

**Turn Key Estimate**  
**28x40 Sundown Chalet w/ Unfinished Basement**

<b>Excavation &amp; Concrete, site work</b>	hours/units	price per	totals
Plans and Design (Done by Lazarus)	0	\$ -	\$ -
Engineering - allowance \$.75/ft.	0.9	\$ -	\$ -
Permit - allowance	1	\$ 500.00	\$ 500
Excavation & Fill for home (M+L)-Materials + Labor	1	\$ 3,750.00	\$ 3,750
Septic System (Mat+Lab) - Gravity	1	\$ 5,000.00	\$ 5,000
Electric supply to house meter - hookup only (M+L)	1	\$ 1,250.00	\$ 1,250
Basement concrete 8' basement (Mat+Lab)	1	\$ 18,000.00	\$ 18,000
Well - 150ft deep (Mat+Lab)	1	\$ 8,000.00	\$ 8,000
			\$ 36,500
<b>Setup and dry in</b>			
Freight/Trucking to site - estimate	2	\$ 1,250.00	\$ 2,500
Gradall rental - approx 1.5 month	1	\$ 4,150.00	\$ 4,150
Log home package setup to dry in stage (Labor)	1514	\$ 35.00	\$ 52,990
Interior doors - main and loft(Mat)	9	\$ 145.00	\$ 1,305
Insulation batt - main floor rim and roof (Mat)	1	\$ 1,580.00	\$ 1,580
Interior partition walls framing-main and loft (Mat+Lab)	172	\$ 15.00	\$ 2,580
Roofing, metal or 3d shingle (Mat+Lab)	27	\$ 185.00	\$ 4,995
			\$ 70,100
<b>Bathroom</b>			
Sink Faucet (Mat)	4	\$ 200.00	\$ 800
Mirror and hardware (Mat)	4	\$ 150.00	\$ 600
Shower Fixtures (Mat)	3	\$ 200.00	\$ 600
Full shower/tub combo with faucet (Mat)	2	\$ 550.00	\$ 1,100
Jetted master jacuzzi tub (Mat)	1	\$ 1,050.00	\$ 1,050
Master shower pan and tile allowance (Mat+Lab)	1	\$ 2,250.00	\$ 2,250
Cabinets Vanity with sink top (Mat+Lab)	4	\$ 350.00	\$ 1,400
Toilet (Mat)	3	\$ 140.00	\$ 420
			\$ 8,220
<b>Kitchen</b>			
Sink - (Mat)	1	\$ 250.00	\$ 250
Sink Faucet - (Mat)	1	\$ 225.00	\$ 225
Cabinets incl. laminate/tile/stone counter (Mat+Lab)	1	\$ 10,000.00	\$ 10,000
Refrigerator (Mat)	1	\$ 1,900.00	\$ 1,900
Dishwasher (Mat)	1	\$ 850.00	\$ 850
Range (Mat)	1	\$ 1,250.00	\$ 1,250
Range hood, or Jen air popup (M)	1	\$ 450.00	\$ 450
			\$ 14,925
<b>Laundry</b>			
Washer and Dryer (Mat)	1	\$ 1,500.00	\$ 1,500
			\$ 1,500
<b>Electrical</b>			
12/2 or 14/2 w/ground int wire (Mat)	7	\$ 70.00	\$ 490
switch, plate and box (Mat)	17	\$ 5.00	\$ 85
outlet (Mat)	40	\$ 4.00	\$ 160
220 circuits (Mat)	5	\$ 50.00	\$ 250
interior lighting and fan (Mat)	1	\$ 2,000.00	\$ 2,000
exterior motion and wall lights (Mat)	1	\$ 200.00	\$ 200
200 Amp Service Box w/breakr (Mat)	2	\$ 450.00	\$ 900
200 Amp meter main and sweep (Mat)	1	\$ 160.00	\$ 160
200 Amp 4/0 Service wire (Mat)	100	\$ 4.50	\$ 450
Electric Hookup and conduit (Mat)	1	\$ 250.00	\$ 250
Electrical Labor (Lab)	120	\$ 65.00	\$ 7,800
			\$ 12,745
<b>Plumbing</b>			
Plumbing Labor (Lab)	105	\$ 65.00	\$ 6,825
Materials (PEX, PVC, W-Htr, fittings)	1	\$ 1,950.00	\$ 1,950
			\$ 8,775
<b>Heating and Air</b>			
Wood FP (1) w/insert & flu through roof (Mat+Lab)	1	\$ 7,200.00	\$ 7,200
Main heat source - Elec. Base. or air source (Mat+Lab)	1	\$ 8,000.00	\$ 8,000
			\$ 15,200
<b>Finish</b>			
Log staining & floor clearcoats- assumes owner does much of the labor, hires out spraying) (Mat+Lab)	1	\$ 5,000.00	\$ 5,000
Sheetrock interior walls in main & loft levels (Mat+Lab)	3100	\$ 2.20	\$ 6,820
T&G interior walls labor (Mat. in Lazarus Quote as option) (Lab)	0	\$ 0.75	\$ -
Door hrdwr, deck screws, various odds & ends (Mat)	1	\$ 1,500.00	\$ 1,500
Interior Trim: around interior doors, baseboard, wall-to-ceiling (Mat) Lazarus can bid this with our rough sawn trim)	2200	\$ 0.50	\$ 1,100
Finish Carpentry: Hang doors, install trim, window casings, etc. Basically what is not in log package inside (Lab)	125	\$ 30.00	\$ 3,750
			\$ 18,170
<b>Basement - Primary Finishes</b>			
BASEMENT - Interior doors (Mat)	0	\$ 130.00	\$ -
BASEMENT - insulation of ceiling (Mat)	0	\$ 1,164.00	\$ -
BASEMENT: Frame perimeter & partition walls (Mat+Lab)	0	\$ 15.00	\$ -
BASEMENT: Sheetrock all walls, and ceiling (Mat+Lab)	0	\$ 2.20	\$ -
BASEMENT: Sheetrock ceiling (Mat+Lab)	0	\$ 2.20	\$ -
BASEMENT: T&G perimeter and interior walls, ceiling labor (Mat in Lazarus Quote as option) (Lab)	0	\$ 0.75	\$ -
BASEMENT: Carpet (Mat+Lab)	0	\$ 4.50	\$ -
			\$ -
<b>Turn key costs NOT INCLUDED in Lazarus' Package</b>	<b>Total</b>		<b>\$ 186,135</b>
<b>Lazarus Log Home Package Price (INCLUDED)</b>	<b>Log Package</b>		<b>\$ 88,467</b>
<b>Owner is their own GC. Add 10% to 15% for GC fee, if required</b>	<b>Grand Total Build Estimate</b>		<b>\$ 274,602</b>