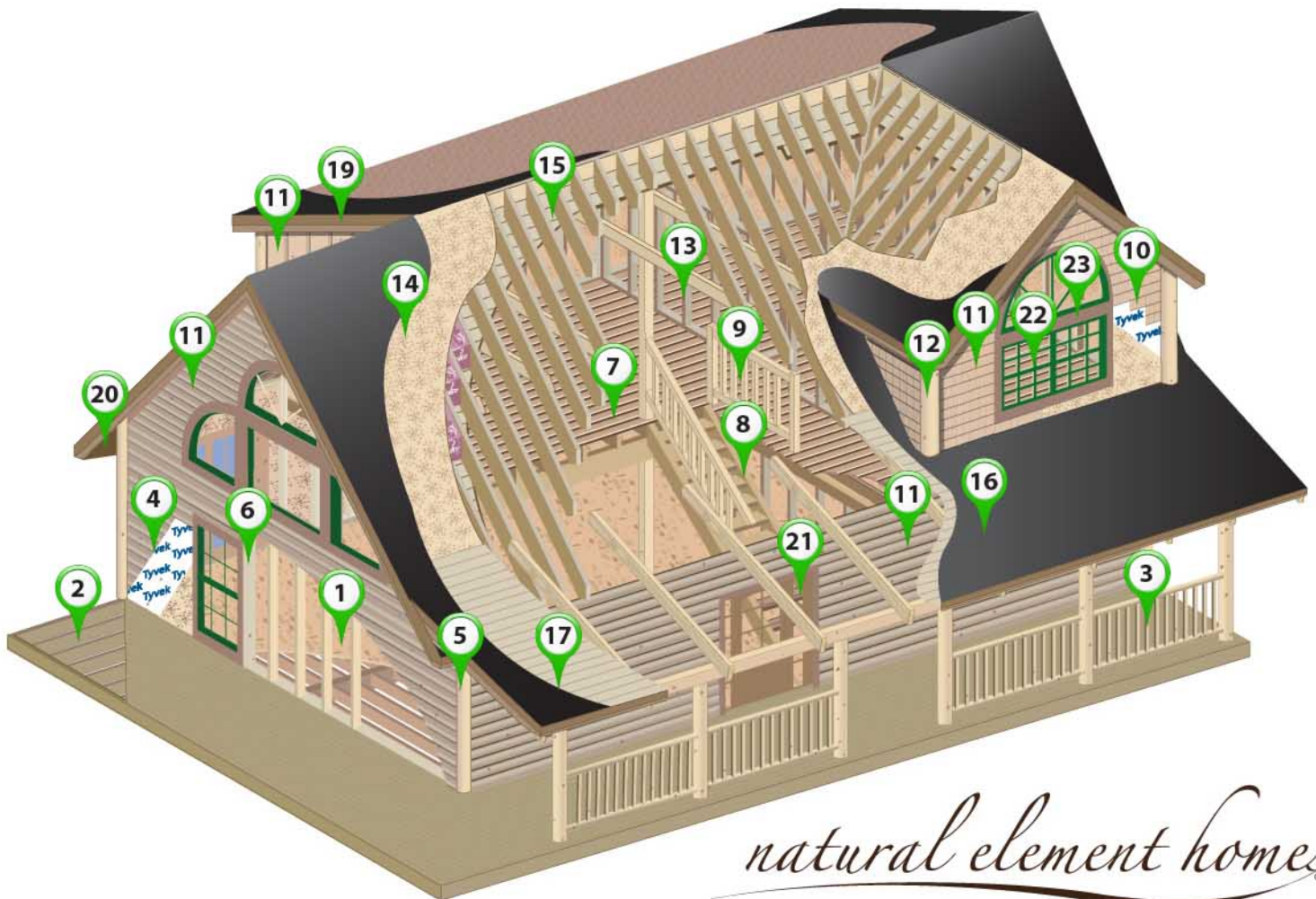


# Premium Hybrid Package:

- 1 - Subfloor System: 2x12 + Advantech
- 2 - Porch / Deck Floor System: 2x8 w/ Premium Decking
- 3 - Exterior Railing System: Cedar Log Railing
- 4 - Main Level Exterior Walls: 2x6 + OSB + House Wrap
- 5 - Main Level Exterior Wall Corners: Pine Posts, Rnd or Square
- 6 - Window & Door Openings: Site-built with headers
- 7 - Second Floor System: Heavy Timber Pine
- 8 - Interior Stair System: 4x12 Pine
- 9 - Interior Railing System: Heavy Timber Pine
- 10 - Upper Level Exterior Walls: 2x6 + OSB + House Wrap
- 11 - Exterior Siding: Pine Log, B&B, or C. Shake
- 12 - Upper Level Exterior Corners: Pine Posts, Rnd or Square
- 13 - Interior Wall Framing: 2x4 and 2x6
- 14 - House Roof System: 2x12 + 5/8 Plywood + 30# Felt
- 15 - Interior Ceilings: 1x Pine T&G
- 16 - Porch Roof System: Heavy Timber Pine
- 17 - Porch Roof Ceilings: 2x6 Pine T&G
- 18 - Garage Roof System: Flat Common Trusses
- 19 - Exterior Finish Fascia: 1x12 + 1x6 Pine Stepped
- 20 - Exterior Finish Soffit: 1x Pine T&G
- 21 - Exterior Doors: Fiberglass Woodgrain
- 22 - Exterior Windows: JW 2500 Alum. Clad / Wood
- 23 - Exterior Door and Window Trim: 1x6 Pine
- 24 - Freight: Add \$1 per mile per truck
- 25 - Delivery Zone: USA Lower 48 States
- 26 - Home Plans: Design Pack
- 27 - Model-specific Details: \*\*\*Add per model\*\*\*



