



What we do

Avalon Log Homes, a division of Avalon Enterprises recognizes that the perfect log home is truly subjective to the homeowner. We proudly offer the industry's most comprehensive portfolio of log home packages to choose from. We specialize in the design and manufacturing of custom milled, log sided, timber frame, and artfully handcrafted log homes. Avalon offers clients an unparalleled selection of log homes to choose from. With over 100 standard designs, multiple profiles, styles and sizes, and numerous complimentary services, Avalon homeowners are assured that their log home will be everything they've always dreamed it would be—right down to the smallest detail. A **milled log home** is the product of an automated manufacturing process that converts raw logs into a precision milled product of exacting dimensions, profiles and corner styles. Avalon's milled log homes feature interlocking tongue & groove or saddle notch logs which allows Avalon logs to fit snugly when stacked. A **handcrafted log home** represents the time-honored art of logsmithing. Avalon's handcrafted log

Visit Our Website

Many people have found a great resource at our website: <http://www.avalonloghomes.com>. We have a Buyer's Guide that has many important things to consider in planning and building your log home. We suggest you look at our different floor plans to find what comes closest to your needs. Though we pride ourselves on having the finest standard plans in the industry, we realize that your dream home is just that—the home of your dreams (not ours). Because all of our homes are fully customized, Avalon's expert design team are at your service to ensure that your log home meets each of your exacting requirements. We can start with one of our plans or yours.

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homes are constructed using many of the same practices as those employed by early American and European logsmiths centuries ago. Using mostly hand tools, Avalon crews cut and shape logs from carefully selected trees so that each log fits perfectly on top of each other. A **timber frame** home is carefully crafted with precise automated equipment to create beautiful beams and arches which become the superstructure of the home. A **log sided** home, unlike milled or handcrafted log homes, is the product of combining half or quarter log siding with conventional stud framing and insulation to create the look and feel of a log home without using full logs.



Saving Money When Designing And Building Your Dream Log Home

Consider log home design options:

You have a wide variety of log home design options to consider.

At the top is a handcrafted log home or a timber frame log home. From there you can go with a milled log home and even a conventionally framed home with log siding and log accents for those on tighter budgets.

The savings start with the design of your log home. - The best way to begin your design is to find a floor plan that is close to what you are looking for, mark it with your changes and send it to one or more log home companies of your choice. Most log home companies will gladly advise you on your custom log home design, where to save money, and then quote a kit price. Don't be reluctant to begin a design with your unique requirements. Rarely (and I do mean rarely) does a company ship the same log home kit twice. Remember, Avalon Log Homes will gladly convert a conventional house plan to a log home plan. Remember, the more corners in the foundation, the more complex the roof system, the more windows called for, the more exposed rafters called for (as opposed to locally manufactured roof trusses), the more the home will cost.

Do the log home labor yourself. - This is the opportunity for the greatest saving. Of course, most of us work full time at other jobs and do not have the time for such an undertaking. However, if your heart is set on researching this option, visit any of the online book sellers, search on "log homes" and order one or more books that focus on the construction of log homes. But perhaps the wisest choice would be to contact a nearby log builder and negotiate an hourly rate for consultation or have them give you a proposal to be a construction manager for you for a fixed fee or percentage on the costs. This method allows any savings to be passed back to you. It is best to spend time and money up front to get the job done right, rather than deal with problems later that never seem to go away.

Act as your own builder. - This is your option for the second greatest saving. Many log home buyers decide to be their own general contractor. However, be aware, this choice is not without its headaches. That is why you save all those bucks! Local building officials can be difficult to work with; subcontractors will be late or never show up; deliveries will be late or the wrong materials will be delivered; the weather is unpredictable; subcontractors and suppliers may take advantage of your inexperience. And the list goes on. Regardless of the pitfalls and stress, acting as your own general contractor will still save you about 15% - and that is big bucks. If you elect this option, again visit online book sellers, search on "log homes" and purchase one or more books that deal with log home construction. Contracting with an experienced builder to serve as an advisor or construction manager is highly recommended.



Shop for financing the same as you shop for building materials, appliances, etc. - If there is no local lender experienced in the financing of log homes, go to the search engines and search on "log home loans" or "log home mortgages." Lenders will not charge you when you apply for a loan. File applications with two or more lenders and then select the best deal. Sometimes it's good to look at a national log home lender with log home experience.

Select your building lot with caution. - How long will the driveway be? If you must install a septic system, a health permit is a prerequisite, and then, will it be necessary to pump to the drain field? Will it be necessary to cross a creek? How much grading will be involved? Is tree and stump removal going to be a problem? Will there be a rock problem when the foundation is excavated? In other words, a "cheap" lot can quickly become an expensive lot. If you are having difficulty finding a lot, contact a local real estate agent. Give the realtor your lot selection criteria (price range, location, size, etc.) and tell him/her to search the Multiple Listing Service data base. There is no charge for this service. The true price of the lot should include all those things necessary to have it ready to build on including driveway, sewer, water, & power systems on-site.

Select carpet as your floor covering rather than hardwood floors. - Yes, hardwood floors are a "natural" in log homes. But we are looking for opportunities to save money. Perhaps you can compromise. Put hardwood in the great room and carpet elsewhere. Remember, at a later date (after you have received a job promotion or two) you can always replace carpet with hardwood.

Use Cultural Stone for wall accents and fireplaces attached to plywood and studs in lieu of a full masonry or stone. - Don't tell your friends. It's impossible to see the low cost plywood and studs thru the cultural stone. Real Stone also weighs a lot and can require additional structural support. This decision can save you a lot of money

Build your log home on a crawl space rather than a basement. - Again, we are looking for opportunities to save money. Sure, a basement is cheap floor space and many buyers opt for the extra storage, shop and/or recreation room space; never-the-less, eliminating the basement will save \$15,000 - \$30,000 in a typical home.

Select your plumbing fixtures, electrical fixtures and kitchen cabinets with care. - These are also major opportunities for controlling your costs.

Start shopping early. - Whether you hire a builder to do a "turn key" job or act as the general contractor, you can save money on individual items in the house - for example, appliances, floor coverings, windows, doors, plumbing fixtures, kitchen cabinets, counter tops, etc., etc. The earlier you start shopping the more likely you are to find items on sale. Just let your "turn key" builder know in advance that you plan to shop for sale items and BE AWARE, if you slow down or inconvenience the builder, you will quickly lose what you saved and probably much more.

Best wishes as you embark on an exciting journey.

How Logs are Graded

Logs are graded by visual inspection. All of the factors, such as knots, slope of grain, checks and splits, decay, holes, etc. that affect the strength of a log are taken into consideration when assigning the grade. These strength altering factors, or “defects,” found during visual inspection result in the assigned grade.

The list of defects include the following: burl, checks, compression wood, decay, edge, holes, knots, manufacturing imperfections, pitch, pitch streak, pockets, shake, slope of grain, splits, trim, wane, warp, and others.

Each grade has an “allowed design stress value,” which is used by engineers and architects to choose the appropriate species, size and grade of log for the application being considered. It is also used by local code officials to assure them that the logs meet the building code requirements.



■ AVALON LOG HOMES ■

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Avalon Log Homes uses Wall log 40 or better