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Meridian, ID 83642

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sales@IdahoPrecutHomes.com  
[www.IdahoPrecutHomes.com](http://www.IdahoPrecutHomes.com)

## About Us

**Idaho Pre-Cut Homes (IPH) came into being in 1993.** We are California builders and have been in the building trade since 1972. We became licensed as General Building Contractors (B1 license) in 1978. Having first-hand knowledge of residential and commercial construction has proven to be a real asset in developing IPH, bringing 30 years of construction experience to our Owner/Builder Program.

In 1980, we began using pre-fabricated exterior and interior wall panels in our own construction business since this would allow us to build more houses in a year with a smaller crew.

The dealership we obtained moved us into the Owner/Builder market, so in 1981 we began working with individuals that wanted to either build with our Pre-Fabricated Wall Panels/Roof Trusses or wanted us to do the house shell for them and they would take over from there. Thus began our Owner/Builder Program.

Since our excellent move to Idaho in 1993, we have expanded our concept of the Owner/Builder Program. Our company brings in Pre-Fabricated 2x6 Exterior Walls, 2x4 Interior Walls, and Roof Trusses. Our exterior walls are up to 40 ft. long. (If your house is longer than 40 ft. more than 1 panel is used). Our lumber comes primarily from Canada, which gives us more stable lumber prices. Our company can also ship to Alaska, Hawaii, Japan and Germany. We service 11 Western States.

## Featured Services

Typically, on a 2,000 square feet single level home we will have all the exterior and interior walls in place in a matter of hours. Your exterior walls come with lifting eye-bolts that are returned to the factory after the walls are set. Interior walls are crane bunk set, ready to be put in place by hand. The crane is not included with the IPH package. We recommend that you hire a local 20 ton crane and operator to set your exterior walls and roof trusses.

## About Our Exterior Walls

- Dry 2x6 16" on-center 8 ft. (Optional 9 ft. walls) 1 or 2 stories. Basements, elevated entries and 2-story great rooms not a problem.
- We use a 3.5" x 9" glue-lam beam for all exterior door and window headers.
- Our exterior walls are completely sub-sheeted and nailed with 8d galvanized screw nails (not staples).
- Our Milgard windows (New Tuscan Vinyl Frame, SuperMax Low E, Lifetime Factory Defect and Breakage Warranty) are pre-installed in your walls. ([www.milgard.com](http://www.milgard.com))
- We install Tyvek building wrap which serves as an air infiltration barrier and a protection for your insulation.
- Pre-Primed Weyerhaeuser Cottage Lap Siding is then installed. We can send sub-sheeted walls when you will be applying a field-installed siding (i.e. Stucco, Stone, Hardie Siding, Vinyl Steel, Cedar, etc.).
- 1x4 Primed Window Trim is installed around your windows, over the top of the Cottage Lap Siding.
- Therma-Tru Exterior Insulated Smooth Star Doors are pre-installed in the Exterior Panels (Option: We have the full line of Therma-Tru Doors available). ([www.thermatru.com](http://www.thermatru.com)) All door locksets are by owner. **Note:** *Garage Roll-Up Doors are not included. These are installed by a Sub-Contractor.*



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## About Our Interior Walls

- Our Interior Walls are Pre-Built and Double-Plated Dry 2x4, 16" on-center according to your plan.
- We provide Sheet Rock Backing.
- Interior Pocket Door Frames not included.
- 2x6, 16" on-center interior plumbing walls per plan.

## About Our Roof Systems

- Factory Made Engineered Roof Trusses are included. (Snow load? No problem. Let us know what it is.)
- Gable Trusses are sub-sheeted.
- Our trusses are engineered to the standards of Mitek.
- We can design and build the trusses you need for your home (i.e. Flat Commons, Vaults, Scissors).
- Roof Sheeting and all materials for your boxed soffits are included.

# How We Do It

## Financing

If you need financing, and will be building in the greater SW Idaho area, we will pre-approve you as the next step with our lender. The advantage of using our lender is they understand the IPH concept of home construction and work with our customers.

In the greater SW Idaho area, if you do not have land, we have a very competent realtor that we will refer you to, to assist you in land acquisition.

## Drafting

Everyone goes into drafting with us. As outlined in our plan package, 50 percent of your drafting fees are refunded to you when we invoice for the IPH package. We do this as a "Thank You" for doing business with us. You can modify one of our 40 standard plans or we can draft the home of your dreams. We can build for any snow load. Please contact your local building department for local snow, seismic and wind loads.

## Pricing

When your plans are complete, they then go into pricing. If you are using our local lender, they will order a bank appraisal. If it is out of our local lending area, you may be working with one of our distributors who will assist you with financing or you may be working with your own lender. When all the requirements are met for the lender to proceed with your loan commitment, contracts are signed, deposits are received, your package is ordered, building permits and perhaps other permits need to be acquired, then site work begins, excavating, foundation and your floor package is in place prior to delivery of the house.

## Set It

We usually begin the set at 8:00 am. In the SW Idaho area, we will provide a local set crew to set your floor package and the IPH package. If you are not working with one of our authorized distributors in other areas, you will need to hire a local framing contractor to set the package. We would like to interview who you select to explain how our system works.



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## Order Our Design Package

We have put our 40 floor plans and elevations on a CD for you. There is no charge for the CD, just shipping and handling of \$6.95.

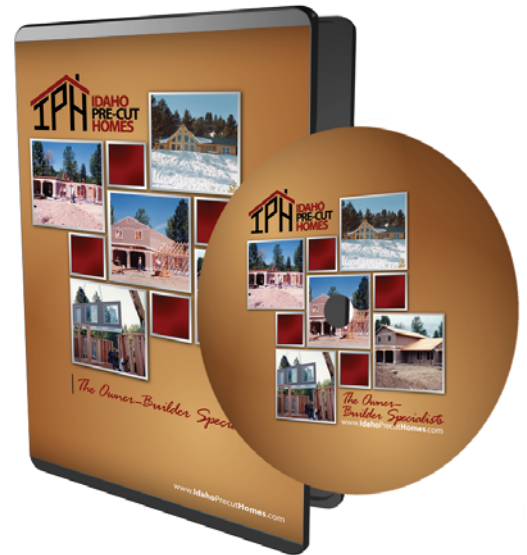
Please mail your check or money order to:

IPH  
P.O. Box 665  
Emmett, ID 83617

Or call to order with your Visa, Master Card, American Express or Discover Card:

**(208) 365-1134**

Toll Free: **1-800-764-2601**



## Information Sheet Instructions

After receiving your package, please fill out the information sheet that is on the CD and return it by mail to:

IPH  
P.O. Box 665  
Emmett, ID 83617

Or fax directly to our office: **(208) 365-1135**

Upon receiving your information sheet, we will (if you indicate the need for bank financing and you are in our financing area of Southwest Idaho) forward this to our lender to pre-approve you for the construction and permanent long-term loan.

All of our financing is conventional.

Outside of Southwest Idaho, our customers will need to contact one of our Authorized Distributors or secure their own financing.

## Become An Authorized Distributor

If you have a construction background and would be interested in becoming an Authorized Distributor in one of the 11 Western States, we would like to talk to you.

With the purchase of your distributorship we provide print and TV commercials for you to use in your local areas. We have a complete program for you to develop your own business. You must be a builder or have a relationship with a builder to be able to sign as the contractor of record with your local lenders.

Call Toll Free: **1-800-764-2601**