

# 12 factors influencing the price of a wooden house

**What factors influence the price of a log house? What influences the log house price? What should I consider when determining the price for the construction of a log house?** To find answers to these questions, we will try to give some pointers on how you can determine the price of a log house as accurately as possible.

Log houses have long been valued by people who appreciate a natural living environment. In addition to many useful characteristics of a log house, people are of course also interested in the price of the log home and what kind of costs should they expect.

## 12 factors that influence the log house price the most:

### 1. Project

When the desire for building a home arises, the first thing you will need is the house project. The house project is the first step in the whole house building process. We would recommend finding out the regulations to a project from your local or regional government authorities before you start choosing a project. This will help to avoid any excessive changes to the project later.

The fastest and most common way to get a suitable house project is to choose a suitable standard house model from the manufacturers' house catalogue. Generally, you can make some smaller personal changes to the standard models. When you have chosen a standard solution, you can get the house project from the manufacturer and take it to the appropriate government authorities to obtain a building permit for the house. The standard solution projects are usually less expensive than new custom-made projects.

The second option is to have an architect create a personal project according to your needs and wishes. This process is more time consuming and more expensive. On the other hand, a personal custom-made project gives you the opportunity to plan a house that meets your wishes exactly, taking into account the peculiarities of the plot and your personal preferences for the room layout and exterior design of the house.

When working with an architect, it would be useful to already include the house manufacturer and builder in this stage of the process. Collaboration in this early stage helps everyone to understand the project in the same way, offer possible solutions for realizing the project and avoid redrafting later.

In addition to the architectural project, a house project includes the following special projects:

- **Building project**
- **Heating, ventilation and cooling project**
- **Waterworks and sewerage project**
- **Electrical project**

In conclusion, finding the right project among the standard house solutions or drafting one with an architect should be the base of the house building process. The first option is definitely cheaper, but is less personal. The second option is more time consuming and more expensive, but gives you a unique custom-made project to start building your house.

### 2. Choosing the heating system

Choosing the heating system for your house is surely one of the most important decisions about the entire house building process. Generally, the cost-benefit factors of the heating systems are planned long-term and for that reason it is important to make the right decision.

When selecting a heating system, you should not only consider the construction price of the system, but also the amount of future heating bills, because in a few years, the savings from building a cheaper heating system may be lost due to large heating bills. You should pay attention to the optimal size of the investment, i.e. that the payoff period would not be longer than the lifespan of the system or that the savings from buying a cheaper heating system would not bring larger heating bills in the future. In addition you should of course consider the comfort of use today and in the future.

### **3. Foundation**

Foundation is a vital part of the house. The foundation is affected by both the weight of the house and the effects of the soil. Depending on the base (soil, stones, etc.) where you are planning to construct, the types of foundation are the following:

- **Pier foundation**
- **Strip foundation**
- **Base slab**
- **Pile foundation**

The plinth (the part of the foundation that is above the ground) is also an important part of the foundation. You need to select a weatherproof and resistant coverage for the plinth and finishing on your liking.

So every particular foundation depends on the project and the base that it's constructed on.

In general, the cost of the foundation increases starting from the pier foundation up to the pile foundation.

### **4. Selecting walls**

The log house types we offer are divided into round log and square log houses, which in turn are divided by the technical solution into solid logs and Glulam logs i.e. logs created by gluing together separate lamellas.

So the first thing you should decide is what type of walls would you like and which technical solution do you prefer. Log houses from Glulam logs are usually more expensive than from solid logs because more resources are used to produce the Glulam logs. At the same time, Glulam logs are stronger in terms of stability and are practically free of cracks that come from the drying of the wood and that are inherent to solid logs.

### **5. All log walls or partly frame walls**

Today, solutions where the second storey of the house is made from frame walls are very popular because of the price advantage. This means that the proportion of log walls in the entire project is smaller and as a result the price of log house is less expensive. For the same reason frame walls are also used as the interior walls on the ground floor.

The material price will be less expensive for frame walls than log walls. On the other hand, the construction of frame walls is more labour-consuming than with log walls. However, if you wish to use as natural materials as possible in the

frame walls, the price can be quite similar to log walls. So this is a place for compromise and consideration of available options to decide on the most suitable and optimal solution for you.

