH MATERIAL			
*Log Wall Baseboard			
Non-Log Wall Baseboard			
Closet/Pantry Shelves & Racks			
Rods			
Crown & Speciality Moulding			
Interior Doors			
Handles, Pulls, Other Hardware			
*Jambs			
*Interior Window & Door Trim			
Interior Trim			
**Stairs			
**Stair Railings & Balusters			
**Stair Newel Posts			
**Character/Decorative Logs			
**Wall Coverings			
Blinds/Draperies			
Fasteners			
Install Finish Materials/Trim/Hardware			
Other			
Subtotal			
PAINTING/STAINING			
Paint for Non-Log Surfaces			
*Stain for Log Wall & Trim			
Additional Hardware (brushes,pans)			
Labor for Painting/Staining			
Other			
Subtotal			

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ITEM	CONTRACT #1	CONTRACT #2	FINAL BID
APPLIANCES			
Range			
Refrigerator			
Freezer			
Dishwasher			
Garbage Disposal			
Microwave			
Washer			
Dryer			
Smoke Detector			
Fire Extinguisher			
Other			
Subtotal			
BATHROOM FIXTURES			
Toilets			
Sinks			
Tubs			
Showers			
Floor & Wall Tile			
Mirrors			
Exhaust Fans			
Utility Sinks			
Labor to Install Fixtures			
Other			
Subtotal			
FINISH HARDWARE			
**Exterior Door locksets, hinges			
Towel Bars, Curtain Rods, Handrails			
Toilet Paper Holders, Soap Dishes			
Other			
Subtotal			
FLOOR COVERINGS			
Wood			
Tile			
Vinyl			
Carpet			
Installation of Floor Coverings			
Other			
Subtotal			
GARAGE			
Wall Framing			
**Log Siding			
Garage Door			
Electric Openers			
Labor to Frame & Install Garage			
Other			
Subtotal			

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FINISHING TOUCHES			
Final Grading			
Seeding or Sod			
Landscaping			
Fencing			
Shed/Outbuilding			
Other			
Subtotal			
CLEAN UP			
Removal of Debris			
Cleanup Fees (dumping, hauling)			
Moving Costs			
Other			
Subtotal			

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