*natural element homes*

# Premium Hybrid Home Package



#	Item	Description
1	SUBFLOOR SYSTEM	2x8 Treated Sill Plates, Tripled 2x12 Girder Beam, 2x12 floor joists - 16-in. O.C. with wood blocking, Double 2x12 header joists, Advantech(TM) 3/4-in. tongue & groove subfloor decking, subfloor adhesive. No joist hangers are included.
2	DECK AND PORCH FLOOR SYSTEM	Doubled 2x8 treated deck perimeter band, 2x8 treated joists - 16-in. O.C., 5/4-in. x 6-in. premium radius edge treated floor decking. No support girders (for spans over 12-feet), joist hangers, plates or posts to grade are included. Width of floor may require additional supports or larger joists.
3	EXTERIOR RAILING SYSTEM	Northern White Cedar round log railings, top and bottom rails pre-bored for pickets, round pickets included, shipped unassembled in 8ft - 10ft and 12ft Sections. Newell Posts as required. Railings for steps to grade must be added and are not included.
4	MAIN LEVEL EXTERIOR WALLS	2x6 Framing 16-in. on center, doubled top plates, 7/16 OSB Sheathing, Housewrap.
5	MAIN LEVEL EXTERIOR CORNERS	Heavy timber pine corner cap posts, 8-inch round or 6x6 square, pre-cut, trim-to-length by builder.
6	WINDOW & DOOR OPENINGS	Materials for door and window openings and header stock to be constructed by builder.
7	SECOND FLOOR SYSTEM	4x8 Pine Joists 24-in. O.C., 6x12 Pine Girder Beam, 6x6 Pine support posts, 2x6 Pine Tongue & Groove Decking, Screws for each end of joists. Local codes or particular home design may require larger sized timbers (not included - must be added to line 27 below).
8	INTERIOR STAIRS	Pine 4x12 heavy timber for stringers and treads to 9-ft. high. Trim-to-fit by builder.
9	INTERIOR RAILING	Pine - 4x4 top and bottom rails with eased edges, 3x3 pickets with eased-edges on 7-inch centers. Unassembled. Random lengths to be cut by builder on site.
10	UPPER LEVEL EXTERIOR WALLS	2x6 Framing 16-in. on center, doubled top plates, 7/16 OSB Sheathing, Housewrap.
11	EXTERIOR SIDING	Your choice: Pine matching log profile siding, 1x12 Pine Board-and-Batten Siding, or Western Red Cedar shingle siding.
12	UPPER LEVEL EXTERIOR CORNERS	Heavy timber pine corner cap posts, 8-inch round or 6x6 square, pre-cut, trim-to-length by builder.
13	INTERIOR WALL FRAMING	2x4 Interior wall studs - 16-in. O.C., double top plates, single bottom plates. (2x6 framing for plumbing walls).
14	HOUSE ROOF SYSTEM	2x12 Framing (16-in. o.c.) with exposed 4x8 Douglas Fir collar beams (48-in. o.c.) and Two-Ply LVL ridges and valleys. 2x framing for roof overhangs. 5/8-inch cdx sheathing, 30 pound felt. R-38 High Density insulation is not included.
