



STONEMILL LOG HOMES

PRICE LIST EFFECTIVE 01/15/09

Model	Sq. Ft.	Bed/ Bath	Log Shell Note I	+ *Heavy Timber Roof System Note II	+ 2"x 6" Decking (Second Floor) Note III	+ 2"x 6" Decking (Roof) Note III	+ 2"x 6" Decking (Porch) Note III	+ 6 3/4" Vented Roof Panel (R-30) Note III	+ Wood Treatment Package Note IV	= Total Material Package (Material Only)	Erection Basic Package (Labor Only) Note V & VI	Dry-In Basic (Labor Only) Note VII & VIII	Porch Installation (Labor Only) Note IX	Freight Note X
GARAGE	N/A	N/A	12,976	(c) 0	0	0	0	0	1,109	14,085	**3,750	4,897	0	
SUMMERHILL	643	1/1	16,669	(a) 2,418	588	2,016	604	2,184	1,518	25,997	5,068	5,670	1,296	
LAUREL POINT	888	2/1	19,083	(a) 2,906	756	2,520	705	2,652	1,518	30,140	5,394	7,018	1,512	
GREENBRIAR I	936	1/1	27,431	(f) 3,336	0	2,688	403	2,886	1,788	38,532	8,309	12,281	1,100	
GREENBRIAR II	1229	1/1	29,285	(f) 3,336	672	2,688	403	2,886	2,115	41,385	8,917	12,713	1,100	
CRESTVIEW	1096	2/2	25,469	(f) 2,718	0	1,932	1,411	2,106	1,718	35,354	6,732	12,305	2,772	
RIVERSIDE	1186	2/1-1/2	29,374	(b) 2,874	1,680	1,848	604	2,028	2,254	40,662	8,262	12,459	2,256	
WINDRIDGE	1223	3/2	23,369	(a) 4,250	1,092	3,326	806	3,510	2,254	38,607	6,750	11,506	1,728	
BELMONT	1434	3/2	28,192	(a) 6,576	1,344	3,931	2,016	4,212	2,454	48,725	7,672	13,288	5,184	
PINEHURST	1440	3/2	41,421	(e) 1,786	1,344	1,428	504	1,482	2,324	50,289	10,397	9,423	1,152	
SOUTHAVEN	1476	3/2	31,146	(c) 0	0	0	1,108	0	1,706	33,960	6,773	17,422	2,693	
BERKSHIRE I	1502	2/2	31,854	(a) 4,376	1,428	3,326	1,915	3,510	2,724	49,133	8,276	10,150	4,896	
BERKSHIRE II	1768	3/2	33,375	(a) 4,376	2,016	3,326	1,915	3,510	2,724	51,242	8,640	10,579	4,896	
BRIGHTWOOD	1661	3/2	45,560	(d) 2,616	1,512	1,848	604	2,028	2,594	56,762	11,668	12,443	1,584	
LINVILLE	1720	3/2-1/2	45,422	(g) 2,374	1,512	2,016	1,310	2,184	2,794	57,612	11,415	12,768	3,116	
WILLOW BEND	1760	3/2-1/2	43,769	(c) 0	2,016	0	504	0	2,394	48,683	10,957	11,074	1,296	
MUIRFIELD I	1777	3/2	41,881	(a) 8,912	1,596	4,536	907	4,914	3,133	65,879	11,789	25,866	2,304	
MUIRFIELD II	2240	4/2	43,494	(a) 8,912	2,604	4,536	907	4,914	3,669	69,036	12,199	26,541	2,304	
MUIRFIELD III	1777	3/2	29,325	(a) 8,912	1,596	4,536	907	4,914	2,663	52,853	8,736	15,106	2,304	
MUIRFIELD IV	2240	4/2	30,938	(a) 8,912	2,604	4,536	907	4,914	2,863	55,674	9,146	15,781	2,304	
SPRING CREST	1786	3/2	32,564	(a) 8,840	1,764	4,334	3,024	4,680	3,296	58,502	8,946	15,535	9,922	
WILLOW CREEK	1936	3/2	33,025	(a) 5,328	2,268	4,368	806	4,680	2,933	53,408	10,643	15,547	2,016	
EASTERLING	2250	4/2	31,678	(c) 0	0	0	0	0	1,915	33,593	5,817	19,195	2,240	
ELK RIVER	2251	3/2	41,439	(a) 10,614	2,352	6,854	907	7,332	3,469	72,967	14,881	22,327	2,304	
RIVENDALE	2530	4/2-1/2	50,292	(a) 6,932	2,940	5,712	907	6,162	3,739	76,684	16,159	17,640	2,396	
HUNTINGDALE I	2426	3/2	33,724	(a) 10,211	2,436	5,460	1,310	5,928	3,142	62,211	10,420	16,407	3,312	
HUNTINGDALE II	2426	3/2	33,724	(a) 10,211	2,436	5,460	1,310	5,928	3,142	62,211	10,420	16,407	3,312	
RICHMOND	2511	4/2-1/2	43,724	(c) 0	2,436	0	1,713	0	2,957	50,830	9,056	20,720	4,392	
EDENBOROUGH	2635	3/3	39,169	(a) 9,900	3,108	4,737	3,326	5,148	4,102	69,490	10,362	17,437	10,714	
GRANDVIEW	2698	4/2-1/2	59,292	(c) 0	2,268	0	1,209	0	3,433	66,202	13,182	23,745	3,260	
WOODLANDS	2824	4/2	43,060	(b) 8,963	3,780	4,536	907	4,836	3,469	69,551	12,144	22,576	2,052	
PEACHTREE	3005	3/2	49,137	(b) 12,910	2,604	7,140	1,512	7,644	4,381	85,328	15,819	25,889	4,700	
PRESTWICK	3294	4/2	79,941	(c) 0	3,696	0	2,016	0	4,439	90,092	19,050	20,609	5,184	

