



*Centered on Service*  
Since 1935

# ***NEW HOME*** *Construction Guide*



# **MERICKEL LUMBER**

HWY 10 West | Wadena, MN | 218-631-3570 | [merickellumber.com](http://merickellumber.com)







We understand that the construction process can be a challenge to navigate. Rest assured, from start to finish we are devoted to making the process as painless as possible. Below is a timeline that most projects follow, and we hope you find it helpful.

**1. Initial Contact**

During the first meeting the discussion revolves around project details, timelines and budgetary expectations with a member of our sales team. We are more than happy to answer any questions you have regarding our products and services.

**2. Follow-Up Meeting**

Typically, the second meeting will be with a sales team member and our inhouse draftsman to document your design ideas, goals and aesthetic preferences. We will evaluate how your living space will be used and provide quality advice where needed. We can show you some similar projects we have completed and what our CAD system has to offer. Hopefully, you have already spoke with your lender in regards to loan qualification and your target budget number. This will help expedite the design and bidding process.

**3. Putting your ideas into action**

With your commitment, we start the actual drawing/design process and create preliminary drawings for your review. This step usually takes about 2 weeks. After you review the first draft plan, changes can be made over the phone, or by email so you won't have to make multiple trips to our location. Now is also the time to start thinking about product choices like siding, roofing, windows, doors, interior millwork, etc. Our website has links to many of the trusted brands we most commonly sell. You can explore our showroom and visit our website to find links to the trusted brands we most commonly sell.



**4. Contractor Referral and Pricing**

Once you are comfortable with the blueprint you can use it to gather pricing. If needed, we can connect you with a reputable builder that we see as a good match to your needs. The bidding process usually takes approximately 2 weeks.

We will provide you with a comprehensive material estimate and talk with you about product options. We pride ourselves on creating a material list that is both competitively priced and accurate.

One thing that really sets us apart is that you can meet with one of our salesmen, our drafter, and the general contractor at the same time. Having everyone involved at the same time really helps to eliminate the headaches involved in miscommunications during the building process.

**5. The Build**

Once commitment is made to move forward with the build, we will go over deadlines when final product decisions should be made. We make sure to get all materials here in time for when your builder needs them. We understand that downtime costs money and take our role in the building process seriously. With over 14 delivery vehicles in our fleet we will be able to get material to the site faster than any other area supplier. There are no fees for delivery, and we are more than happy to pick-up leftover materials.







Drafting Services

Merickel Lumber has computer-aided design services to better serve you, our customer. Drafting fees are fully refundable with the purchase of the shell materials from us. For this service, the charges are as follows:

NEW HOME		REMODEL/ADDITION		MODEL HOMES	
Up to 3,000 sq ft	\$2,500.00 (plus tax)	Up to 1,200 sq ft	\$800.00 (plus tax)	Plans	\$800.00 (plus tax)
Over 3,000 sq ft	\$5,000.00 (plus tax)	Over 1,200 sq ft	\$1,200.00	Modifications to plans	\$500.00 (plus tax)

Designs Include:

Main Floor Plan and Upper Floor(s), Foundation Plan, Four Exterior Elevations, 3-D Perspectives  
Virtual Demos are available for additional charge and can include exterior and interior decorating ideas, furniture placement, wall & floor finishes, cabinet styles, and trim styles. See website for details and terms.

PAYMENT TERMS

Payment must be made in full before any drawings will be started. However, a full refund will be credited to your account upon final payment on shell materials from Merickel Lumber. Drawings will be completed in the order they are received. Preliminary drawings will be completed within approximately three weeks after full payment has been received. Merickel Lumber reserves the right to refuse service at any time or to terminate the plans supplied by the homeowner or contractor due to complex design or ability to properly ensure the strength of design. Plans furnished by Merickel Lumber are drawn by a draftsman, not a certified professional engineer or architect.

BLUEPRINT TERMS

Full-scale final blueprints will be made available only after down payment is made on materials. Additional design fees will apply if square footage changes by more than 20% of the original drawing. Square footage based on the main floor, upper floor(s) and garage. Final blueprints will include four copies of large-scale final plan.

Plans may be faxed to 218-631-3572 or emailed to bschmid@merickellumber.com  
Plans and/or payments are to be mailed to:  
Merickel Lumber Mills, PO Box 471, Wadena, MN 56482

If you have any questions  
please call 218-631-3570 or  
toll-free 1-800-225-3570.

Recent Projects







### FLEXIBILITY:

- Being that your home is built on site, there are far less design limitations as there are with pre-manufactured or modular homes. Modular homes must be hauled down the road in pieces, so there are more restrictions to what you can do.
- Built on-site homes use engineered clear span trusses, which allow much more modern living spaces.
- Wide open designs can be difficult with modular homes. Built on-site homes typically require fewer bearing walls and support posts. This provides you with greater flexibility and options of room layout, especially in basements. You can also achieve better flow in the home without cumbersome support posts that are required in modular homes.
- Your choice of foundations is wide open with building on site. You have the option to do slab on grade, a crawlspace, or a basement.

### TIMELINE:

- Unless you purchase a modular home that is already built, the timeline from the point of order to moving into the home doesn't vary greatly with either option.



### AESTHETICS:

- All decking, siding, shingles and windows are ordered and installed at the same time. This assures all manufacturer color lots will be the same and will match after installation. You don't need to worry about discontinued colors either. If you want to add or make changes you can be rest assured that products will match and can be delivered in a timely fashion.
- No need for suspended ceilings to hide ductwork. Most on-site builds have engineered floor trusses that allow the plumbing, electrical, and ductwork to be concealed inside of the floor system.
- No cracks in sheetrock and other damages that occur with the delivery and setting of modular homes.
- Attaching garages to modular homes can be difficult compared to building on site. By building on site the garage and house are designed and built so that they complement one another, and it won't look like the garage was an afterthought.

### ABILITY TO MODIFY:

- When you build a home on site, changes can still be made even during the construction phase. This can be very difficult with pre-manufactured homes.

### MORE VALUABLE:

- There is a reason that realtors must disclose in a listing if the home is a modular. The overall quality and energy efficiency of a built on-site home is superior to that of a modular.
- Products like windows, shingles, and siding that look similar don't always perform similar compared to the quality products that go into built on-site homes.
- The sticker price on a modular home seems attractive, but once the additional expenses like the foundation, plumbing, HVAC, etc. are factored in there is not a substantial difference in pricing. Of course, this will depend on the design of the house and other variables.
- Due to mass production there are few things left in this world that are truly your own, but a built on-site home is one of those rare things. **It truly is YOUR home!**







**SERVING MINNESOTA & BEYOND FOR OVER 85 YEARS!**



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