

# Budget Breakdown

It can be hard to visual how a budget might break down until you actually see one laid out for you. Here, we provide a sample budget from Mountain Log Homes of Colorado of a roughly 3,400-square-foot home priced at approximately \$235 per square foot. Certain costs, such as

excavation, are likely to be similar regardless of home size. But you may find other areas where cost would likely be less for a smaller cabin (e.g., flooring, because there will be less surface area to cover). [NOTE: This is for guidance purposes only and should not be used as actual quotes.]

## Total square footage: 3,374 (incl. garage)

### 1. Soils Test, Plans & Engineering

- a. Soils, Wetlands & Slope Stability Report - \$1,937
- b. Survey - \$3,000
- c. Plans/Drafting (incl. copies) - \$2,270
- d. Structural Engineering - \$2,700
- e. ResCheck/IECC & Energy Star (incl. utility connection fees for electricity and gas) - \$3,836

Total: \$13,743

### 2. Permit Fees: Plan Reviews and Building Permit (incl. owner copies) - \$9,700

### 3. Site Preparation

- a. Excavation (incl. site excavation, retaining walls and driveway) - \$20,000
- b. Grading and Excavation Permit - \$1,320
- c. Fire Mitigation Permit Fee - \$150

Total: \$21,470

### 4. Well & Septic

- a. Well Permit - \$100
- b. Septic Test/Permit - \$78
- c. Well and Pump - \$10,000
- d. Septic System - \$28,000

Total: \$38,178

### 5. Portable Toilets - \$1,700

### 6. Foundation Excavation & Grading - \$13,000

### 7. Silt Fence & Setup - \$1,500

### 8. Foundation: Labor & Materials - \$31,000

### 9. Waterproofing - \$1,400

### 10. Flatwork: Material & Labor - \$11,874

### 11. Lumber: Framing & Sheathing (incl. trusses) - \$32,000

### 12. Tongue-and-Groove (T&G) Pine (exterior soffits and great room ceiling) - \$3,444

### 13. Miscellaneous Materials & Fasteners - \$2,200

### 14. Exterior Doors - \$3,455

### 15. Interior Doors - \$7,919

### 16. Door Hardware - \$1,665

### 17. Garage Door & Openers - \$1,975

### 18. Exterior Trim & Siding - \$4,400

### 19. Decks, Patios & Joist Materials - \$10,000

### 20. Interior Trim Materials - \$3,400

### 21. Closet Shelves & Rods - \$1,500

### 22. Labor

- a. Subfloor - \$7,000
- b. Log Stack - \$9,500
- c. Exterior Framing - \$6,000
- d. Roof Framing - \$10,500
- e. Interior Framing - \$8,000
- f. Decks & Rails - \$13,000
- g. Interior Trim with Cabinets - \$15,000
- h. T&G - \$6,000
- i. Stairs - \$1,500
- j. Windows, Siding & Fascia - \$12,500
- k. Common - \$8,000

Total: \$97,000

### 23. Plumbing & Gas - \$14,425

### 24. Radon Venting - \$600

### 25. Plumbing: Fixtures - \$6,000

### 26. Electric

- a. Labor - \$25,899
- b. Materials - \$8,493
- c. Light Fixtures - \$7,500
- d. Low Voltage Wiring (phone and TV) - \$1,500

Total: \$43,392

### 27. Smoke Alarms - \$2,990

### 28. HVAC - \$26,315

### 29. Windows & Patio Doors (aluminum clad and fiberglass) - \$13,893

### 30. Fireplaces

- a. Fireplaces & Duct Work for two fireplaces - \$9,065
- b. Masonry: Material & Labor (vener) - \$5,529
- c. Wood Mantels - \$500

Total: \$15,094

### 31. Flashing - \$2,200

### 32. Roofing: Materials & Labor (30-year asphalt shingles) - \$12,874

### 33. Insulation - \$7,913

### 34. Drywall - \$10,592

### 35. Painting

- a. Interior - \$15,000
- b. Exterior - \$12,500

Total: \$27,500

### 36. Chinking - \$20,000

### 37. Floors

- a. Wood (great room) - \$6,000
- b. Carpet (lower level, master bedroom and stairs) - \$6,000
- c. Tile (including showers and fireplace) - \$8,000

Total: \$20,000

### 38. Finishing Touches:

- a. Cabinets (semi-custom) - \$10,000
- b. Countertops - \$6,000
- c. Appliances - \$7,000
- d. Mirrors & Shower Doors - \$2,056
- e. Finish Hardware - \$1,000

Total: \$26,056

### 39. Trash/Cleanup - \$3,750

### 40. Landscaping - \$1,710

### 41. Crane Rental - \$6,000

### 42. Water/Sandblasting/Log Prep - \$1,500

### 43. Fuel/Propane - \$1,500

### 44. Misc. Rental Equip. & Scaffolding - \$1,000

### 45. Construction Clean (windows and house) - \$1,250

### 46. Builders Contingency - \$8,000

### 47. Log Package - \$117,800

### 48. Builder Administration & Supervision - \$85,663

**TOTAL: \$790,540**

**Per square foot: \$234.30**

## extra savings

→ If you plan to rely heavily on the equity of your land for a down payment on a loan, consider asking the agent who sold you the property to collect comparables of recent land purchases and provide an assessment on what your land is currently worth, as he or she may have a better idea of land equity in the area to help you qualify for a greater loan.

→ Add 10 to 15 percent to any turn-key estimates from builders to create a cushion against mishaps, changes or surprises.

→ The last things that go into your cabin (e.g., flooring, appliances) should be the first things you select so that you can design other necessary items (e.g., stairs, cabinetry) around them.

→ Find creative ways to get deals on products. For example, if your area has a parade of homes and you can ensure your cabin will be included, you may be able to get greater discounts on products in return for being showcased as part of your cabin.