NOTE (*): HEAVY TIMBER ROOF LOCATION: (a) Total Roof System, (b) Main Section, (c) Pre-Engineered Trusses or Stick Built Roof by Others, (d) Living Room Only, (e) Master Bedroom, (f) Living/Dining, (g) Kitchen/Dining.
 ** If garage package is erected in conjunction with another Stonemill Log Homes package, erection price is \$2,500.
 NOTE: All prices above subject to change based on final plans. Please contact your StoneMill Log Homes Sales Representative for accurate freight & erection costs based on mileage from Knoxville, TN.

NOTE I

STONEMILL LOG HOMES "LOG SHELL" consists of the following pre-cut materials:

1. 6" x 12" LOG WALLS. West Coast Hemlock wall logs (see plans for location). All dovetail corners, precision machine cut for exact fit, notched top and bottom for "Styro-Seal" insulation between each log (see Styro-Seal). All logs pre-drilled for electrical wiring and 12" dovetail corner spikes. No Hemlock wall logs will be spliced under 40' in length. Choice of Hand Hewn, Planed Smooth, or a combination of each inside and outside for desired log texture.
OPTION: 2" x 12" West Coast Hemlock log veneer for those special areas — gable ends, interior walls, garages, etc. Hand Hewn or Planed Smooth. Contact Stonemill for quote on log veneer.
2. 3" x 5" x 96" EPS INSULATION. This piece of rigid insulation fits in the top and bottom groove on each log (STYRO-SEAL).
3. 6" x 8" SILL LOGS. These logs rest on the sub-floor and create a solid sub-floor/log contact. Hand Hewn or Planed Smooth. Western Hemlock.
4. 4" x 6" GABLE END FILLER LOGS. These fillers are supplied for one story and two story packages and are Hand Hewn or Planed Smooth. Western Hemlock.
5. SECOND FLOOR GIRDERS (Size and Species as allowed) & 6" x 6" GIRDER SUPPORT POSTS WITH SETTLEMENT JACKS. Hand Hewn or Planed Smooth to match log walls. As per blueprints.
6. SECOND FLOOR CEILING BEAMS (Size, Species, Spacing and Length as allowed). Spaced at 30" or 24" O.C., notched and fitted. Hand Hewn or Planed Smooth to match girder and log walls. Ceiling beam size will vary with span.
7. PORCH MATERIALS: a) 6" x 6" x 8' porch posts with settlement jacks, b) 4" x 8" porch beams, c) 4" x 8" porch end struts, d) 4" x 8" porch rafters at 48" O.C. All above materials are Hand Hewn or Planed Smooth. Pine
8. 6" x 12" FIREPLACE MANTELS & 4" x 8" MANTEL BRACKETS
9. TEXTURED CHINKING. Chinking for the interior and exterior log walls to thickness of 3/8", as recommended by product manufacturer. Choice of colors. Also included is 1/2" x 4" x 96" Styrofoam filler strips where chinking is applied to make a smooth surface.
10. BLUEPRINTS. Four (4) sets of blueprints furnished with each log kit. Standard or Custom.
11. 12" DOVETAIL CORNER SPIKES, 3" x 5" PRE-CUT LOAD BEARING BLOCKS, and ALIGNMENT RODS (1/2" x 24") as needed.

