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**“What is included in your packages?”** This question is one of the most popular ones we get during daily interaction with our customers. We offer a very complete package right from the start, so the answer to that question gets quite lengthy. This includes things like: complete exterior with log siding (protected with exterior sealer), double-pane insulated vinyl windows with shutters, insulated walls and ceilings, knotty pine interior with polyurethane finish, yellow pine solid wood floors, full electrical system including panel box, breakers, lights & ceiling fans, bathroom fixtures (even toilet paper & towel holders), solid pine kitchen cabinetry with dovetailed soft-close drawers, etc., etc. Even the shipping costs (within 50 miles), crane rental, setup costs, and taxes are all included! When a package is this inclusive it is sometimes easier to describe what we are *not* including.

So, what is not included? Even though we try to make a package as complete as we can, there are still a number of things you will be responsible for completing. Some of our customers choose to hire a local dependable general contractor to pull all these details together, while more adventurous folks choose to do the work themselves. See the list of your responsibilities below:

- **Permits**

While our residential structures already include a full set of drawings that has been reviewed to ensure code compliance, the actual acquisition of a building permit and other local building requirements are your responsibility. But since the plans have already had a code review and our portion of the project will be factory-inspected, this process is typically much easier than it is for a site-built structure.

- **Excavation/Driveway**

You will need a local excavator to level the site and/or dig the hole for the foundation. This same contractor typically installs a driveway & removes trees as well if needed.

- **Foundation**

While a small Recreational Cabin can be put on a crushed stone base with a simple plumbing access pit under the bath area, a Home will require a crawl space foundation or full basement. Your final plans will include a foundation design with every dimension your contractor needs for construction. It can be constructed of your choice of: cinder blocks, poured concrete, precast walls, or insulated concrete forms (ICF). In addition to a perimeter wall, all sizes over 15' wide will require central supports where the two modules come together. This is typically accomplished with block piers for crawl space foundations. For basements a row of steel columns (every 6'-7') can be used, or a steel I-beam with only a couple posts.

- **Floor Insulation**

R-30 Floor Insulation is required by New York State Energy Codes. This insulation will need to be installed onsite, BY OTHERS after your plumbing, heating and/or electrical contractors are finished with their services.

- **Well & Septic**

If you do not have an existing water supply or sewer system this can be added before or after the cabin is installed. Remember that on-site wells and septic systems require permits and approvals from your local code/zoning authority. Most times the excavator you hire to do the grading is also able to install an on-site septic system.

- **Electrical Connection**

A panel box will be factory-installed in your cabin, but you will be responsible for bringing the power to the panel box. If the panel box is installed inside the cabin a conduit will be provided through the floor or exterior wall for this connection. Or, if you are putting your cabin on a basement, we can temporarily tuck the panel box up under the floor and swing it down onto your basement wall when the cabin is set.

- **Plumbing Connections**

The plumbing is complete inside the cabin, but you need to make the final connections. If your cabin is on a crawl space foundation or basement all the water lines and drains will be stubbed through the house floor below each fixture. After the cabin is in place your plumber will connect all these locations below the floor and connect them to your well and septic. A Recreational Cabin on a slab will have all the water lines and drains routed to one location so your plumber can make all the connections from the plumbing access pit.

- **Steps**

All exterior steps to porches, decks, and exterior doors will need to be installed after your final grading is done. Also, if you are on a basement we will create the stairwell opening, but the actual basement stairs will be your responsibility.

- **Roof Gutters & Downspouts**

We recommend installing roof gutters & downspouts. We do not install them to allow narrower shipping widths and to prevent gutter damage during craning of the modules. This must be done by a local contractor.

- **Heating System**

Our packages do not include a heating system, though we do offer the option of electric baseboard heat as well as a through-the-roof wood stove chimney. Virtually any traditional heating system (including central heat & A/C or radiant floor heat) can be installed by a local contractor.

- **Appliances**

We install all the kitchen cabinetry, counter tops, and faucets – but not the appliances (such as the range, refrigerator, and dishwasher). We find that most customers would rather choose these items themselves. The one appliance we do include is a range hood (and the optional over-range microwave).

- **Furniture & Window Treatments**

And then, of course, there are furniture and window treatments (curtains, blinds, etc.) which are not provided. Decorate your Cozy Cabin with your own unique touch!

If you have any questions on the above items, or you are not sure about something that is not addressed here, please do not hesitate to contact us. We have attempted to list all the most common items, but we realize every situation is different and this list may not include every aspect for your project. We would love to help you understand the process!