

BUILDING GUIDE

POST FRAME BUILDINGS | GARAGES | DELUXE BUILDINGS | SHEDS | HOUSES & CABINS | DECKS & ADDITIONS



sutherlands.com

OUR HISTORY OF BUILDING IT BETTER



The Sutherland Lumber Company is a privately-owned, family-operated organization founded 100 years ago by Robert R. Sutherland. Based in Kansas City, Missouri, Sutherlands is one of the largest privately-owned home improvement center chains in the United States. Our local building supply and hardware stores range in size from small lumberyards to large 140,000+ square foot warehouse stores. From hardware, lumber, cabinets and pole barns to plywood and OSB, fencing, mulch, power tools and more...we simply sell for less! Sutherlands specializes in complete building packages. Each of our stores stock a large variety of building materials specially selected for the region. Our buildings offer the highest standards in terms of durability, strength, weather resistance and ease of construction. Sutherlands provides customers with a complete package of quality merchandise. We offer the best value in the industry. Sutherland's staff of knowledgeable experts can help plan any project, large or small.

SINCE 1917

SUTHERLANDS



why build with us



When you choose a Sutherlands building package, we will work with you every step of the way - from discussing what you will be using the building for, where it will be placed, to determining the best size, options, and materials for your needs. We will inform you of estimates and timelines, permits required and even options on financing for your project. Once your materials are delivered, should you have a problem with the order or simply a question, we will be there for you from concept through completion.

FREE ESTIMATES *on any size*



We're here to make your building process as easy as possible!

Visit us online at sutherlands.com or stop by for a free estimate on custom buildings. We use a building design software for the majority of buildings.



Customer Testimonials:

Our house is from Sutherlands!!
Best deal EVER! - *Joni S.*

I used Sutherlands to design & furnish all supplies to build a garage. Sutherlands responded immediately to any issue which really made the build a great experience.
Thank you Sutherlands. - *Jim O.*

Thank You Harrisonville store.
55'd X 65'w clearspan furnished and erected. Building is completed and I as the project manager and the owner are very satisfied. - *Jim D.*





OUTDOOR LIVING

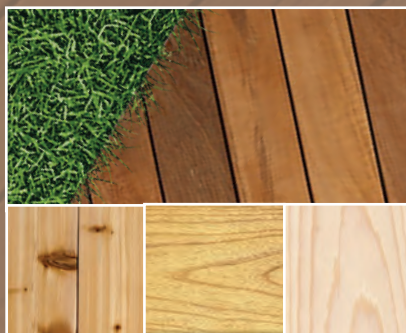
DECK PACKAGES



YOUR NEW DECK IS HERE!

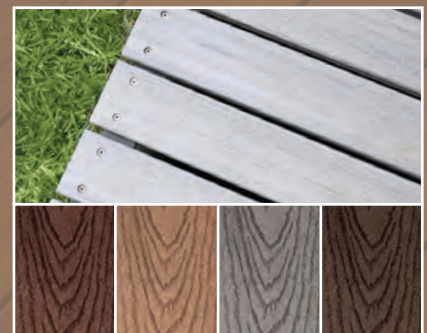
As you spend more time outdoors, you need an outdoor space designed to suit your needs. Sutherlands deck packages can be stand-alone decks, expand an existing small deck, a patio, screened-in porch or add a pergola. Utilizing our building software, our experts can help you achieve the deck you want within your budget. Simply choose your material, your size and any available options...the possibilities are endless.

Real Wood:



- Beauty of natural grain & texture.
- Naturally grays over time.
- Paint or stain.

Composite Material:



- Low maintenance.
- Cuts and sands like real wood.
- No rotting or splintering.
- Many colors.



See what some of our customers have built in our gallery at sutherlands.com



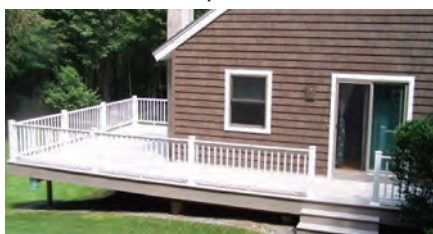
8' x 8' Patio Slab
Excludes upper deck & bench



8-1/2' x 14' Poolside



31-1/2' x 28' Wrap-Around Pool



8' x 20', 22' Corner



10' Octagonal



8', 12' Gazebo

DECK PACKAGES

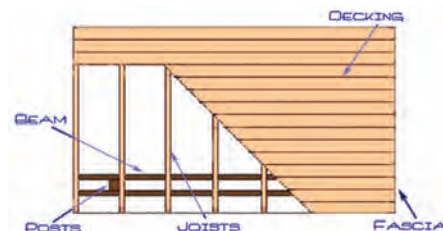
STANDARD/BASIC

All Sutherlands Deck Packages Include

Beams | Joists | Decking | Fascia | Posts | Fasteners | Plans

Standard deck packages are designed for the do-it-yourselfer. They include high-quality materials, easy to follow plans and step-by-step installation instructions. Our basic plans start from 8' x 8' to as big as 12' x 16'.

Attached Decks are supported on one side by using a ledger attached to house or other structure. Attached deck packages normally include one set of steps and railing on three sides. Materials included for heights up to 24" off ground. Quality Treated Southern Yellow Pine or Construction Common Redwood (in Western markets) is used in figuring our Deck Packages.