NOTE II

HEAVY TIMBER ROOF SYSTEM: Standard Ridge and Rafter components with optional decorative trusses. Common and Shed Dormer systems are available according to the plan. Roof timber size, species, spacing & joinery will vary with span of the home. Timber Roof System specifications and prices will also vary with local snow and wind load requirements.

NOTE III

LOFT (2nd floor), PORCH, & ROOF DECKING / INSULATION PACKAGE.

The following items are furnished, not erected:

- (a) LOFT: 2" x 6" x 10' Tongue & Groove, Pine, KD.
- (b) ROOF DECKING: 2" x 6" x 12' Tongue & Groove, Pine, KD.
- (c) PORCH ROOF DECKING: 2" x 6" x 12' Tongue & Groove, Pine, KD.
- (d) ROOF INSULATION SYSTEM. 6 3/4" EPS Insulation / 7/16" OSB Board) (R-30)

NOTE: Thicker Insulation can be supplied where Codes or climate is a factor.

NOTE IV

WOOD TREATMENT PACKAGE: Wood treatment products are manufactured by Sashco and are calculated as materials only:

- (a) Penetreat Borate Treatment
- (b) Conceal Textured Caulk
- (c) Capture Exterior & Interior Stain
- (d) Cascade Exterior Top Coat Sealer
- (e) Symphony Clear Interior Finish

NOTE V*

ERECTION OF MATERIALS: The following materials will be unloaded and erected by Stonemill Log Homes recommended erection crew:

- | | |
|--|--|
| (a) 6" x 8" Starter or Sill Logs. | (f) Heavy Timber Roof System, as per plan. |
| (b) 6" x 12" Hemlock Wall Logs. | (g) 12" Dovetail corner spikes, load bearing blocks & alignment rods, as needed. |
| (c) Second floor girders, as per plan. | (h) 2" x 6" Slotted window, door, & fireplace jambs. |
| (d) Second floor (loft) ceiling beams as per plan. | * (i) Install Framing and Exterior Sheathing for Shed Dormer Walls, on which |
| (e) 3" x 5" x 8' EPS insulation between each log (Styro-Seal). | to set Heavy Timber Roof System. |

NOTE VI*

ERECTION CHARGES: Erection charges for Stonemill Log Homes' recommended erection crew to erect the components outlined in Note V are priced based on the amount of material and complexity of the structure to be erected. Custom models are priced using the same criterion. Base prices are within 50 miles of Knoxville, TN. For jobs outside the 50 mile radius add \$5.00 for each mile outside of the radius. Ex.: A job 150 miles from Knoxville will have \$500 added to the basic erection charge. A job site inspection is provided prior to delivery of your log package to identify any potential delivery or erection problems. Room, Board, Crane and Travel expenses are included in the erection charge.

NOTE VII*

BASIC DRY-IN SERVICE:

- (a) Heavy Timber Roof System (Where Specified)
Install 2" x 6" T&G Decking On Roof Structure.
Install Insulated Roof System Per Manufacturers Specs.
- (b) Conventional Roof System (Where Specified)
Install Conventional Roof Trusses supplied by manufacturer.
Install 4' x 8' Decking On Conventional Trusses.
- (c) Frame Dog House Dormers and Install Exterior Sheathing
- (d) Install Felt Paper On Roof
- (e) Frame Gable End Walls and Install Exterior Sheathing
- (f) Frame Shed Dormers and Install Exterior Sheathing when Conventional Roof System is Specified.
- (g) Install 2"x6" T&G Second Floor Decking - Face Nailed (Where Specified)

NOTE VIII*

BASIC DRY-IN CHARGE: Dry-In labor services for Stonemill Log Homes' recommended crew to provide services outlined in Note VII are priced based on volume of work. Custom models are priced using the same criterion. Room and Board expenses are included in the Dry-In charge.

NOTE IX*

PORCH INSTALLATION: Frame Porch Decks, Timber Porch Roof Structure, Install Tongue and Groove Porch Roof Decking and Felt on Porch Roof as per plans (on Homeowner Built Foundation). Price Quotes for Porch Installation are a Labor Price Only. Porch installation prices are subject to change based on height of porch deck above finished grade.

NOTE X

FREIGHT: Freight charge is \$2.80 per mile, FOB-KNOXVILLE, TN. Number of loads will vary based on the amount of materials ordered. Most total packages can be shipped on two trucks. Minimum Freight Charge is \$500.00 per truck load.

***Homeowner to supply conventional building materials as per list provided by StoneMill Log Homes.**