

# Modular Log Homes

## Floor Plans | Pricing | Options

Hill View Mini Barns, LLC is an authorized dealer of Cozy Cabins LLC, where one of the primary goals is building homes with top quality workmanship. These homes come to life in a Lancaster County, Pennsylvania facility, where strong work ethics and good craftsmanship are still handed down from one generation to another.

Our team is committed to building your home your way. The style, size, and features are for you to choose; but if you prefer it quick and easy, just choose one of our well-designed floor plans that best fits your lifestyle. If you want to put your own personal touch into your layout, you have the freedom to customize one of our floor plans, or even design your own from scratch! Just show us what you want and our design team will create accurate scale drawings from your ideas.

And to top it off: All our homes are modular construction, meaning they are pre-built and delivered to your job site in sections, already 75%–90% complete, allowing you to move in much more quickly and with fewer headaches. Another benefit is the fact that your home is constructed under a roof in a controlled environment so no rain or snow can cause mold issues later. It's efficient too, with less wasted building materials than traditional construction. Your 21st century modular log home is something for you and the next generations to be proud of. Let's do this together!

### Hill View Mini Barns, LLC



phone: 207-269-2800

email: [sales@hillviewminibarns.com](mailto:sales@hillviewminibarns.com)

***NOTE: Prices may be subject to lumber surcharge;  
See salesman for current pricing.  
Construction schedule for 2022 is currently full;  
New orders being scheduled for 2023.***





# Package Explanations

## Main Shell

- o Floor constructed of 2x10 joists spaced at 16" o/c with ¾" OSB tongue & groove sub-floor
- o Walls constructed of 2x6 studs spaced at 16" o/c with 7/16" OSB wall sheathing and Tyvek® house wrap
- o Roof constructed of engineered trusses spaced at 24" o/c with 5/8" OSB sheathing
- o GAF® lifetime architectural shingles over synthetic roof underlayment w/ ice & water shield at eaves
- o Porch finished with 1" composite decking and metal railings (log railings optional)
- o Exterior log siding is 2x8 tongue and groove white pine, with 5-year urethane applied
- o Provia® insulated vinyl windows – double-hung/tilt with max efficiency Low-E/Argon
- o Provia® insulated fiberglass entry doors with 9-lite glass and Schlage® lever locksets & deadbolts
- o Storm door for single entry doors where not covered by porch
- o Porch steps, plus 4x6 landing w/steps & railings at all other entries (except patio doors)

## Insulation

- o Walls: R-21 fiberglass insulation
- o Ceiling: R-49 cellulose (closed cell spray foam + fiberglass for Mtnr. Deluxe & Chalet vaulted areas – R-49)
- o Foundation: R-14 closed cell spray foam (2" thick, on interior)

## Interior

- o Fusion Vinyl Plank flooring. Color choices: Hemlock or Hickory (sheet vinyl at bathrooms, mud rooms)
- o Walls & ceilings finished in ¾" tongue & groove knotty-pine boards with 2-coat clear finish
- o Knotty-pine solid wood interior doors (v-groove arch top) with Schlage® lever latches
- o Wood closet shelving - adjustable height

## Kitchen

- o Solid pine cabinetry with full-extension, soft-close doors & drawers (lazy susan in all angled corner cabinets)
- o Wilsonart® laminate counter tops with decorative edge profiles (color & profile of your choice)
- o Under-mount double-bowl stainless sink and Moen® faucet with pull-down sprayer
- o Over-range microwave with thru-wall exhaust
- o Counter receptacles [GFCI protected]
- o Range electrical consists of (1) 240v & (1) 120v receptacle – to power an elect. range or controls on a gas model

## Bathrooms

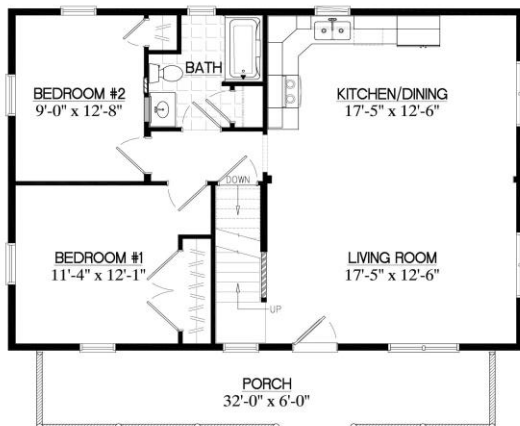
- o All plumbing fixtures (Moen® brand) are installed as dictated by floor plan, including faucets & shower heads
- o Tubs and showers are 1-piece fiberglass units – Biscuit color
- o Solid pine vanity cabinetry with cultured marble 1-piece top/sink – Biscuit color, swirled design
- o Rheem® water heater installed where shown on floor plan (all std. layouts without interior basement access)
- o Exhaust fan/light combination in ceiling, light over sink, and 20 amp GFCI receptacle at sink
- o Medicine cabinet at sink, plus amenities such as: toilet paper holder, hand towel ring, towel bar and robe hook

## Electrical

- o 200 amp Leviton panel box with breakers installed (2 conduits through floor)
- o Ceiling fans with lights in living room and bedrooms (includes fan speed control)
- o Outside light on porch and at each additional exterior door
- o Exterior receptacle on front and back of home, and at each side door
- o Tamper-resistant receptacles spaced around rooms (less than 12' apart)
- o Smoke/CO alarm in hallway & loft areas and a smoke alarm in each bedroom – all hard-wired together
- o LED lighting indoor and outdoor *\*exception: bath fans may be factory-equipped with energy-efficient CFL bulbs*

# Mountaineer

2022



**26x36**  
26MR1302      **\$205,590**  
936 sq.ft. +504 u/f

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*



**26x40**  
26MR1303      **\$243,250**  
1,040 sq.ft. +560 u/f

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*



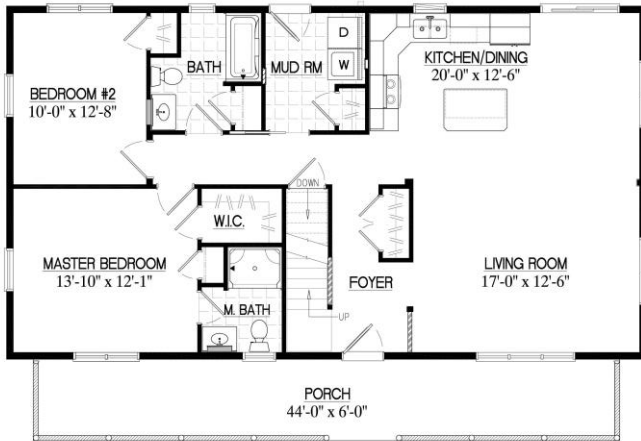
**26x44**  
26MR1304      **\$246,760**  
1,144 sq.ft. +616 u/f