Freestanding Decks have materials to support all sides without attaching to any other structure.

Composite Deck Materials Ask us what brands are available in your area. Many of our stores offer CrossTimbers™, Evergrain®, Geo Deck™, DeckKorators®, Moistureshield™, RhinoDeck®, Trex®, or WeatherBest in-stock or available through Special Order.

Finishing Touches will make your outdoor area the talk of the neighborhood.



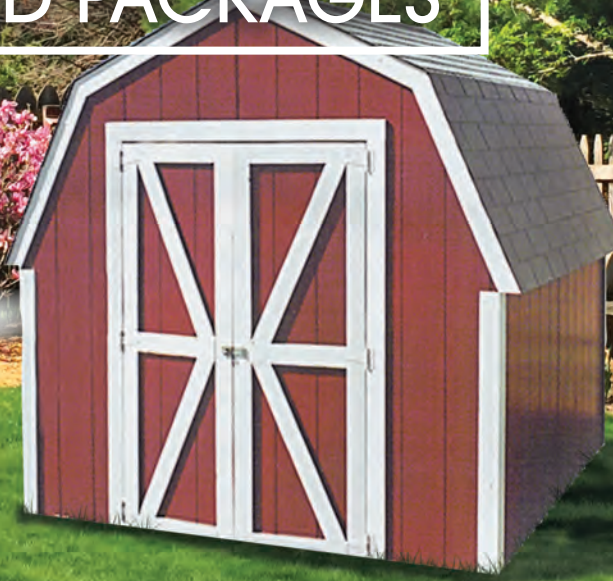
Let us give you a free estimate on a custom deck that will suit your family's needs. Just tell us the measurements as well as any special needs or preferences. We can do the rest.

EXCLUSIVE SHED PACKAGES

8' x 8' Deluxe Mini Barn Package

- Plywood floor over 4" x 4" treated skids.
- Framing lumber. • Smart panel siding.
- Fiberglass shingles. • Extra wide door.
- Nails, hinges & hardware. • Plans.

Our Most Popular Shed.
Many sizes and options available.



QUALITY SHEDS AT A GREAT PRICE

Our goal is to be a company bringing to you a shed or building that is well designed from the inside out.

Sutherlands sheds have wood siding or you can upgrade to vinyl siding. We offer six different shed designs that are available in a variety of sizes, all can be customized to your specifications. Stop by, see a few completed sheds on-site and discuss all the options with our building experts. We can give you a free estimate on any size shed.

Sheds can be used to store garden tools, used as a garden shed, a reading nook, hobby or craft shed, artist studio, man-cave, she-sheds, a child's playhouse... the possibilities are endless.



EXCLUSIVE

OUR SHED LINEUP



8' x 12' Gabled Storage Barn Package

- 7' sidewalls. • Premium siding.
- Fiberglass shingles.
- Hardware. • Paint & primer.
- Nails, hinges and hardware.
- Plans. Floor optional

Many sizes and options available.

FREE ESTIMATES
on any size shed



Options shown



CAN
APPEAR
ATTACHED
TO HOME

Sizes:
6' x 4' • 8' x 4'



Options shown



MAKES
A GREAT
PLACE TO
POT PLANTS



Options shown

Freestanding "Lean-To" Shed Package

- All Framing lumber. • 4' x 8' grooved panel siding.
- 1 x 4 trim boards. • Fiberglass roof shingles. • 4' double door.
- Primed. • Wood floor included. • 7'-1" tall in front.
- 8'-11" tall in back. • 48" deep. • 6'-1" door height.

12' x 14' Deluxe Garden House Package

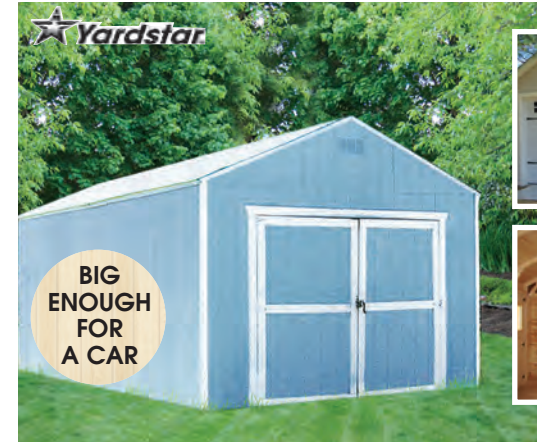
- Wide doors. • Siding.
- Fiberglass shingles. • Aluminum window.
- Nails, hinges & hardware. • Plans. Floor optional



OTHER
SIZES
AVAILABLE



Options shown



BIG
ENOUGH
FOR
A CAR



Options shown

12' x 16' Storage Shed Package

- Wood floor over 4 x 4 skids 2" x 6" floor joist 12" o.c.
- Premium siding & trim. • Fiberglass shingles.
- Lumber. • Nails, hinges & hardware. • Plans.

12' x 20' Storage Barn Package

- Wood flooring. • Smart siding.
- Fiberglass shingles. • Lumber.
- Nails, hinges & hardware. • Plans.

EXCLUSIVE GARAGE PACKAGES

Cherokee Garage Package

- Premium siding. • Fiberglass shingles.
- Aluminum window. • 8' x 7' steel garage door(s). • Plans.

