

AVALON LOG HOMES™ OVERVIEW



The Following Guide Will Help You Understand:

Who we are?

What we do?

How we help you?

What's next?

WESTERN SALES OFFICE

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www.avalonloghomes.com

How we help you?

Unfortunately, the process of buying and building a log home from many log home manufacturers can often be a confusing and difficult one. At Avalon Log Homes we believe that the customer should not be the "glue" that holds all of the pieces of the process together. Rather, we have designed our client services around the goal of becoming our customers' **first stop... one stop solution** to finding and building the log home of their dreams.



Home Design

At Avalon Log Homes we believe there is no such thing as a perfect log home plan.

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). Avalon's expert team of architects and designers are standing by to ensure that your log home meets each of your exacting requirements. Your Avalon Log Home Representative will work closely with you to select or create the best log home design for you. Once your design has been finalized, your Avalon Log Home Representative will arrange for the creation of the required construction drawings/plans and will provide you with complete cost estimates.



Log Home Package

Your Avalon Log Home Representative will assist you in determining which log home package option (see page 5) is right for you. Because Avalon offers one of the industry's most comprehensive selections of home styles, sizes and design options, you can be assured that your Avalon Log Home will be exactly what you've always dream it would be.

Together with your Avalon Log Home Representative, you'll review each package option in detail and decide which one meets your specific needs and budget. Once selected, your Avalon Log Home Representative will work with you to determine your construction timeline, process your order and assign a target delivery date.



Financing

In keeping with our unconditional commitment to servicing our clients, Avalon Log Homes offers a comprehensive financial assistance program designed to help prospective home owners source and secure appropriate financing solutions. From conventional, construction to 100% financing options available, your Avalon Log Home Representative will assist you throughout each stage of the financing process.



Construction

With a nationwide network of authorized Avalon Builders available to build your dream home, your Avalon Log Home Representative will assist you locate a qualified, dependable builder for your project. If your plans call for utilizing the services of a local builder or you intend to do much of the work yourself, Avalon's Technical Support Services will assist you manage and streamline your construction process and decrease overall costs.

	A-Log Walls & Gables	B-Standard Weathertight Shell	C-Enhanced Weathertight Shell
Roof System			
• Rafters – Web joists on 24 inch centers			
• Ridgebeam – 12 inch log			
• Purlins – 10 inch false purlins			
• Sheeting – 1 x 8 Tongue & groove			
• Decking – Plywood			
• Insulation – Foamcore or BATT			
• Felt Paper – 15 lb			
Porch System			
• Floor Joists & Bands – 2 x 10			
• Flooring – 5 / 4 x 6 cedar			
• Roof Rafters – 8 inch logs			
• Columns – 8 inch logs			
• Railing Posts – 6 inch logs			
• Railings – 4 inch logs			
• Pickets – 3 x 32 inch logs			
• Porch Roof Decking – 2 x 6 tongue & groove			
General Framing			
• Interior Walls – Stud walls			
• Gable & Dormer Framing: 2 x framing			
• Facia – Cedar double facia			
Exterior Deck(s)			
• Railing – 4 inch logs (Optional)			
• Dimensional Lumber & Hardware			
• Pickets – 3 x 32 inch logs			

All building permits, compliance with local building codes, any applicable taxes, unloading of materials and worksite utilities (powder and phone) are the sole responsibility of the homeowner. Avalon reserves the right to change package contents without notice.

Avalon Log Homes Log Pricing

Avalon offers log home packages designed to meet most every budget. With more than 30 standard home plans, multiple standard packages (above) and our available complete materials or "turnkey" packages; Avalon offers its clients one of the most competitive and complete offerings in the log home industry.

