

Frequently Asked Questions

QUESTION **WHAT IS INCLUDED IN THE PACKAGE?** **ANSWER** A lot! In fact, we supply more of the materials you need than most. Subfloor, pre-cut log walls & gables, Andersen windows, fiberglass exterior doors, complete roof system, porches and decks, interior walls, interior doors, lofts, stairs, etc...

QUESTION **HOW MUCH DOES IT COST TO HAVE A HOME COMPLETELY BUILT?** **ANSWER** Generally, a good rule of thumb is to multiple our retail package price by 3 times to get a ballpark for a turnkey home, not including land & sitework. Example: package price of \$75,000 x 3 would end up around \$225,000
OR You can also use \$165-\$200 per sq. ft. for a completed home to establish your budget.

QUESTION **WHO BUILDS THE HOME?** **ANSWER** We supply the material package. A local contractor or yourself would put it together. We can give you a list of independent contractors who frequently build our log homes.

QUESTION **WHAT IS THE COST PER SQ. FT TO PUT UP A WEATHER-TIGHT SHELL?** **ANSWER** A builder will charge in the ballpark of \$20-\$35 per sq. ft. depending on the style to build a weather tight shell.

QUESTION **WHY DON'T YOU HAVE DEALERS?** **ANSWER** You get to deal directly with our factory! That means you go straight to the experts. Dealers just add to the cost when you pay their commission and normally they are part-time people just looking to make extra income, with little or no expertise. Our factory trained staff of professionals have helped thousands of buyers and help guide you through the process.

QUESTION **DO YOU CHARGE EXTRA TO CUSTOM DESIGN A PLAN?** **ANSWER** We encourage you to customize the home to meet your family's needs but we don't penalize or charge you more to have it customized. Example: Adding a window would be an increase in price, removing a window would be a decrease in price.

QUESTION **HOW IS ELECTRICAL INSTALLED WITH A LOG HOME?** **ANSWER** Our system allows you to have standard electrical switches and outlets. The wires are simply run inside the logs through a drilled hole for the exterior walls and all other electrical & plumbing is run inside the interior walls between rooms.

QUESTION **WHY IS PRE-CUTTING THE LOGS AT THE FACTORY SO IMPORTANT?** **ANSWER** The first reason is quality of the finished product. Our factory has specialty equipment designed to make all the special cuts and notches to fit the logs together. A builder cannot duplicate these cuts and notches on the jobsite with his basic tools with the same quality we provide. Secondly, because we design the home to exact specifications, we consider the design criteria of every log to meet the building codes.

QUESTION **DO LOGS HAVE TO BE GRADED TO MEET BUILDING CODES?** **ANSWER** Yes, they do! The national building code standard for log homes specifies that all logs shall be graded by a 3rd party accredited agency. We use the Log & Timber Homes Council Grading Program to certify our logs. Many company's do not grade their logs which is a code violation.

QUESTION **HOW DO I FINANCE BUILDING A LOG HOME?** **ANSWER** Not knowing your exact financial situation, it is difficult to answer. You want to start by going to your local bank with an organized plan of your costs, design specs, and financials. You may qualify for a construction loan, or a personal equity line of credit. Short term notes are an option that work in some cases and can be converted into a standard mortgage. Sometimes a relative is the source of the funding for the project. There are a lot of financing options!