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*

# Mountaineer

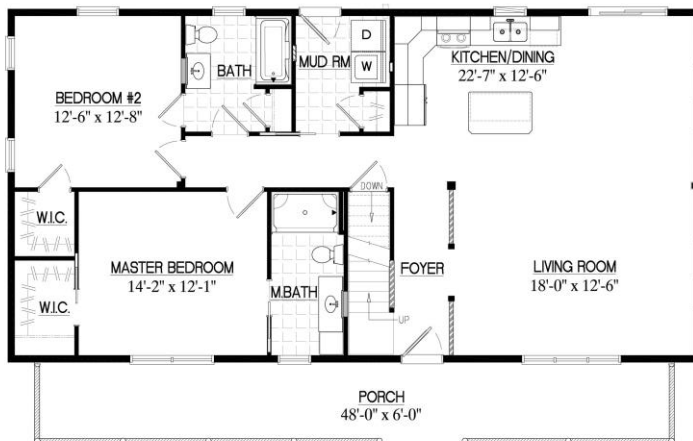
2022



**26x48**  
26MR1305      **\$270,310**  
1,248 sq.ft. +672 u/f

26' wide plan shown

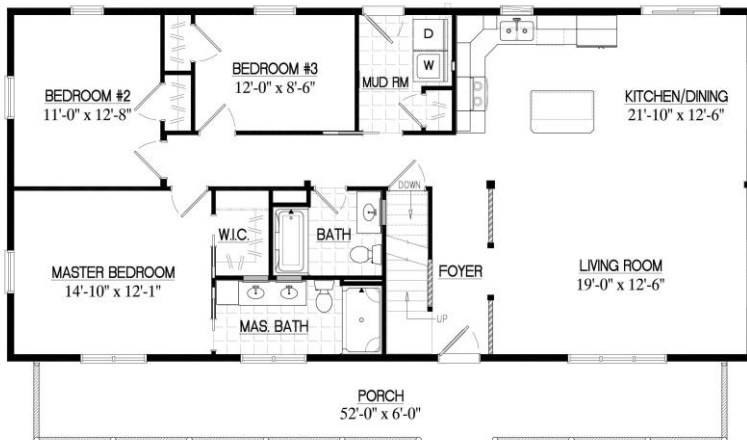
*\*includes: set-up, crane charges, & taxes*



**26x52**  
26MR1306      **\$280,500**  
1,352 sq.ft. +728 u/f

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*



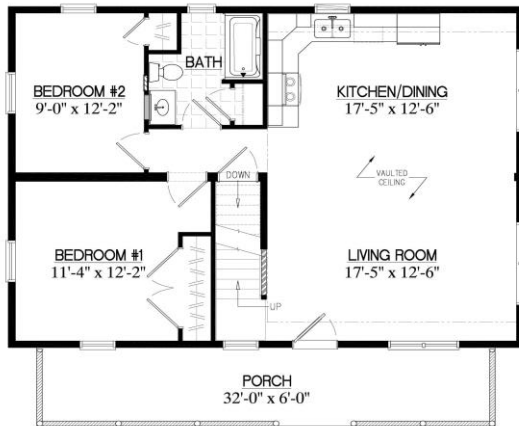
**26x56**  
26MR1309      **\$296,030**  
1,456 sq.ft. +784 u/f

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*

# Mountaineer Deluxe

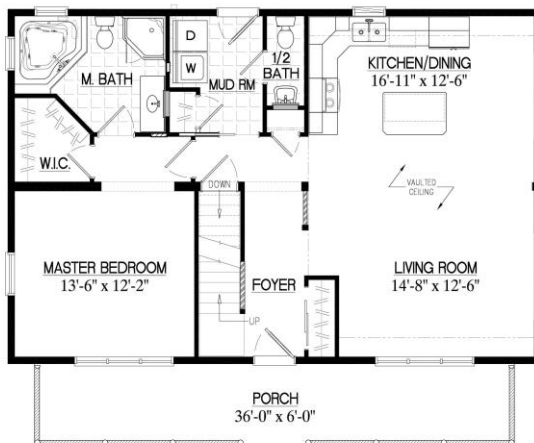
2022



**26x36**  
26MD1402      **\$252,480**  
1,029 sq.ft. +141u/f

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*



**26x40**  
26MD1403      **\$296,760**  
1,141 sq.ft. +200u/f

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*



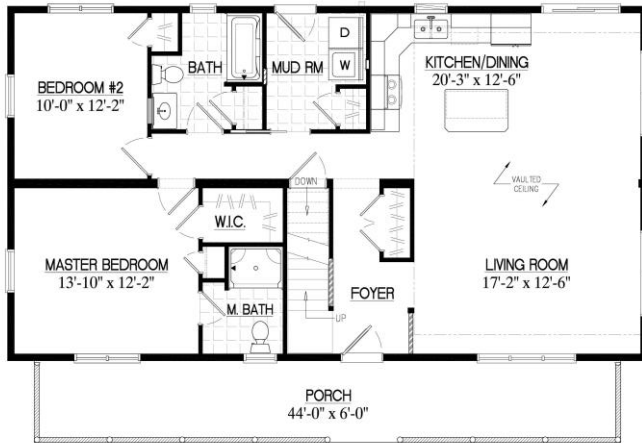
**26x44**  
26MD1404      **\$301,290**  
1,284 sq.ft. +217 u/f

