



The World Leader in Log Homes

Understanding the "Process" of Building a Log Home

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This is not a kit!



What are the key steps to follow in the process of building a log home?

- Establish your budget
- Conceptual planning
- Site Evaluation
- Design the perfect home
- Select a builder
- Choose your lender

Picking the right partner to supply your log home is essential to success.



Nearly 50 years and 70,000 log homes is the experience Honka has to offer to its clients.

The key to building your log home properly is to follow the steps of what we call the "Process".



Just because certain log home suppliers will market "kits" of their log home components without regard to the entire homebuilding project, doesn't change the process one should follow when building their home. In fact, building any home (log or other) without proper attention paid to the process steps can lead a homeowner into major problems.

The good news is that the steps you need to follow are fairly simple and will greatly reduce the chance of an unforeseen problem.

Let **Atrium Log Homes** compliment the high quality of the Honka product line by leading you through the steps of the "Process".

Why is the planning process so important?

- **Building a log home is a once in a lifetime decision worthy of a wise plan.**
- **Planning room sizes, layout and style helps you maximize the value, use, and resale value of your log home.**
- **Planning allows you to design within your budget and functional needs.**
- **Planning helps avoid nasty cost surprises.**
- **Planning will virtually eliminate bureaucratic issues of homebuilding.**
- **Planning allows the architect and builder to do their job efficiently, avoids costly change orders, and saves you money.**

Step #1

Establish Your Budget

Before venturing too far down the road in planning your log home, you will need to determine how much you are willing and able to spend on the project. While many companies and buyers focus on "kit" prices the only number that is relevant at this stage is your entire house budget plus the cost of your land. This "turnkey" price should include the following: excavation, foundation, all plans and permits, utility connections, the structure including the roof, plumbing, heating/cooling, insulation, electrical, cabinets and interior finishes, appliances, driveway, landscaping and builder's fee.

Most any banker should be able to help you with your borrowing ability but to determine the approximate cost of a log home you'll need to make some assumptions at this point. On average, we generally find that turnkey costs of log homes run about \$150 to \$200 per square foot (2500sf house = \$375,000 to \$500,000). Major variables in this cost can include site conditions, complexity of design, level of finishes selected and builder's fee.

Step #2

Conceptual Planning



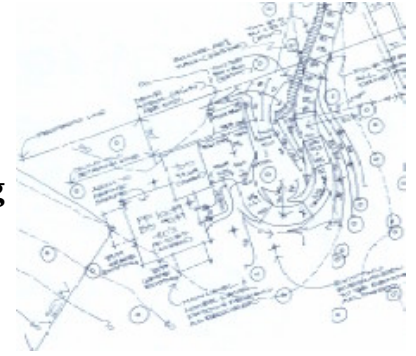
This is where the dream officially begins! During this phase we'll help you do the following:

- Generate a conceptual "turnkey" budget.
- Establish your design preferences that will match your lot topography, budget and personal preferences.
- Find and/or create sketches that will meet these criteria
- Create a first pass cost estimate based on size, complexity, and site locations.



Step #3

Site Planning



The importance of site planning cannot be overstated unfortunately, it's an area that is often overlooked. The primary reasons for wanting to conduct an accurate site plan include:

- Understanding lot requirements and restrictions. This would involve such things as local building codes, design requirements, hidden easements, and location of well, septic, & other utilities
- Maximizing the view corridors.
- Developing your site access while avoiding steep drives, expensive retaining walls, long costly utility runs, and to meet codes.
- Making sure that the home design that you have dreamed of can be built on that particular location. For instance, locating the proper slope so a walk out basement can be incorporated in the design.

Step #4

Final Design

Based on a review of design preferences, lot topography, and budget you can now decide on the floor plans and elevations for your home. You will begin to match your budget with final design choices including interior look and finishes. The process should continue until you are 100% satisfied with the outcome. Remember, any changes after release of final drawings will be expensive if not totally impossible to do.

The builder will also need to be brought into the planning to provide budget costs and design input.

Step #5

Selecting the Builder

When selecting the builder, these are some of the key areas we can help you investigate:

- References—find customers who are satisfied with the buider's work.
- Financial stability— ask for bank references.
- Attention to detail— look at a few that they have built.
- Builders fee—What do they charge and how is it determined?
- Personality— can you work with it?