Standard Sizes:

12' x 20' • 14' x 24' • 20' x 24' • 24' x 30'

OTHER OPTIONS AND SIZES AVAILABLE



Options shown

STORAGE SOLUTIONS FOR ANY BUDGET

Our exclusive plans can be customized to blend with your existing structures, including your home. Sutherlands garage packages include quality lumber, roofing, siding, hardware and easy to follow plans.

Our sales staff are friendly, knowledgeable and ready to help you get the quality building you want!

Whether you need space for one or two cars, or need to store your boat or ATV, we have a garage that will be perfect for your needs.



Cimarron Garage Package

- Stick frame rafters. • Premium siding. • Fiberglass shingles.
 - Studs 16" o.c. • 12" overhang on sides. • 9' x 7' steel garage door(s).
 - Roof and wall sheathing. • Aluminum window. • 32" prehung steel entry door & lockset.
 - Double garage door header. • 2 x 4 wall framing. • 2 x 4 treated bottom plate.
 - Nails and Hardware. • Plans.
- Engineering Wet Stamp if required (not included). Packages with trusses available

OTHER OPTIONS
AND SIZES
AVAILABLE

Standard Sizes:

12' x 20' • 14' x 24' • 20' x 24' • 24' x 30'

POST FRAME

GARAGE PACKAGES



The Suburban Post Frame garages are engineered in a wide range of sizes.
You can customize your building to suit your particular needs.

Standard Features:

- 2 x 4 wall girts
- 2 x 4 roof purlins
- Easy-to-build trusses
- Treated posts
- 2 x 6 treated splashboard
- 10', 12' or 14' ceilings
- Steel overhead garage door(s)
- Quality steel roofing and siding
- Color-matched roofing and siding screws
- Entry door & lockset
- Nails and hardware
- Plans

Engineering Wet Stamp if required (not included).



Suburban Post Frame Garage

- Engineer designed trusses.
- 10'4-1/2" sidewalls.
- 36" walk door.
- Eave lights.
- 45 year painted metal roofing & siding.
- 9' x 7' insulated steel overhead garage door(s).

Standard Sizes:

18' x 30' • 24' x 30'

OTHER OPTIONS AND SIZES AVAILABLE

WE'RE EXCITED TO GET STARTED!

It doesn't matter if it's a shed, deck or pole barn, we're here to make your building process as easy as possible! Visit us online at sutherlands.com or stop by for a free estimate! Our friendly, knowledgeable staff will help you through completion.

Standard Features:

- 2 x 4 wall girts
- 2 x 4 roof purlins
- Easy-to-build trusses
- Treated posts
- 2 x 6 treated splashboard
- 10', 12' or 14' ceilings
- Steel overhead garage doors
- Quality steel roofing and siding
- Color-matched roofing and siding screws
- Entry door & lockset
- Nails and hardware
- Plans

Engineering Wet Stamp if required (not included).



30' x 40' Deluxe Suburban Post Frame Garage

- Engineer designed trusses.
- 10'4-1/2" sidewalls.
- 36" walk door.
- Eave lights.
- 45 year painted metal roofing & siding.
- 9' x 7' insulated steel overhead garage doors. Shown with optional skylights



OTHER OPTIONS AND SIZES AVAILABLE

Check your local permits and building codes.



Helping You

BUILD IT BETTER

Since

19

17

100 YEARS • SUTHERLANDS.COM



DELUXE BUILDINGS

- LONGEVITY
- TOP OF THE LINE CRAFTSMANSHIP

We Offer Quality Barns!

Metal barns hold up significantly better against destruction from harsh weather, erosion from termites, and damage from water or condensation. They last longer and offer better protection for the valuables kept inside. Sutherlands uses post frame construction so your building has an open floor plan that you can use the way that works best for you. Sutherlands buildings are easy to maintain and very efficient.

PREMIER AGRICULTURAL FACILITY

This sturdy pole barn is the answer to most storage needs. It offers continuous interior space. It features square pressure-treated posts, treated splash board, easy-to-build trusses, heavy duty sliding door track and hardware, standard 10' side walls (other wall heights available) in a variety of colors, steel insulated walk door, plans and much more!



30' x 40' Deluxe Suburban Building Package

- Engineer Designed Trusses for continuous interior space uninterrupted by poles.
 - 2x4 roof purlins.
 - 2x4 wall girts.
 - Treated posts.
 - 2x6 treated splashboard.
 - Heavy-duty sliding door track.
 - 45 year painted Metal Sales siding.
 - Color-matched roofing and siding screws.
 - Entry door and lockset.
 - Ridge cap & bird blocking.
 - Door hardware.
 - 10' 4-1/2" sidewall.
 - Plans.
 - Engineering Wet Stamp if required (not included).
 - 12', 14' or 16' sidewalls available.
- Shown with optional wainscoting & skyights. **OTHER OPTIONS AND SIZES AVAILABLE**

metal sales
manufacturing corporation



CUSTOMIZE YOUR BUILDING COLOR!

Use our Pole Barn Color Designer to help you visualize a color scheme for your new pole building package. Click a color below the photo to see it on the roof, walls, trim, doors or wainscot.



Available colors may vary



30' x 30' Deluxe Suburban Post Frame Barn Package With 6' Covered Shed

Shown with optional wainscoting

OTHER OPTIONS AND SIZES AVAILABLE



See more buildings online at our customer gallery.