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*

# Mountaineer Deluxe

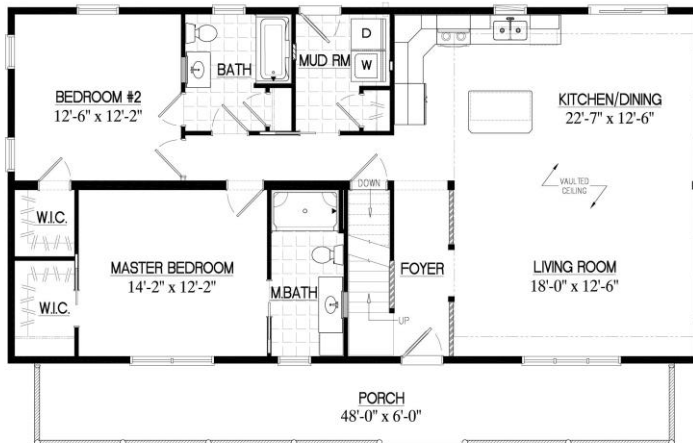
2022



**26x48**  
26MD1405     **\$329,340**  
1,368 sq.ft. +294 u/f

26' wide plan shown

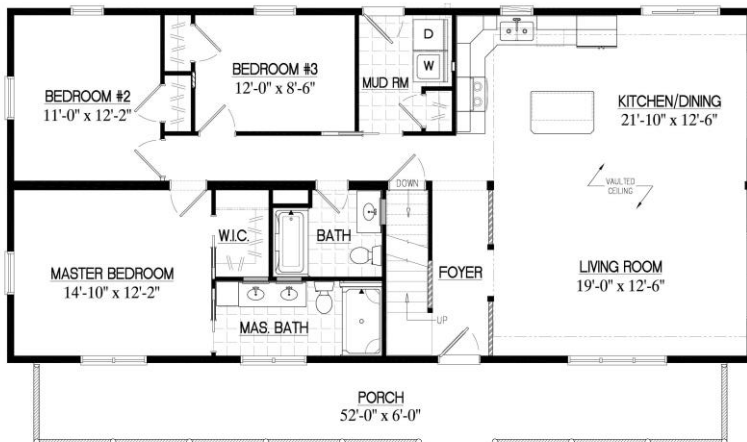
*\*includes: set-up, crane charges, & taxes*



**26x52**  
26MD1406     **\$340,570**  
1,448 sq.ft. +357 u/f

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*



**26x56**  
26MD1409     **\$360,440**  
1,635 sq.ft. +322 u/f

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*

# Chalet

2022



**26x30**  
26CH1601

**\$238,860**  
866 sq.ft. +130 u/f

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*



**26x36**  
26CH1602

**\$263,680**  
1,031 sq.ft. +204 u/f

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*



**26x42**  
26CH1603

**\$286,340**  
1,185 sq.ft. +249 u/f

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*

# Chalet

2022



**26x48**  
26CH1605

**\$322,320**  
1,412 sq.ft.  
+266 u/f

26' wide plan shown

\*includes: set-up, crane charges, & taxes



**26x52**  
26CH1606

**\$342,110**  
1,538 sq.ft.  
+325 u/f

26' wide plan shown

\*includes: set-up, crane charges, & taxes



**26x56**  
26CH1607

**\$358,540**  
1,644 sq.ft.  
+287 u/f

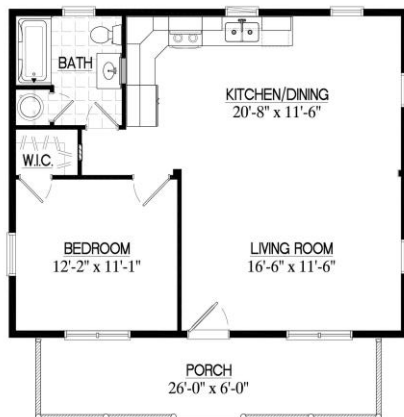
26' wide plan shown

\*includes: set-up, crane charges, & taxes



# Musketeer

2022

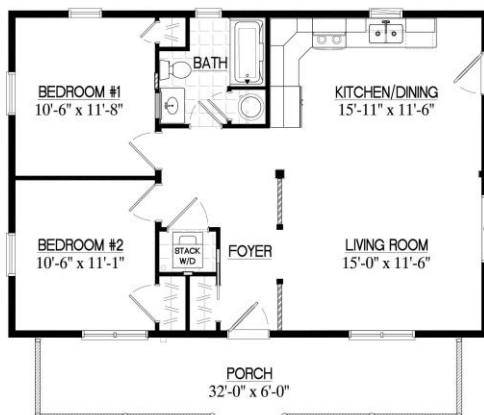


**24x30**  
24MK1501 **\$150,560**  
720 sq.ft.

**26x30**  
26MK1501 **\$154,670**  
780 sq.ft.

24' wide plan shown

\*includes: set-up, crane charges, & taxes

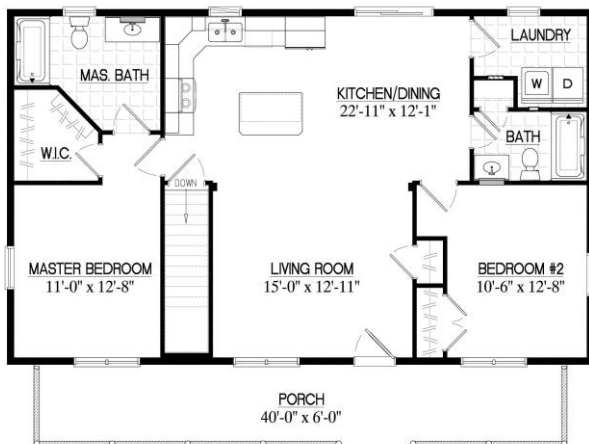


**24x36**  
24MK1502 **\$179,490**  
864 sq.ft.

**26x36**  
26MK1502 **\$185,540**  
936 sq.ft.

24' wide plan shown

\*includes: set-up, crane charges, & taxes



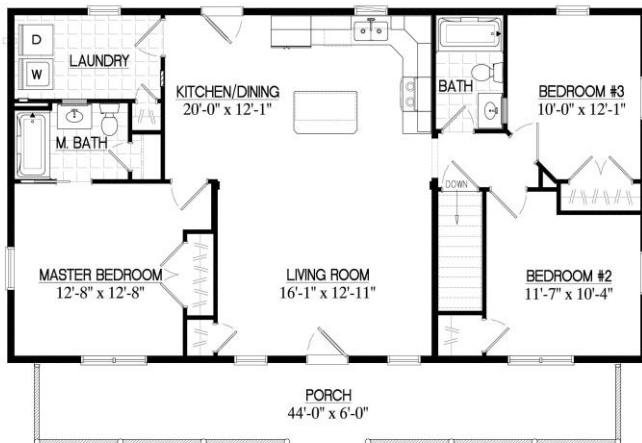
**26x44**  
26MK1504 **\$219,890**  
1,144 sq.ft.

