



Nithi Mountain Log Homes

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Details about Nithi Mountain Log Homes Construction Process

We provide the log shell for your log home. This basically means any of the parts of your home that are made from logs or timbers: the log walls, the log roof structure, the floor system for the loft (if in your plan), and the log roof structure for any covered log decks.

Once your blueprints are finalized and all the decisions have been made regarding your log home, it is time for us to begin construction. We build your log shell at our building yard in Fraser Lake using wood from the local area. If you chose a round log home, our log peelers peel each log using a draw knife to give a smooth, carved look to the logs and to follow the natural shape of each log. If you want any character logs in your home, we will specially select and reserve these pieces to be used in the most suitable locations. If you selected a timber log home, we saw the timbers for your home to ensure we have prime quality timbers for building.

Once the log walls and roof structure are complete we spend the next few weeks on the finishing details of the log shell. We do all we can to simplify and expedite the finishing work.

Here is some of the work we do to prepare your log home for finishing:

- We cut out the openings for the doors and windows and build and install door and window bucks (frames) to prepare them for quick installation of your doors, windows, and trim.
- We drill holes for the electrical wiring and cut out electrical box locations so it is ready to run the wiring.
- Wherever interior stud walls will meet log walls, the log walls need to be able to settle past the stud walls. We cut grooves and supply splines for each interior partition wall so your house is ready for interior framing.
- There are some places in log homes where special cuts (grooves or flattening) are needed. Such cuts may be needed for installing flashing, flooring, ceiling boards, rafters, kitchen cupboards, and bathtubs. We will prepare any of these cuts that are needed for your log home.
- We insulate as we disassemble your log shell on our site. We feel proper insulating of a log home is critical to the overall warmth, especially if a log happens to move or twist. We thoroughly insulate the lateral grooves between each log and each notch. In the past, pink fiberglass was often used for insulation in log homes. Fiberglass is a good insulator but it does not recover well from compression nor does it stop air infiltration. In our log homes we use

a closed-cell foam backer rod, rather than fiberglass insulation. Foam rod provides an air barrier, expands or flattens considerably as needed, and stands up well during the reassembly phase. We also use sheep's wool for insulating where suitable. Sheep's wool is a natural insulator that is hard to match for warmth with the added benefit that it is a natural product to use in your home.

- If you have a second floor or a loft we will build you a set of log or timber stairs to compliment your new log home.
- We do any finishing shaping, sanding, and cleaning so your home is ready for the log home finish to be applied.

The amount of work done beyond the basic shell can vary greatly between log home builders and it can have a big impact on the cost of finishing as well as the finished appearance of your log home.

Our Log Home Packages Include

The features that are standard in our log shells include:

- For round log homes...full scribe fit construction (i.e. chinking is not required); joined with saddle notch corners; using hand-peeled 13-15" logs (average diameter at the midspan); insulated using a combination of foam backer rod and sheep's wool.
- For timber log homes...8" x12" timbers for the walls (6" x10" timbers are available for small homes and cabins); joined with dovetail corners; interior surface planed smooth, exterior surface rough sawn; ready to install backer rod and chinking
- Log or timber roof system as per the blueprints
- Log or timber loft floor system as per the blueprints
- Window and door openings cut out and window/door bucks supplied and installed
- Holes and boxes drilled for electrical wiring
- Partition cuts and splines for attaching interior walls
- Flashing grooves
- Flooring groove below bottom round
- Ceiling groove below loft floor
- Pitch cut for roof
- Walls flattened for kitchen cupboards, bathtubs etc. if desired
- Interior stairs (if 2nd story or loft in plan)
- Hardwood dowels between logs, and any other attaching hardware such as screw jacks, through bolts, etc. All appropriate locations drilled and attaching hardware installed.
- Choice of log trim style at log ends
- Exterior finishing features such as aesthetic details
- Reassembly on your site

Since each house is individually constructed we have the flexibility to vary from the above list of typical features if you prefer something different.

We can also provide other items for your log home such as railings, interior doors, trim, and even rustic furniture to compliment your log home.

At any time during construction, you are welcome and encouraged to visit and be a part of the construction of your log home.

Finishing Work

Finishing work can be done by you, various contractors, or a general contractor. Finishing time can vary greatly depending on who will do the finishing work and the time they have available to dedicate to finishing your home. If working with a general contractor, it is important to choose a reliable contractor who is familiar with log homes to ensure the process runs smoothly from start to finish.

While efforts can be made to expedite each step, the process is much more enjoyable if a realistic timeframe is planned for from the start.

General Pricing

There is a large range in what log home owners want in their home and this obviously has a great impact on the price of the finished home. When getting an idea of price, prices based on square footage can be misleading since the size of the log building is only one aspect of the price. Price is also affected by factors such as the features that you choose for your log home (roof style, interior log walls, ceiling design, etc.); the square footage on each floor (ranch style vs. house with loft); wood choice (species, size of logs); and the amount of finishing work done by the log builder. That said, square footage prices do give a starting point from where you can begin to get a sense of the price you can expect to pay. A figure that is used today to approximate the cost to finish a log home is \$120 to \$150 per square foot (and higher on a more elaborate house). The price of a log shell can be estimated to be 1/3rd of the finished house cost. Once you have details on what you would like for your log home, we can give you a more accurate estimate of price for your log shell.