Add options and features:



30x60x14 Post Frame Building with 2-12ft Lean to's
White Roof and Trim with Bright Red Walls



6' X 7' SLIDING DOOR



QUALITY TRUSS



12' X 12' STALL



30x50x12 Post Frame Garage
Lightstone Roof and Trim with Bright Red Walls



24x45x10 Post Frame Garage
Burnished Slate Roof and Trim with Gray Walls



24x40x12 Post Frame Garage
Lightstone Roof and Trim with Tan Walls



PEG BOARD & OSB INSTALLED



SOFFIT ON PORCH



POST TO TRUSS CONNECTION



24x60x20 Raised Center Aisle
with 2-12ft Covered Porches
Burnished Slate Roof-Trim & Wainscot with Clay Walls



30x40x12 with 2-8ft Porches (6/12 Pitch)
Burnished Slate Roof & Trim with Lightstone Walls



12' PORCH HOUSING BOAT



40' X 60' X 12' INSULATED GARAGE



EQUESTRIAN

- SUPERIOR DESIGN
- CUSTOMIZABLE
- QUALITY

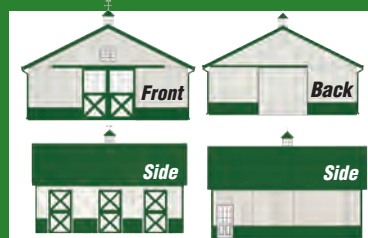


Sutherlands knows that keeping your horses safe is your number one priority. We also realize that you want a stylish and efficient building. Our building experts will work closely with you on delivering the exact design you want. And remember, there are many options and features available to customize your horse barn and make it a thing of beauty and function. Sutherlands has years of experience. You can be confident with a Sutherlands package.



30' x 30' Belmont Horse Barn Package

PREMIER
EQUESTRIAN
FACILITY



- 2 x 4 wall girts. • 2x4 roof purlins. • Pre-manufactured roof trusses.
- Treated posts. • 3-10' x 10' Plyco horse stalls with sliding doors and Dutch door gates. • 1 sliding double door with windows.
- 1 sliding 10' x 10' door. • 3 Dutch doors. • Cathedral ceiling.
- Cupola with weathervane. • Downspouts, gutters and vinyl soffit.
- 10' 6-1/2" sidewalls plus 1' overhang. • Wainscoting.
- Quality painted steel roofing and siding. • Color-matched roofing and siding screws. • Approx. 280 sq. ft. of enclosed area. • Nails and hardware.
- Plans. • Engineering Wet Stamp if required (not included).



OTHER OPTIONS
AND SIZES
AVAILABLE

Shown with options



Available as Farmland or Suburban
Shown with options

METAL STRONG VERSATILE

People who live and work in agriculture have many different needs. Whether your building will be used to store machines or vehicles, for feed storage, animal containment, or as a store-front shop or office, we have a building package plan for you. At Sutherlands, we are devoted to meeting the needs of our customers - from the smallest farm to the largest ranch. Stop by for a FREE ESTIMATE and together we can make your building a reality.



FARMLAND:

Galvanized corrugated roofing & siding. Hot dipped galvanized coating resists rust. It is lightweight, durable and economical.



SUBURBAN:

Exceptional high spanning properties, lightweight and durable. Built-in snug-fitting sidelaps prevent weather penetration. 45 year limited warranty. Available colors may vary

CUSTOMIZE YOUR BUILDING COLORS AT sutherlands.com

Use our Pole Barn Color Designer to help you visualize a color scheme for your new pole building package. Click a color below the photo to see it on the roof, walls, trim, doors or wainscot.

Available colors may vary



Shown with options



30' x 40' Traditional 3-Sided Post Frame Building Package

Standard features • 2 x 4 wall girts. • 2 x 4 roof purlins. • Easy-to-build trusses. • Treated posts. • 2 x 6 treated splashboard. • 8', 10', 12' or 14' ceilings in front. • Quality steel roofing and siding. • Nails and hardware. • Plans. • Engineering Wet Stamp if required (not included).

Standard Sizes:

18' x 30' • 24' x 30' • 30' x 40' • 30' x 50' • 40' x 60'

OTHER OPTIONS AND SIZES AVAILABLE

SUTHERLANDS

LOAFING SHED PACKAGES



Available as Farmland or Suburban



Shown with options

Our most economical package! This package features 468 sq. ft. of storage space for our 13' x 36' size, making it large enough to use as a stand-alone loafing shed in a pasture area, or can be an enclosure with corrals attached for runs.

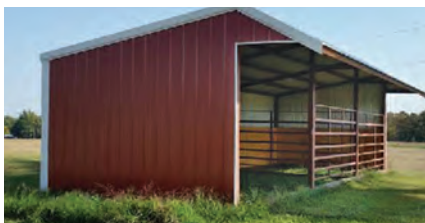
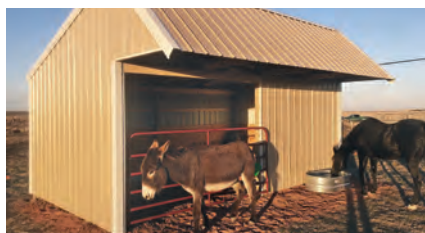
13' x 36' Traditional Loafing Shed Package

- 2 x 4 wall girts. • 2 x 4 roof purlins. • 2 x 4 rafters.
- 4 x 4 treated posts. • 2 x 6 treated splashboard.
- 8' or 10' ceilings in front. • Roofing & siding. • Screws.
- Nails and hardware. • Plans. • Engineering Wet Stamp if required (not included).