26' wide plan shown

\*includes: set-up, crane charges, & taxes

# Musketeer

2022

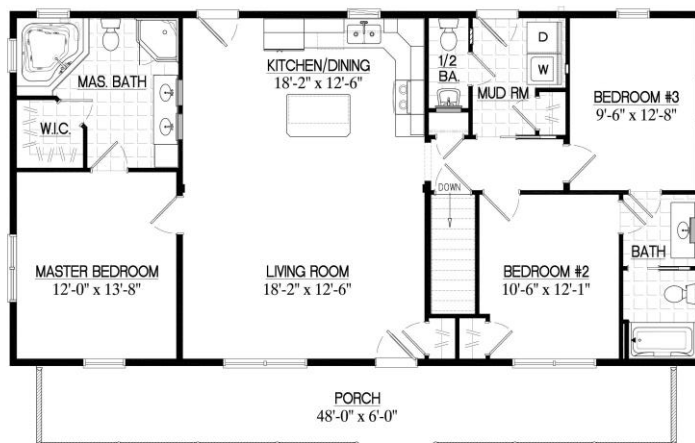


**26x48**  
26MK1505

**\$239,230**  
1,248 sq.ft.

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*

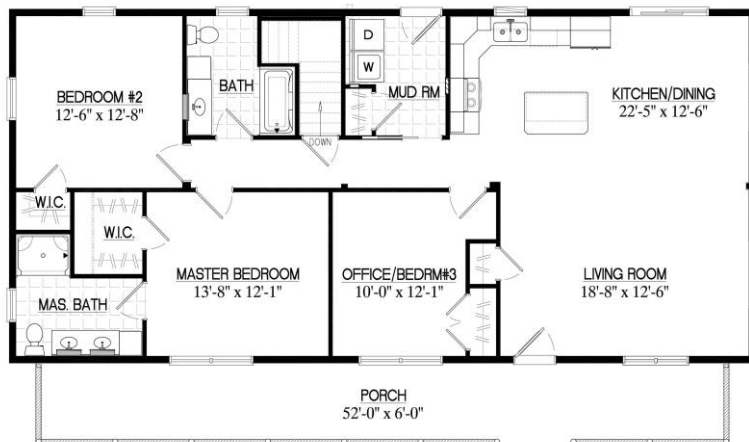


**26x52**  
26MK1507

**\$271,220**  
1,352 sq.ft.

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*



**26x56**  
26MK1508

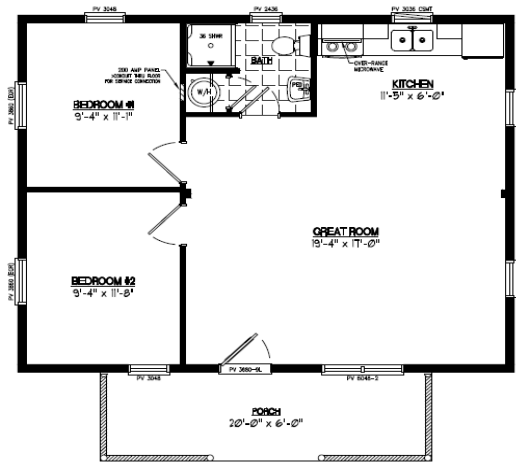
**\$267,310**  
1,456 sq.ft.

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*

# Pioneer

2022

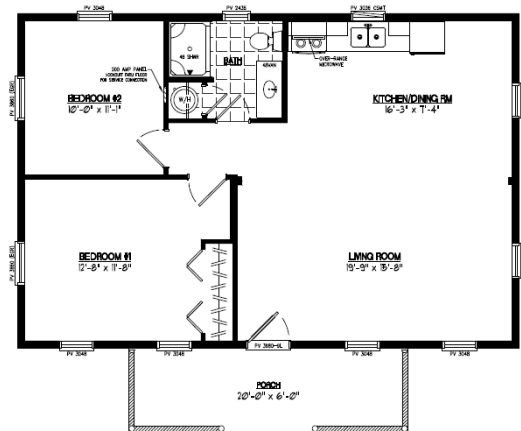


**24x30**  
24PR1201 **\$146,830**  
720 sq.ft.

**26x30**  
26PR1201 **\$151,100**  
780 sq.ft.

24' wide plan shown

\*includes: set-up, & crane charges



**24x36**  
24PR1202 **\$163,370**  
864 sq.ft.

**26x36**  
26PR1202 **\$169,250**  
936 sq.ft.

24' wide plan shown

\*includes: set-up, & crane charges



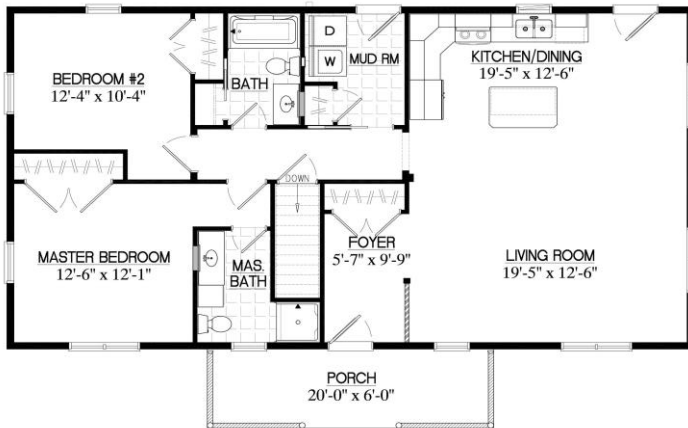
**26x42**  
26PR1204 **\$210,030**  
1,092 sq.ft.