## 6. Choosing additional materials needed for house construction

**Floors** – Consider which flooring materials you would like to use. For example ceramic plates in damp rooms (entry, bathroom, sauna), and the kitchen and wooden floors in other rooms.

**First floor** – Decide which finishing would you prefer for the ground floor ceiling and what type of flooring will be used for the first floor.

**Interior walls** – In case of frame walls, what kind of finishing materials would you like.

**Roof ceiling** – What type of finishing materials would you prefer for the ceiling

**Roof** – What roof covering materials would you prefer, what security elements, and what kind of draining system for rain water.

**Insulation materials** – What type of insulation materials do you prefer? Wood fibre, glass wool, mineral wool, cellulose or something else. Would you prefer more natural materials?

## 7. Choosing windows and doors

Increasingly stricter energy requirements set greater demands on windows and doors. Consequently, it is important to choose the right windows and exterior doors for the house in the project phase depending on the purpose of the house and the required energy class.

Residences and other building used all year around should have energy efficient solutions. You should pay attention to the glass of the window and also the profile of the window frame.

You can choose a suitable design and appearance among many different materials and types. In terms on materials you can choose from PVC (plastic) frames to wooden-aluminium frames and the most popular types are “German type”, “Danish type” and “Finnish type”.

The price of windows and doors is also influenced by the selected finishing, whether or not there are jamb extensions, handles, locks and other details included in a fully completed product.

The choice of interior doors of a residence is rather a question of design except special requirement doors (for example the technical room door).

## 8. Choosing a staircase

The choice of staircase depends greatly on the interior design of the house. The staircase is one of the most important details in interior design. However, the more complicated the construction of the staircase or the more special the shape, the more expensive it will be.

Staircases are usually made from wood, metal, glass or concrete. The price of the staircase depends on which materials you prefer. Generally a wooden staircase is the least expensive option.

## 9. Size of balconies, terraces and other roof-covered areas

While comparing house prices people mostly use floor space as a basis, but you should also take notice of the terraces and balconies, that are also included in the price. Some projects may have a large terrace or balconies that you don't need. In that case you can get the house for a cheaper price by making the terrace or balconies smaller or leaving them out of the project altogether.

## **10. Choosing roof covering materials**

The choice of roof covering materials is also mostly dependent on the project. More specifically it depends on the roof angle, roof type, where the house will be built and of course the appearance of the roof covering material.

Today, maybe the less common roof covering materials are chip roofs, board roofs and thatched roofs that are in a price class of their own. The more popular tiled roof, metal sheet roof and bitumen roofs are approximately in the same price class in case of a complete roof solution. So here the deciding factors are the requirements set by the roof type and the suitability to the surrounding environment.

## **11. The location of the house and transportation**

Generally, the house materials are transported to the construction site by trailer, container or by a local crane to locations near the manufacturers' factory.

In order to get a price for the transportation of a particular log house kit, you need to inform the manufacturer of the location of the building plot. Describe the location and access route to the construction site, and their possible peculiarities. If there are any special circumstances, then they need to be considered during the packaging of the log house materials. If necessary the standard size or weight of the packages are changed.

If these peculiarities are known prior to the production of the house and the manufacturer can plan the packaging accordingly, there will be no extra costs later in terms of repacking.

## **12. Building and finishing works**

The building works can usually be ordered from the manufacturer. The building works consists of different stages, from which you can choose one that meets your wishes and possibilities. The stages are usually the following: "Weatherproof", "Finished outside" or the so-called "Turn-key" solution. Every stage has different time and labour consumption and the price of the building works forms accordingly.

The first solution is the fastest and thanks to that the least expensive. The "Turn-key" solution requires the most time and labour and therefore is more expensive.

In the last case, the interior and exterior finishing will generally be done by a company specialized in that area with whom you can choose suitable and durable materials.

Hopefully these points will give you a better overview of what influences the price of a log house and to what details you should pay more attention.

[Explore available log home designs here!](#)