OTHER OPTIONS AND SIZES AVAILABLE

WE'RE EXCITED TO GET STARTED!

It doesn't matter if it's a shed, deck or pole barn, we're here to make your building process as easy as possible! Visit us online at sutherlands.com or stop by for a free estimate! Our friendly, knowledgeable staff will help you through completion.



Shown with options



Available as Farmland or Suburban

Run-in sheds are ideal for your pastured horses. They provide protection from the elements for your horses and equipment, while allowing your horses the freedom of the pasture. It features approximately 280 sq. ft of enclosed area for our 16' x 20' size.

16' x 20' Standard Horse Package

- 2 x 4 wall girts. • 2 x 4 roof purlins. • Easy-to-build rafters. • Treated posts.
- 2 x 6 treated splashboard. • Nails and hardware. • Plans.
- Engineering Wet Stamp if required (not included).

**OTHER OPTIONS
AND SIZES
AVAILABLE**

EXCLUSIVE HOUSE PACKAGES

Build your own home...we've done the planning for you!

Choose from many exclusive floor plans starting at 800 sq. ft. to 4,100 sq. ft., all designed for spacious efficiency and maximum comfort. Sutherlands building professionals will guide you through planning your new home package by scheduling progressive material deliveries from the first truckload to the completion of your project.



THE ESTATE II with basement • 4 Bedrooms • 3 Baths • 2-car Garage 4,100 Sq. Ft. includes basement & garage

The Estate II package is similar to our popular Estate plan, but with an additional bedroom, larger garage, and finished basement. The efficient floor plan includes all of our most popular options! Breakfast nook, study den, isolated master bedroom, 3 additional bedrooms and 3 baths. The Great/Family room features 2-step decorative ceilings.



GROUND FLOOR PLAN

All House Packages Include These Materials Plus A Lot More...



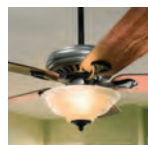
Rough In Materials:

- Framing lumber.
- Stud grade precut studs.
- Truss rafters.
- Plasterboard.
- Roofing.
- Vinyl siding.
- Insulated windows.
- Insulation & more.



Kitchen & Bath:

- Kitchen cabinets.
- Countertops.
- Electric range.
- Dishwasher.
- Sinks.
- Tub/shower units.
- Water saver toilets.
- Vanities w/tops & more.



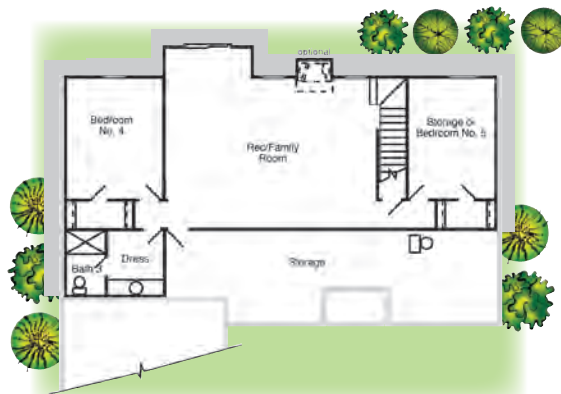
Electrical & Plumbing:

- Electrical supplies.
- Ceiling fans.
- Light fixtures.
- Smoke alarms.
- Garage door openers.
- Plumbing supplies.
- Water heater & more.



Finished Interior:

- Prehung doors.
- Hardware.
- Paint. • Carpet.
- Folding attic stairs.
- Trim.
- Plans & more.



BASEMENT FLOOR PLAN

Customer furnishes concrete & HVAC.



THE BRITTAIN

Features 2-step dining room ceiling & spa bath.

• **3 Bedrooms** • **2-1/2 Baths** • **2-car Garage**

2,476 Sq. Ft. includes garage

- Framing lumber. • 2 x 4 studs. • Rafters. • LVL ceiling beams. • Roof sheathing. • Wall sheathing. • Shingles.
- Felt. • Vinyl siding. • Vinyl insulated windows. • 16' x 7' steel insulated garage door(s). • Garage door opener.
- 6 divided light vinyl patio door. • 60" x 60" spa. • 4' x 3' shower stall. • Insulation. • Perma house wrap.
- Plasterboard. • Prehung doors. • Door locks/knobs. • Water heater. • Plumbing supplies. • Electrical supplies.
- Prefinished cabinets. • Countertops. • Sink. • Toilets. • Electric range. • Dishwasher. • Garbage disposer.
- Washerless faucets. • Vanities w/cultured marble tops. • Mirrored cabinets. • Paint. • Carpet.
- Ceramic tile. • Primed baseboard & casing. • Ceiling fans. • Lights. • Smoke alarms. • Wire closet shelving. • Complete plans.



FLOOR PLAN

Customer furnishes concrete & HVAC.



THE TORRENCE

Almost 3,000 sq. ft. including covered deck and safe room.