26' wide plan shown

\*includes: set-up, & crane charges

# Pioneer

2022

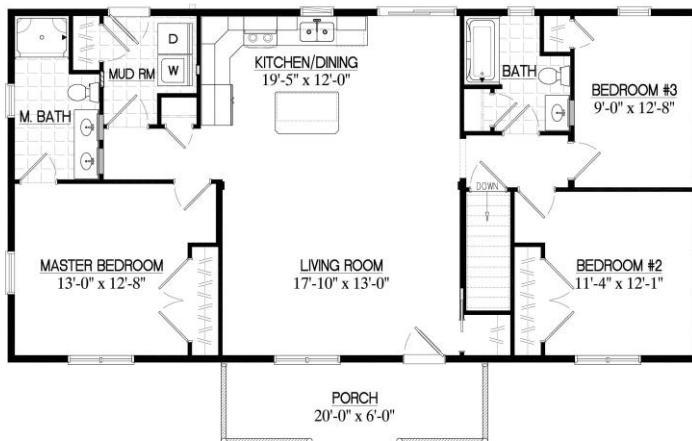


**26x48**  
26PR1206

**\$244,080**  
1,248 sq.ft.

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*

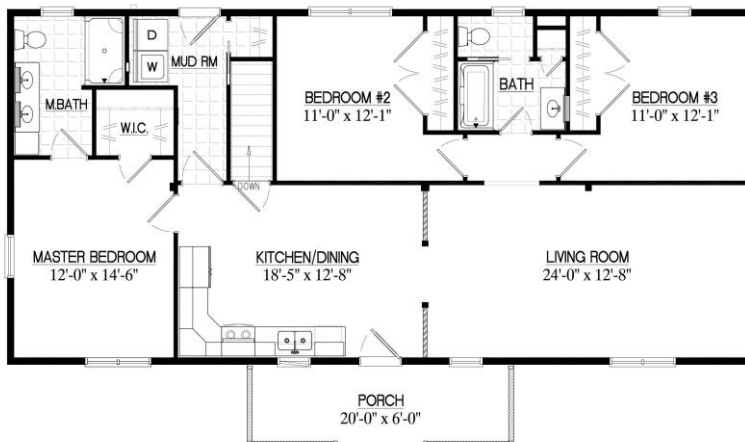


**26x52**  
26PR1207

**\$252,280**  
1,352 sq.ft.

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*

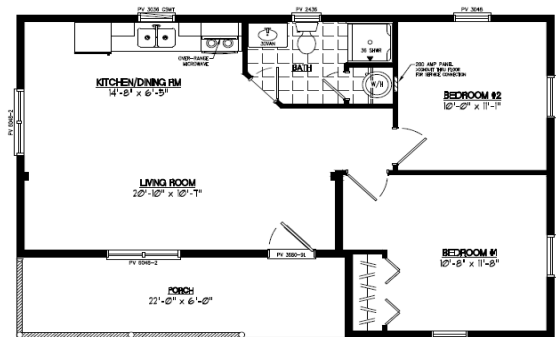


**26x56**  
26PR1208

**\$260,430**  
1,456 sq.ft.

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*

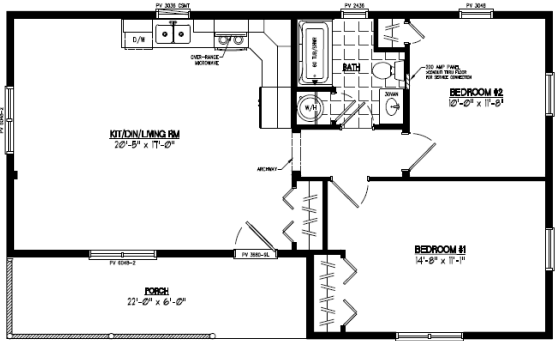


**24x36**  
24FR601 **\$148,650**  
732 sq.ft.

**26x36**  
26FR601 **\$153,590**  
804 sq.ft.

24' wide plan shown

\*includes: set-up, & crane charges

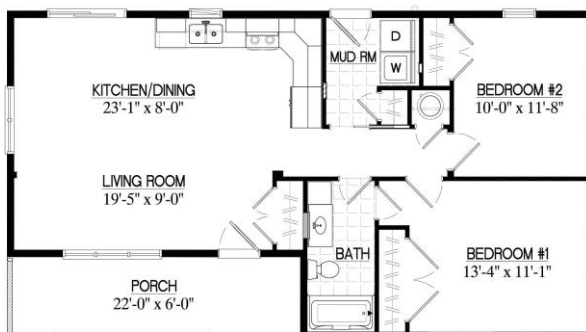


**24x40**  
24FR602 **\$168,060**  
828 sq.ft.

**26x40**  
26FR602 **\$173,860**  
908 sq.ft.

24' wide plan shown

\*includes: set-up, & crane charges



**24x44**  
24FR604 **\$195,800**  
924 sq.ft.

**26x44**  
26FR604 **\$202,680**  
1,012 sq.ft.

24' wide plan shown

\*includes: set-up, & crane charges

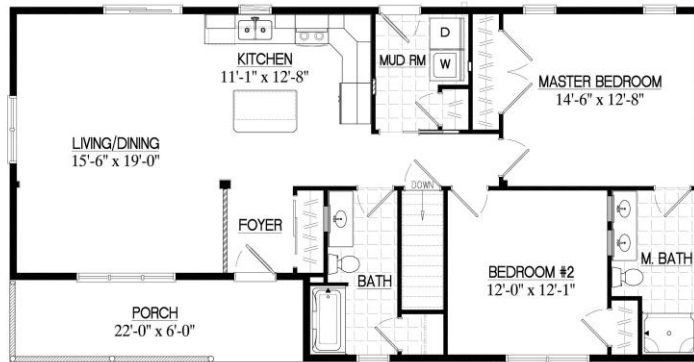


**26x48**  
26FR605

**\$211,150**  
1,116 sq.ft.

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*



**26x52**  
26FR606

**\$233,510**  
1,220 sq.ft.

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*

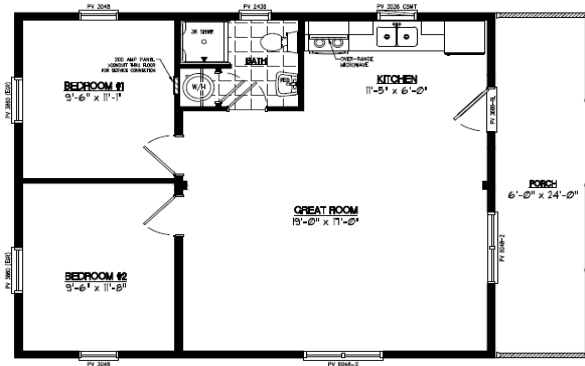


**26x56**  
26FR607

**\$240,770**  
1,324 sq.ft.

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*



**24x30**  
24SR401 **\$146,550**  
720 sq.ft.

**26x30**  
26SR401 **\$150,700**  
780 sq.ft.

24' wide plan shown

*\*includes: set-up, crane charges & taxes*



**24x36**  
24SR402 **\$182,440**  
864 sq.ft.

**26x36**  
26SR402 **\$188,510**  
936 sq.ft.

24' wide plan shown

*\*includes: set-up, crane charges & taxes*



**26x42**  
26SR403 **\$214,160**  
1,092 sq.ft.

26' wide plan shown

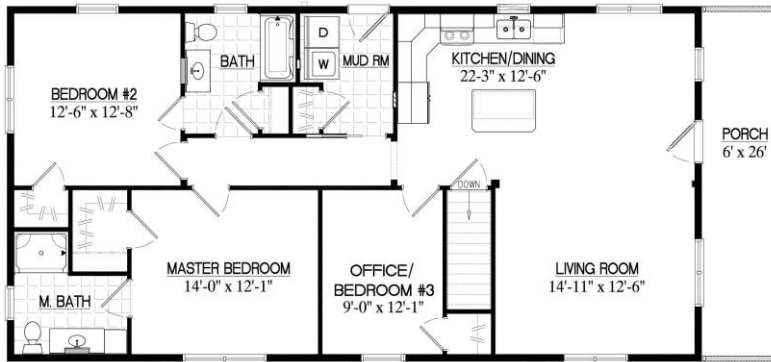
*\*includes: set-up, crane charges & taxes*



**26x48**      **\$237,670**  
 26SR405      1,248 sq.ft.

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*



**26x52**      **\$247,370**  
 26SR406      1,352 sq.ft.

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*



**26x56**      **\$260,240**  
 26SR407      1,456 sq.ft.

26' wide plan shown

*\*includes: set-up, crane charges, & taxes*



# Options

2022

## CERTIFICATION

State Review Fee (for states other than: ME, CT, DE, MD, NH, NJ, NY, PA, VA, VT, WV)*	\$ 2,800
<i>*Note: Most Northeastern states are a possibility for certification</i>	
Certification Delete - Ranch homes (omits paperwork, inspections & state labels)	- \$2,660
Certification Delete - Mountaineer, Mtnr. Deluxe, Chalet (omits paperwork, inspections & labels)	- \$3,360

## EXTERIOR DOORS

9-lite Standard Entry Door - fiberglass door, painted, includes 9-lite glass w/ grids in glass	\$ 1,790
9-lite Entry Door with mini blinds - fiberglass door, painted, white blinds, no grids	\$ 2,015
6-panel Entry Door (no glass) - fiberglass door, painted	\$ 1,645
15-lite Entry Door (full glass) - fiberglass door, painted, grids in glass	\$ 1,940
15-lite Entry Door with mini blinds - fiberglass door, painted, white blinds, no grids	\$ 2,245