15	INTERIOR CEILINGS	Tongue and Groove - 1x8 for wood interior ceilings
16	PORCH ROOF SYSTEM	Exposed 4x8 Pine Rafters 48-in. O.C. and 4x8 support plates, 6x6 support posts, 2x6 Pine tongue & groove decking, 30# felt underlayment, screws for rafter installation. Porch roof is not insulated. Local codes or particular home design may require larger sized timbers (not included - must be added to line 27 below).
17	PORCH ROOF CEILINGS	2x6 Pine tongue & groove for porch ceilings
18	GARAGE ROOF SYSTEM (IF APPLICABLE)	Pre-manufactured flat common roof trusses. 2x framing for roof overhangs. 7/16-inch OSB sheathing, 15 pound felt.
19	EXTERIOR FINISH FASCIA	Pine Fascia (Rough one face, smooth one face). Includes 1x12 and 1x6 for entire roof perimeter.
20	EXTERIOR FINISH SOFFIT	Tongue and Groove - 1x8 for exterior roof overhang soffits.
21	EXTERIOR DOORS	Fiber Glass wood grain door, pre-hung in clear stain grade wood jambs, extended to 7-9/16, double bored for deadbolt and have adjustable threshold. Glazed units include grills, Garden (patio) door units only available as in swing units, sliding screens included, (NO Screens Included for French Doors). Can be Stained or Painted.
22	EXTERIOR WINDOWS	JELD-WEN W2500 Series Aluminum Clad- Aura-Last Wood Windows feature low-maintenance aluminum cladding on the exterior frame and sash, 7 color choices (Brilliant White, French Vanilla, Desert Sand, Hartford Green, Mesa Red, Chestnut Bronze, Black), stain-grade wood interiors, high-performance argon-filled Low-E insulated glass, 4-9/16, 6-9/16 or 7-9/16 inch jamb extensions, fiberglass mesh insect screens, grilles between glass, Chestnut Bronze hardware, 20 year limited warranty. DELIVERY TO JOBSITE IS INCLUDED. CONTACT US TO SCHEDULE DELIVERY (6 WEEKS LEAD TIME AND PHYSICAL DELIVERY ADDRESS IS REQUIRED).

23	EXTERIOR DOOR AND WINDOW TRIM	1x6 Pine boards for exterior window and door trim (1x12 for radius units).
24	FREIGHT	Freight on or in 48-foot trailers to as near your job site as road conditions allow.
25	DELIVERY ZONE	Lower 48 states eligible for \$1.00 freight. \$1.00 per truck per loaded mile.
26	HOME PLANS / BLUEPRINTS	DESIGN PACK: The best in CAD design service, revise and customize your plan with our expert guidance, 3D design software and Virtual Design Center. Includes detailed construction drawings.
27	MODEL-SPECIFIC DETAILS	Specific materials requirements may vary according to your desires, the home design, and your building location. Standard pricing may not include certain materials and extras shown in plans or photos but not listed above. Such items must be added.