• **3 Bedrooms** • **3 Baths** • **3-car Garage**

2,295 Sq. Ft. includes garage

- Framing lumber. • 2 x 4 studs. • Rafters. • LVL ceiling beams. • Roof sheathing. • Wall sheathing. • Shingles. • Felt. • Vinyl siding.
- Vinyl windows with insulated glass. • Tub/Shower units - 60" x 60" corner spa, 4' x 3' shower stall. • Garage door openers.
- 9' x 7' & 16' x 7' steel insulated garage doors. • Insulation. • Perma house wrap. • Plasterboard. • Prehung doors. • Door locks/knobs.
- Water heater. • Plumbing supplies. • Electrical supplies. • Prefinished cabinets. • Countertops. • Sink. • Toilets. • Electric range.
- Dishwasher. • Garbage disposer. • Washerless faucets. • Vanities w/cultured marble tops. • Mirrors. • Paint. • Carpet.
- Vinyl floor covering. • Primed baseboard & casing. • Ceiling fans. • Lights. • Smoke alarms. • Wire closet shelving. • Complete plans.



FLOOR PLAN

Customer furnishes concrete & HVAC.



THE GRAND

• **3 Bedrooms** • **2 Baths** • **2-car Garage**

2,284 Sq. Ft. includes garage

Spacious master bath, elegant dining nook, coffered ceilings and much more.

- Framing lumber. • 2" x 4" stud grade studs. • LVL ceiling beams. • Roof sheathing. • Sidewall sheathing. • Shingles.
- Vinyl siding. • Vinyl windows/insulated glass. • Fiberglass tub/shower. • 54" x 54" 6 jet white whirlpool.
- Vinyl frame block window. • Fixed picture window. • 16' x 7' steel insulated garage door. • Garage door opener.
- Entry doors & hardware. • R-13 garage wall insulation. • R-13 wall insulation. • R-38 cellulose ceiling insulation.
- Attic stairway. • Plasterboard. • Pre-hung doors. • 50 gallon electric water heater. • Electric fireplace & mantel.
- Kitchen cabinets. • Countertops. • White cast iron sink. • Electric range. • Microwave oven. • Dishwasher.
- Garbage disposer. • Faucets. • Vanities/Cultured marble tops. • Toilets. • Mirrors. • Paint. • Primed 3" moulding.
- Carpet. • 12" x 12" ceramic floor tile. • 200 Amp breaker box. • Breakers. • Electric wire. • Ceiling fans. • Light fixtures.
- Smoke alarms. • Shelving. • Complete plans & more.



FLOOR PLAN

Customer furnishes concrete & HVAC.



THE COACHLIGHT DELUXE

• 3 Bedrooms • 2 Baths • 2-car Garage
1,485 Sq. Ft. includes garage

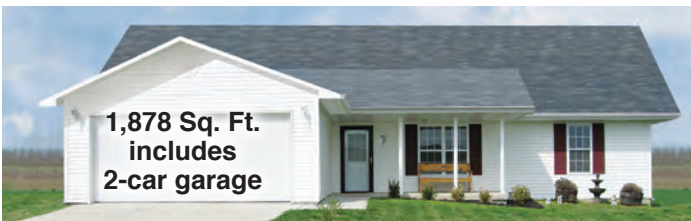
- Framing lumber. • Stud grade precut studs. • Truss rafters. • Roofing. • Siding. • R-13 wall insulation. • R-38 ceiling insulation. • Insulated glass windows.
- 72" x 80" insulated glass patio door. • Plasterboard. • Prehung doors. • Trim. • Hardware. • Exterior shutters. • Guttering. • Paint. • Storm door. • Carpet. • Fireplace.
- 16' x 7' steel Martin garage door. • Garage door opener. • Kitchen cabinets. • Deluxe stainless steel kitchen sink. • Range hood. • Countertops. • Garbage disposer.
- Vanities with cultured marble tops. • Water saver toilets. • Washerless faucets. • Fiberglass tub & shower. • Whirlpool tub. • Water heater. • Electrical supplies.
- Light fixtures. • Yard light. • 2-speed attic fan • Folding attic stairs • Complete plans.



FLOOR PLAN

Customer furnishes concrete & HVAC.

3 large bedrooms with closets,
2 super-sized baths, whirlpool tub,
family room with fireplace,
dining room and large kitchen.



THE BARRET

• 3 Bedrooms • 2 Baths

Master bath with walk-in closet, sprawling
living, dining & kitchen areas.

- Framing lumber. • 2" x 4" stud grade studs.
- Roof sheathing. • Sidewall sheathing. • Shingles.
- Vinyl siding & trim. • Vinyl windows/insulated glass.
- Fiberglass tub/shower. • Roof vents.
- 16' x 7' steel insulated garage door.
- Entry door & hardware. • R-13 garage wall insulation.
- R-38 cellulose ceiling insulation. • Pre-hung doors.
- Electric water heater. • Kitchen cabinets.
- Kitchen sink. • Electric range. • Dishwasher.
- Garbage disposer. • Washerless faucets. • Vanities/Cultured marble tops.
- Countertops. • 200 Amp breaker box. • Shelving. • Carpet. • Bath hardware.
- Primed 3" moulding. • Plasterboard. • Electric wire. • Smoke alarms. • Paint.
- Light fixtures. • Complete plans & more. Shown with optional shutters



FLOOR PLAN

Customer furnishes
concrete & HVAC.



HIGHLANDER DELUXE

• 3 Bedrooms • 2 Baths

Features a Dutch hip roof
and covered porch.



FLOOR PLAN

Customer furnishes concrete & HVAC.