Oval Glass Entry Door - fiberglass door, painted, decorative oval glass	\$ 2,445
6-lite Signet Entry Door - fiberglass door, stained, upper glass w/ dentil shelf	\$ 2,555
6-lite Signet Entry Door w/ dual sidelites - fiberglass door, stained, upper glass w/ dentil shelf	\$ 5,285
Storm Door with full-height removable glass - color matched with entry door	\$ 600
6' Sliding Patio Door w/ screen - Sandstone vinyl	\$ 2,560
6' Sliding Patio Door with mini blinds & screen - Sandstone vinyl, white blinds, no grids	\$ 2,975
9' Sliding Patio Door w/ screen - Sandstone vinyl	\$ 3,640
9' Sliding Patio Door with mini blinds & screen - Sandstone vinyl, white blinds, no grids	\$ 4,220
6' Single-active French Doors w/ screen - fiberglass doors, painted, grids in glass	\$ 3,605
6' Single-active French Doors with mini blinds & screen - white blinds, no grids	\$ 4,305
6' Double-active French Doors *no screen - fiberglass doors, painted, grids in glass	\$ 3,605
6' Double-active French Doors with mini blinds *no screen - white blinds, no grids	\$ 4,305

## WINDOWS

Double-hung Window - up to 30"x48" - includes shutters	\$ 665
Double-hung Window - 38"x62" egress - includes shutters	\$ 895
Casement Window - up to 30"x48" - includes shutters	\$ 800 p/window
Casement Window - 36"x60" - includes shutters	\$ 1,015 p/window
Vista Glass Delete (6 trapezoid windows in gable - standard on Mountaineer Deluxe & Chalet)	- \$7,750

## FLOOR

White Oak Flooring (upgrade from vinyl plank)	\$ 3.50 p/sq.ft.
Hickory Tackroom Flooring (upgrade from vinyl plank)	\$ 7.25 p/sq.ft.
Stained Stair Treads upgrade (to compliment Vinyl Plank Hemlock or Hickory Saddle floors)	\$ 350
Tile Flooring - See "Tile Flooring & Backsplash" section	see Tile section

## WALLS

Log House Corner upgrade (for realistic solid-log look)	\$ 980 p/corner
Log Dormer Corner upgrade (for realistic solid-log look)	\$ 490 p/corner
Spray foam + fiberglass wall insulation upgrade (R27)	\$ 35 p/Ln.ft.
Sound Deadening Insulation in interior walls	\$ 20 p/Ln.ft.

## ROOF/CEILING

Standing seam metal roof	see associate
Attic Truss upgrade - ranch homes (8' flat 1st story ceiling w/ pull-down stairs & full length attic)	varies
Prow Roof upgrade - Mountaineer Deluxe (included on Chalet)	\$ 5,000
Snow load stage 2 (61-80 lbs. range) *incl. porch/deck sq. ft	\$ 4.90 p/sq.ft.
Snow load stage 3 (81 lbs. and up - designed to local requirements) *incl. porch/deck sq. ft	\$ 6.30 p/sq.ft.

# Options

2022

## DORMERS

6' wide A-Frame Dormer (windows not incl.) - 26' wide Mountaineer, Mtnr. Deluxe, Chalet	\$ 7,180	each
8' wide A-Frame Dormer (windows not incl.) - 28' wide Mountaineer, Mtnr. Deluxe, Chalet	\$ 8,230	each
8' long Shed Dormer (windows not incl.) - Mountaineer, Mtnr. Deluxe, Chalet	\$ 7,400	each
Lengthen shed dormer 1'	\$ 555	p/Ln.ft.
Interior Kit for dormer in finished area - Mtnr. Deluxe, Chalet	\$ 1,730	p/dormer

## PORCH

Porch Stoop - 4x6 A-frame	\$ 7,435	
Porch Stoop - 4x6 Lean-to	\$ 6,035	
Screened Porch upgrade (full-height screens behind std. railings - screen door priced separately)	\$ 70	p/Ln.ft.
Screen Door	\$ 490	
PT porch decking (deduct from standard composite)	- \$6.85	p/sq.ft.