Provided you have all of the particulars of your log home project (home design, size, style, location etc.), calculating the exact cost of your Avalon Log Homes package is a relatively simple process. Together with your Avalon Log Home Representative, your first step will be to select the standard log home design or custom design you wish to build. Once selected, your Avalon Log Home Representative will help you determine which log home style is right for you (Milled, Handcrafted or Log Sided) and which package option fits your particular needs. Once these selections are made your Avalon Log Home Representative will be able to provide you with a complete cost estimate.

Ballpark Cost Estimate

For planning purposes only

Prospective log home owners can use an average cost per square foot range to calculate a rough total construction cost estimate.

Handcrafted..... \$160 to \$250/sf
Milled..... \$100 to \$175/sf

To determine a "ballpark" estimate, multiply total square footage by the cost per Sq. Ft. average above.

Note: This exercise is designed to provide rough estimates only. Actual cost may vary considerably based on a number of factors.

Avalon Log Homes Package Options

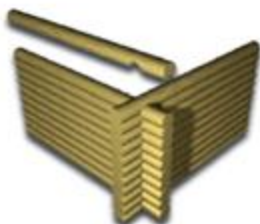
Avalon Log Homes offers three standard material packages for prospective homeowners to choose from. These include a **Log Walls & Gables Package**, **Standard Weathertight Shell** and an **Enhanced Weathertight Shell**. Powder River also offers complete materials or "turnkey" packages (all construction components) upon request.

NOT INCLUDED	INCLUDED	A-Log Walls & Gables	B-Standard Weathertight Shell	C-Enhanced Weathertight Shell
Avalon Log Homes				
<ul style="list-style-type: none"> Custom Design Services – Standard or custom plans included 				
<ul style="list-style-type: none"> Technical Support Services 				
Wall Log System				
<ul style="list-style-type: none"> Species - Spruce, Pine Douglas Fir standard (All log species available) 				
<ul style="list-style-type: none"> Milled Log Profiles - D-Log, Double-D, Square Log, Full Round or Swedish Cope standard (all profiles available) 				
<ul style="list-style-type: none"> Handcrafted Log Profiles - Swedish Cope or Full-Chink standard (Custom profiles available) 				
<ul style="list-style-type: none"> Hardware - Lag Screws, Dowels & Foam Gaskets 				
Main Floor System				
<ul style="list-style-type: none"> Sill - 2 x 6 pressure treated 				
<ul style="list-style-type: none"> Band – Web joist structural rim ply 				
<ul style="list-style-type: none"> Girder – Pony wall (2 x 6s on 16 inch centers with pressure treated mud sills) 				
<ul style="list-style-type: none"> Joists – Web joists on 16 inch centers 				
<ul style="list-style-type: none"> Flooring – 1 ¼ SturdiFloor 				
Second Floor System				
<ul style="list-style-type: none"> Flooring – 2 x 6 tongue & groove 				
<ul style="list-style-type: none"> Girder – 12 inch log 				
<ul style="list-style-type: none"> Joists – 8 inch logs 				
<ul style="list-style-type: none"> Support Columns – 12 inch logs 				
Stair & Railing System				
<ul style="list-style-type: none"> Stringers - 12 inch half logs (notched) 				
<ul style="list-style-type: none"> Treads - 12 inch half log 				
<ul style="list-style-type: none"> Railing – 4 inch logs 				
<ul style="list-style-type: none"> Pickets – 3 x 32 inch logs 				
Doors & Windows				
<ul style="list-style-type: none"> Exterior Doors – Wood or metal standard (upgrades available) 				
<ul style="list-style-type: none"> Windows – Vinyl windows with screens standard (Wood, Low E and Tilt & Turn optional) 				
<ul style="list-style-type: none"> Exterior Door & Window Trim - 1 x 4 pine 				
<ul style="list-style-type: none"> Window & Door Bucks - 2 x 6 				
Gables & Dormer System				
<ul style="list-style-type: none"> 2 x 8 Log Cabin Siding (2 x 10 siding available) 				
<ul style="list-style-type: none"> Half or Full Log Gables optional 				