- Framing lumber. • Roof truss rafters.
- Roofing. • Guttering. • Prehung doors.
- Storm door. • Vinyl siding. • Paint. • 16' x 7' steel garage door.
- Exterior shutters. • Plasterboard. • Hardware. • R-13 wall insulation.
- Garbage disposer. • 72" x 80" insulated glass patio door. • 2-speed attic fan.
- Mouldings. • Light fixtures. • Kitchen cabinets. • Faucets. • Range hood. • Toilets.
- Countertops. • Stainless steel kitchen sink. • Mirrored wall cabinets.
- Water heater. • Vanities with cultured marble tops. • Shower. • Bath tub.
- Carpet. • R-30 ceiling insulation. • Electrical supplies. • Folding attic stairway.
- Complete plans.



THE ESTATE

• 3 Bedrooms • 2 Baths

Features a Great Room with
fireplace and master bedroom
with 2-step ceiling.



FLOOR PLAN

Customer furnishes
concrete & HVAC.

- Pre-finished moulding. • Kitchen and bath floor covering. • R-13 wall insulation.
- R-25 ceiling insulation. • 72" x 80" insulated patio door. • Carpet.
- Vanities with cultured marble tops. • 16' x 7' steel insulated garage door.
- Garage door opener. • 2-speed attic fan. • Shower. • Toilets. • Water heater.
- Garbage disposer. • Countertops. • Kitchen cabinets. • Range hood.
- Dishwasher. • Folding attic stairway. • Prehung doors. • Aluminum storm doors.
- Electrical supplies. • Light fixtures. • Mirrored bath cabinet. • Lumber and siding.
- Roofing. • Washerless faucets. • Electric range. • Painted gutters.
- Much, much more! Shown with optional shutters



THE LEIGHTON

• 3 Bedrooms • 2 Baths

- Framing lumber. • 2 x 4 studs. • Rafters.
- LVL ceiling beams. • Roof sheathing. • Wall sheathing.
- Shingles. • Roofing felt. • Vinyl siding. • Vinyl windows with insulated glass.
- Tub/Shower Units. • 16' x 7' steel insulated garage door. • Garage door opener.
- 3/12 pitch - sloped living room ceiling. • 2 - 36" divided light-insulated steel patio doors (French doors). • Insulation. • Perma house wrap. • Plasterboard.
- Prehung doors. • Door locks/knobs. • Water heater. • Plumbing supplies.
- Electrical supplies. • Prefinished cabinets. • Countertops. • Sink. • Toilets.
- Electric range. • Dishwasher. • Garbage disposer. • Washerless faucets.
- Vanities w/cultured marble tops. • Mirrored cabinets. • Paint. • Carpet.
- Ceramic tile. • Primed baseboard & casing. • Ceiling fans. • Lights. • Smoke alarms.
- Wire closet shelving. • Complete plans & more.



FLOOR PLAN

Customer furnishes
concrete & HVAC.



THE SCOTLAND

• 2 Bedrooms • 2 Baths • 1-car Garage
1,034 Sq. Ft. includes garage

- Framing lumber. • 2 x 4 studs. • Rafters. • Roof sheathing. • Wall sheathing. • Shingles. • Felt. • Vinyl siding.
- Vinyl windows with insulated glass. • Tub/Shower Units. • 9' x 7' steel insulated garage door.
- Garage door opener. • Insulation. • Perma house wrap. • Plasterboard. • Prehung doors. • Door locks/knobs.
- Water heater. • Plumbing supplies. • Electrical supplies. • Prefinished cabinets. • Countertops. • Sink. • Toilets.
- Electric range. • Garbage disposer. • Washerless faucets. • Vanities w/cultured marble tops. • Medicine cabinets.
- Paint. • Carpet. • Vinyl floor covering. • Primed baseboard & casing. • Ceiling fans. • Lights. • Smoke alarms.
- Wire closet shelving. • Complete plans.



FLOOR PLAN

Customer furnishes concrete & HVAC.



ALSO AVAILABLE:
26' x 46', 28' x 48', 30' x 50'

MIDWESTERNER

• 3 Bedrooms • 2 Baths
1,056 Sq. Ft.

- Siding. • Paint. • Storm Door. • Gutter.
- 72" x 80" Insulated Glass Patio Door.
- Kitchen Cabinets. • Garbage Disposer.
- Vanities with Cultured Marble Tops. • Framing Lumber. • Roofing. • Insulation.
- Prehung Doors. • Countertop. • Carpet. • Fiberglass Tub & Shower. • Water Heater.
- Mirrored Cabinets. • Light Fixtures. • Trim. • Stainless steel kitchen sink.
- Range Hood. • Electric Range. • Toilets. • Faucets. • Windows. • Hardware.
- Exterior Shutters. • Plasterboard. • 2-Speed Attic Fan. • Electrical Supplies.
- Complete Plans & More.



FLOOR PLAN

Customer furnishes concrete & HVAC.



THE SCOTCHMAN

• 2 Bedrooms • 1 Bath
1,056 Sq. Ft.