## INTERIOR

Enlarge Interior Door to 36" wide	\$ 35	each
Pocket Door upgrade (up to 32" wide)	\$ 160	each
36" Pocket Door upgrade (from swinging door)	\$ 195	each
Barn Door upgrade (from swinging door)	\$ 195	p/sq.ft.
Chair Rail upgrade (vertical knotty pine to chair rail / horizontal knotty pine above)	\$ 10	p/Ln.ft.
Loft extension - Mtnr. Deluxe & Chalet (adds to finished area of 2nd story - 8' incl. standard)	\$ 455	p/Ln.ft.

## BATHROOM

60" shower stall upgrade (from tub & shower)	\$ 35	
Jacuzzi Tub (2-person corner tub)	\$ 5,320	
Tile Shower - see color selections in "Tile Flooring & Backsplash" section	see sales assoc.	
Shower Doors		
32"-36" shower (swinging door)	\$ 1,065	
48" shower (dual sliding doors)	\$ 1,750	
60" shower (dual sliding doors)	\$ 1,835	
60" tub & shower (dual sliding doors)	\$ 1,750	
Large Shower Head upgrade (7")	\$ 350	
Comfort Height Toilet upgrade	\$ 140	
Linen Tower - 20" (7' high Pine cabinet, 21" deep w/ (2) doors and adjustable shelves)	\$ 1,010	
Linen Tower - 30" (7' high Pine cabinet, 21" deep w/ (4) doors and adjustable shelves)	\$ 1,400	
Coppertone Pine vanity - upgrade from standard pine (price varies with size of vanity)	\$ 195	or less
Hickory vanity - upgrade from standard pine (price varies with size of vanity)	\$ 145	or less
Maple vanity upgrade (Autumn Wheat, Maple Graystone, Sweet Basil, Vintage Burgundy)	\$ 250	or less
Maple Painted vanity upgrade (Black Distressed, Arctic White)	\$ 525	or less
Premium Color Vanity Top upgrade - cultured marble (choice of colors)	\$ 140	

## LAUNDRY & PLUMBING

Laundry Package (plumbing, dryer vent & receipts.) *already incl. if washer/dryer are shown on plan	\$ 930	
Rough Plumbing for future 2nd story Full Bath - Mountaineer, Mtnr. Deluxe, Chalet	\$ 700	
Rough Plumbing for future 2nd story Half Bath - Mountaineer, Mtnr. Deluxe, Chalet	\$ 560	
50 gallon water heater - includes utility light *already included if shown on floor plan	\$ 1,790	

## KITCHEN

4'-6" Island w/ bar on one side (2 drawers, 1 pendant light, 2 rec.) *already incl. if shown on plan	\$ 3,395	
5' Tiered Island - ELITE w/ elevated bar (3 drawers, dbl. trash cans, 4 pull-out shelves, 1 pendant light, 2 rec.)	\$ 6,025	
Coppertone Pine Kitchen - upgrade from standard pine (price varies with size of kitchen)	\$ 715	approx.
Hickory Kitchen - upgrade from standard pine (price varies with size of kitchen)	\$ 525	approx.
Maple Kitchen upgrade (Autumn Wheat, Maple Graystone, Sweet Basil, Vintage Burgundy)	\$ 790	approx.
Maple Painted Kitchen upgrade (Black Distressed, Arctic White)	\$ 2,060	approx.
Enhanced Kitchen feature package 20" pantry, appliance garage, sink tip-out trays, under-cabinet lighting	\$ 3,220	
Elite Kitchen feature package all Enhanced features plus: staggered height cabinets, refrigerator enclosure, glass door in corner cabinet	\$ 4,900	

# Options

2022

## KITCHEN continued...

Enhanced Island feature package trash can pull-out (dbl. trash cans), (4) pull-out shelves	\$ 1,135
Elite Island feature package all Enhanced features plus: paneled island back, decorative counter top braces	\$ 1,675
Pantry Cabinet - 20" (full-height Pine cabinet, 26" deep w/ 2 doors and 4 pull-out shelves)	\$ 1,755
Pantry Cabinet - 30" (full-height Pine cabinet, 26" deep w/ 4 doors and 4 pull-out shelves)	\$ 2,165
Refrigerator Enclosure upgrade (full depth cabinet above w/ solid panels both sides of fridge)	\$ 950
Full-height Wall Cabinets upgrade (available only on homes w/ flat ceilings)	\$ 70 p/Ln.ft.
Open Shelving - 2 levels of open kitchen shelving	\$ 245 p/Ln.ft.
Range Hood (in place of microwave)	- \$330
Chimney Range Hood (in place of microwave & over-range cabinet)	\$ 120
Microwave Drawer - to be installed in base cabinet	\$ 2,645
Solid Surface (Corian) counter top upgrade	\$ 120 p/sq.ft.
Quartz (Cambria) counter top upgrade - includes under-mount sink	\$ 155 p/sq.ft.
Garbage Disposal - 3/4 hp.	\$ 770
Under-cabinet Lighting *included w/ feature packages	\$ 1,010
Ice Maker Plumbing Box for refrigerator	\$ 120

## TILE FLOORING & BACKSPLASH

	BACKSPLASH PER FOOT	FLOORING PER SQ FT
Archaeology - Chaco Canyon (13x13)	\$ 135	\$ 21
Archaeology - Chaco Canyon Mosaic (pinwheel)	\$ 170	\$ 58
American Estates - Saddle (6x36 planks)	\$ 135	\$ 25
Cavatina - Encore (13x13)	\$ 135	\$ 21
Classentino Marble - Palazzo White (12x24)	\$ 140	\$ 30
Haven Point - Candid Heather (4x4 hexagons)	\$ 195	\$ 82
Subway Glossy - White (3x6)	\$ 135	\$ 21
Urban District - Garden (2x8 bricks)	\$ 140	\$ 27
Urban District - Midtown (2x8 bricks)	\$ 140	\$ 27
Zen Flat - Bora Wilderness (pebbles)	\$ 160	\$ 52
Zen Flat - Tahitian Black (pebbles)	\$ 160	\$ 52
*Choose from the above options for shower tile - Tile showers are priced per project		