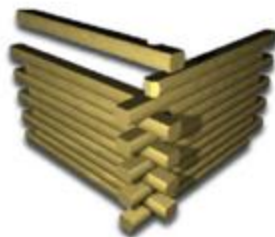
MILLED LOG CORNER STYLES



Square Notch

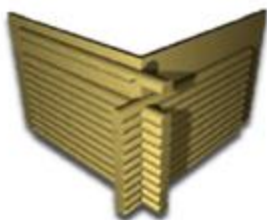


Swedish Cope

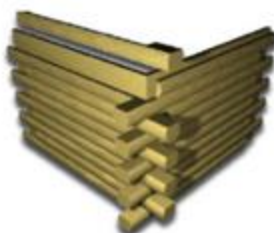


Butt & Pass

LOG SIDING CORNER STYLES



Swedish Cope False Corner



Butt & Pass False Corner

HANDCRAFTED LOG HOME PROFILES

**"Shrink to Fit"
V Notch**



Additional handcrafted profiles are available upon request.

MILLED LOG HOME PROFILES

Swedish Cope (Standard)

Available Sizes:

- 6"
- 8"
- 10"
- 12"
- 14"



D-Log

Available Sizes:

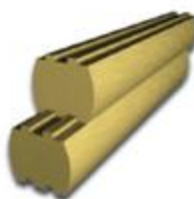
- 6 x 8
- 8 x 8
- 8 x 10
- 8 x 12



Double D-Log

Available Sizes:

- 6 x 8
- 8 x 8



Square Log w/ Chink Groove

Available Sizes:

- 6 x 10
- 8 x 12



Double Round

Available Sizes:

- 8"
- 10"
- 12"



Additional milled profiles are available upon request.

Who we are?

Avalon Log Homes was founded by industry veterans and seasoned business professionals with close to a century of collective experience and more than 1000 dream homes built. While we're certainly not the oldest log home manufacturer in the business, or the biggest, we are absolutely committed to becoming the world's premier log home manufacturer.

Since our inception, we've built our business and strong reputation on a few basic core values that guide everything we do. These include integrity, pride, service, stewardship, and quality. Operating in this fashion has helped us grow Avalon Log Homes to be one of the fastest growing, most well respected log home manufactures in the business.

What we do?

Avalon Log Homes specializes in the design and manufacturing of **custom milled, log sided, and artfully handcrafted** log homes. Clients are offered an unparalleled selection of log homes to choose from. With over 150 **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 and throughbolt systems, which allows Avalon logs to fit snugly when stacked.

A **handcrafted log home** represents the time-honored art of logsmithing. Avalon's handcrafted log 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 logsmiths cut and shape logs from carefully selected trees so that each log fits perfectly on top of each other.

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.

Because Avalon recognizes that the perfect log home is truly subjective to the home owner, we proudly offer the industry's most comprehensive portfolio of log home packages to choose from.

What's next?

If you are serious about building the log home of your dreams, Avalon Log Homes is here to help. And, now that you've familiarized yourself with the basics of our company, our distinguished log homes, and our valuable client services, we invite you to take an important next step by scheduling a **personal consultation with a Avalon Log Homes Representative**. The objective of this meeting is to begin the exciting process of selecting and building your log home. Your Avalon Log Home Representative will work with you to create a personalized ***Avalon Log Action Plan*** that will guide you through each stage of the log home buying and building process.

To schedule your personal consultation with a Avalon Log Home Representative today, simply complete on the following options:

1

If your Avalon Log Home Representative has already contacted you, simply reply directly to him or her today to schedule your personal consultation.

2

Email Avalon Log Homes today at logs@cableone.net and a Avalon Log Home Representative will contact you shortly to schedule your consultation.

3

Contact Avalon today at **208-463-8668** and a Avalon Log Home Representative will partner you with the appropriate representative and schedule your personal consultation.

For additional information regarding Avalon Log Homes at www.avalonloghomes.com