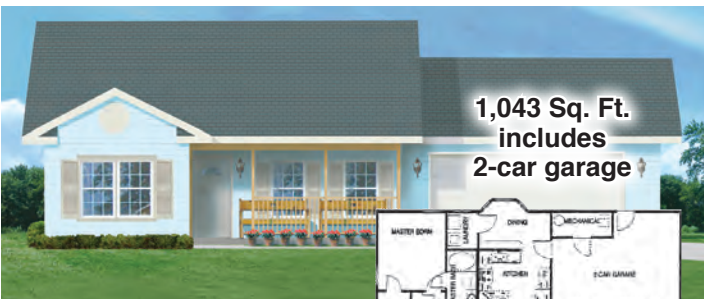
This 2 bedroom home makes a great investment or economical first home.



FLOOR PLAN

Customer furnishes concrete & HVAC.

- Framing lumber. • Rafters. • Roof sheathing. • Shingles. • Felt. • Textured siding.
- Vinyl insulated windows. • Tub/Shower Unit. • R-13 wall insulation.
- R-25 ceiling insulation. • Plasterboard. • Prehung doors.
- Door locks/knobs/hardware. • Sliding patio door. • Water heater.
- Plumbing supplies. • Electrical supplies. • Prefinished cabinets. • Countertops.
- Sink. • Toilet. • Electric range. • Paint. • Carpet. • Vinyl flooring.
- Primed baseboards & casings. • Lights. • Smoke alarms. • Complete plans.

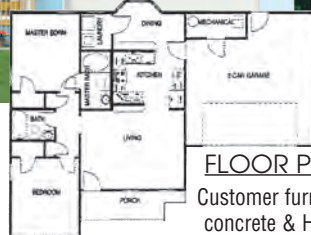


1,043 Sq. Ft.
includes
2-car garage

THE WALES

• 2 Bedrooms • 2 Baths

Features a spacious living room,
2-car garage and covered porch.



FLOOR PLAN

Customer furnishes concrete & HVAC.

- Framing lumber. • 2 x 4 studs. • Rafters. • Roof sheathing. • Wall sheathing.
- Shingles. • Felt. • Vinyl siding. • Vinyl windows with insulated glass.
- Tub/Shower Units. • 16' steel insulated garage door. • Garage door opener.
- Insulation. • Perma house wrap. • Plasterboard. • Prehung doors.
- Door locks/knobs. • Water heater. • Plumbing supplies. • Electrical supplies.
- Prefinished cabinets. • Countertops. • Sink. • Toilets. • Electric range.
- Garbage disposer. • Washerless faucets. • Vanities w/cultured marble tops.
- Mirrored medicine cabinets. • Paint. • Carpet. • Vinyl flooring.
- Primed baseboard & casing. • Ceiling fans. • Lights. • Smoke alarms.
- Wire closet shelving. • Plans & more.



THE SCOTTY

• 2 Bedrooms • 1 Bath
912 Sq. Ft.

Super economical starter-home with 2 bedrooms
with walk-in closets.



FLOOR PLAN

Customer furnishes concrete & HVAC.

- Framing lumber. • Pre-cut Studs. • Plasterboard. • Roofing. • Insulation.
- Insulated aluminum windows. • Exterior Siding. • Rough-in Plumbing.
- Kitchen cabinets. • Shower/tub unit. • Toilet. • Sinks. • Light fixtures.
- Electric range. • Smoke alarms. • Water heater. • Carpet. • Trim. • Paint.
- Pre-hung Doors. • 72" x 80" Patio Door. • Complete Plans. Optional Kits Available.

EXCLUSIVE CABIN PACKAGES

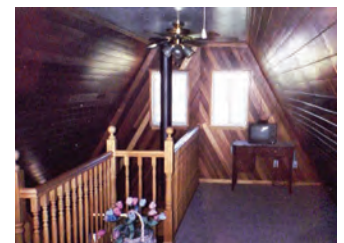
Sutherlands cabin packages are popular choices for people who want the comfort of home while on a big hunting trip or just for a weekend get-away.



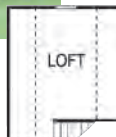
The Lakewood A-Frame

Approx. 800 sq. ft. including porch

- Insulated Windows. • 72" x 80" Patio Door .
 - Exterior Trim. • Interior Walls.
 - Textured Siding. • Roofing . • Paint. • Rafters And Framing Lumber. • Complete Plans.
- Customer furnishes concrete.



Shown with options



The Aspen

Approx. 1,276 sq. ft. including porch & loft

- Framing lumber. • Siding. • Roofing. • Insulation. • Plasterboard.
 - Plumbing & electrical. • Kitchen & bath cabinetry.
 - Range, sink & countertop. • Hardware. • Paint. • Plans.
- Customer furnishes concrete.



The Rigid Frame Weekend Package

Approx. 660 sq. ft.

- Entry door. • Range. • Sink. • Countertop.
 - Kitchen & bath cabinets.
 - Air-tight wood stove. • Water heater. • Plans.
- Customer furnishes concrete.



EXCLUSIVE HOME ADDITIONS



All additions include posts, deck boards, stairs, screen, roof framing, shingles, hardware & detailed plans.

12' x 12' Sun Room Addition

Gable roof attaches to existing roof or 2-story wall. Atrium door, large window and half-round transom window.

OTHER OPTIONS AND SIZES AVAILABLE

14' x 18' Room Addition

Includes fireplace, sliding door & aluminum window.

8' x 12' Three-Season Deck/Porch

Includes posts, deck boards, stairs, screen, roof framing, shingles, hardware & plans.

10' x 12' Screened-In Deck/Porch

12' x 16' Screened-In Deck/Porch



Helping You Build It Better Since 1917®