## ELECTRICAL

Dimmer switch upgrade	\$ 50
Discount for elimination of ceiling fan fixture	- \$380
Discount for elimination of light fixture	- \$70
Receptacle - addition to standard room amount	\$ 140
Floor Receptacle	\$ 210
Phone jack	\$ 105
TV jack	\$ 105
TV jack & Receptacle 5' above floor for wall-mounted TV	\$ 245
Additional Porch Light (wall-mounted or hanging)	\$ 250
Porch Ceiling Light (recessed-style LED)	\$ 175
Porch Ceiling Fan (no light)	\$ 490
Porch Ceiling Fan with Light	\$ 700
Floodlight (2-bulb w/ motion sensor)	\$ 380
Additional exterior receptacle (pkgs. include recepts. on front & back of house & at each side door)	\$ 265

## HEATING & COOLING

Chimney for wood stove - 6" through-roof flue (height varies with roof type)	see sales assoc.
Electric baseboard heat *see special rates for select styles below	\$ 2.80 p/sq.ft.
Electric baseboard heat - Mountaineer Deluxe & Chalet	\$ 3.50 p/sq.ft.
Chase openings in floor & ceiling (for future HVAC system) + cost of surrounding walls	\$ 280
Return Air Duct in interior wall (for future HVAC system)	\$ 105 each
Under-tile Floor Heat - electric	see sales assoc.

## Customer Responsibilities for Homes

**“What is included in your packages?”** This question is one of the most popular ones we get during daily interaction with our customers. We offer a very complete package right from the start, so the answer to that question gets quite lengthy. This includes things like: complete exterior with log siding (protected with exterior sealer), double-pane insulated vinyl windows with shutters, insulated walls and ceilings, knotty pine interior with polyurethane finish, engineered yellow pine floors, full electrical system including panel box, breakers, lights & ceiling fans, bathroom fixtures (even toilet paper & towel holders), solid pine kitchen cabinetry with dovetailed soft-close drawers, etc., etc. Even the shipping costs (within Maine), crane rental, setup costs, and taxes are *all included!* When a package is this inclusive it is sometimes easier to describe what we are *not* including.

So, what is not included? Even though we try to make a package as complete as we can, there are still a number of things you will be responsible for completing. Some of our customers choose to hire a local dependable general contractor to pull all these details together, while more adventurous folks choose to do the work themselves. See the list of your responsibilities below:

- **Permits**

While our residential structures already include a full set of drawings that has been reviewed to ensure code compliance, the actual acquisition of a building permit and other local building requirements are your responsibility. But since the plans have already had a code review and our portion of the project will be factory-inspected, this process is typically much easier than it is for a site-built structure.

- **Excavation/Driveway**

You will need a local excavator to level the site and dig the hole for the foundation. This same contractor typically installs a driveway & removes trees as well if needed.

- **Foundation**

Our homes require either a crawl space foundation or full basement. Your final plans will include a foundation design with every dimension your contractor needs for construction. It can be constructed of your choice of: cinder blocks, poured concrete, precast walls, or insulated concrete forms (ICF). In addition to a perimeter wall, a row of central supports is required where the two modules come together. This is typically accomplished with steel posts, which require footings below the slab.

- **Well & Septic**

If you do not have an existing water supply or sewer system this can be added before or after the home is installed. Remember that on-site wells and septic systems require permits and approvals from your local code/zoning authority. Most times the excavator you hire to do the grading is also able to install an on-site septic system.

- **Electrical Connection**

A panel box will be factory-installed in your home, but you will be responsible for bringing the power to the panel box. If the panel box is installed inside the home, a conduit will be provided through the floor or exterior wall for this connection. Or, if you are putting your home on a basement, we can temporarily tuck the panel box up under the floor and your electrician can then swing it down onto your basement wall after the home is set.

- **Plumbing Connections**

The plumbing is complete inside the home, but you will be responsible to make the final connections. All of the water lines and drains will come stubbed through the floor below each fixture. After the home is in place, you or your plumber will need to install the final drain and supply lines and connect them to your well and septic.

- **Floor Insulation**

Our standard home packages include spray foam applied to the foundation walls on site, in which case floor insulation is unnecessary. If for some reason you prefer to have the floor insulated, that would be your responsibility after the home is set.

- **Steps**

If your home plan includes a stairway to the basement, those steps are included in the package price. Exterior steps are also included, based on an average height of about 4' above grade. If your site requires a longer run of steps, there may be some additional cost.

- **Roof Gutters & Downspouts**

We recommend installing roof gutters & downspouts. We do not install them to allow narrower shipping widths and to prevent gutter damage during craning of the modules. This must be done by a local contractor.

- **Heating System**

Our packages do not include a heating system, though we do offer the option of electric baseboard heat as well as a through-the-roof wood stove chimney. Virtually any traditional heating system (including central heat & A/C or radiant floor heat) can be installed by a local contractor.

- **Appliances**

We install all the kitchen cabinetry, counter tops, and faucets – but not the appliances (such as the range, refrigerator, and dishwasher). We find that most customers would rather choose these items themselves. The one appliance we do include is either a range hood or over-range microwave, vented to the outside.

- **Furniture & Window Treatments**

And then, of course, there are furniture and window treatments (curtains, blinds, etc.) which are not provided. Decorate your Cozy Cabin with your own unique touch!

If you have any questions on the above items, or you are not sure about something that is not addressed here, please do not hesitate to contact us. We have attempted to list all the most common items, but we realize every situation is different and this list may not include every aspect for your project. We would love to help you understand the process!



1310 Stage Rd (Rt. 2)  
Etna, ME 04434

1520 Alfred Rd (Rt. 111)  
Lyman, ME 04002

247 Main Rd  
Holden, ME 04429

242 Middle Rd (Rt. 9)  
Sabattus, ME 04280

158 Lewiston Rd  
Gray, ME 04039

**Call 207-269-2800 for information**

[www.hillviewminibarns.com](http://www.hillviewminibarns.com)

[info@hillviewminibarns.com](mailto:info@hillviewminibarns.com)