

Standard Package

Includes

- Structural Insulated Panels
 - Floor: 8" SIPs R-32 (if over a crawl space)
 - Wall: 6" SIPs R-24
 - Roof: 10" SIPs R-40
- Structural beams, posts, and hardware
- All door and window openings cut and lumber installed
- Lumber (#2 and better), as needed, for assembly
- Working drawings:
 - One (1) paper set 24" x 36"
 - Digital PDF file (printable)
 - SIP shop and assembly digital PDF
 - Post Frame Knife plate frame drawings
- Structural engineering:
 - standard 80 mph wind speed
 - 25 lb. snow load in seismic zone D1

Excludes:

- Site improvements, driveways, sewer, water, power
- Concrete footing and stem wall
- Concrete slab on grade, interior walls, floor systems
- Interior stair framing, wall finishes, paint, stain, etc.
- Plumbing systems and fixtures, electrical systems and fixtures
- Cabinets and counters, floor finishes, interior doors and trim
- Labor to erect on-site

Optional (at additional cost)

- Thicker floor, wall or roof SIPs for increased R-value or higher loads
- Mortis and tenon timber frame
- On-site training for owner builders
- On-site construction by licensed and bonded contractor
- Engineering for other design parameters