

HILLTOP *Structures*

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1051 Nolan Road Cumberland Furnace, TN 37051

Country Cabin

Our best-selling cabin features a porch on the gable end. This allows you to benefit from the full width of the building giving you more interior space.



14 x 36 Country Cabin



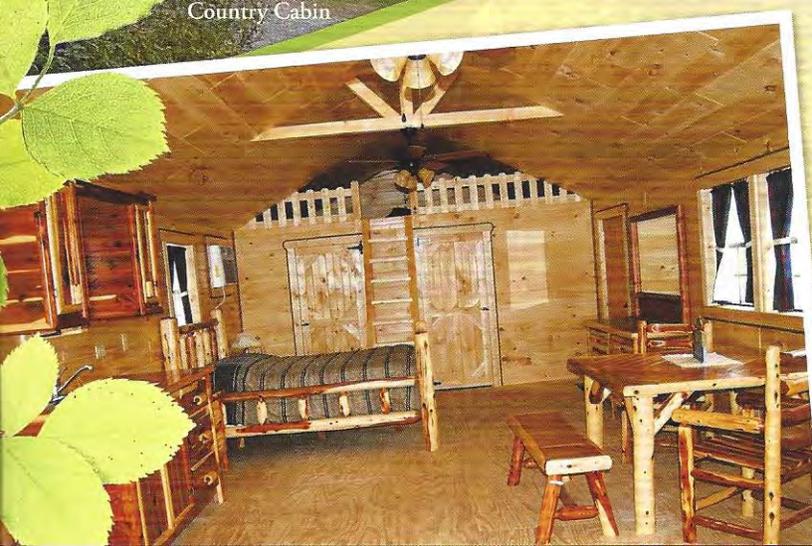
14 x 28 Cabin



14 x 24 Country Cabin



14 x 36 Cabin



Log cabins

are a dream for many people! *Someday I want to build a cabin back in the woods, down by the lake or have one in my back yard.* HillTop Structures can help you fulfill that dream, We use a kiln dried white pine log siding that is shaped specifically for this application, Our siding is dried, planed and milled by Amish craftsmen. Your cabin can have only the exterior finished (for the handyman) or the exterior and interior can be completely done with insulated floor, walls, and ceiling, *electric and plumbing installed by a local licensed contractor* (to meet your local codes), and 1x8" tongue and groove pine paneling. These cabins make a cozy get-away, hunting cabin, or attractive guest house where your family will make memories for a lifetime! Our goal is to use quality materials and construct our buildings with fine workmanship. Your satisfaction is our objective.

HillTop

Structures is a family-owned and operated business. Our goal is to always follow the golden rule and teach our children good honest business ethics.



14' x 36'
Pioneer Cottage

Pioneer Cottage

Extra appeal is given with a porch along the front wall with Y braces every 8'. Pine siding is used under the porch overhang as well.



20' x 24' Pioneer Cottage (including fold-up porch)

Free delivery and setup within 50 miles

Thanks so much for doing this barn for us. We love absolutely love it. We really wanted something that fit all our criteria and you guys nailed the specifics and dealt with our changes wonderfully. You all have been an honor and a blessing to work with. It was super impressive seeing your family unload this gigantic structure so expertly with such a small machine. The leveling is perfect and the lawn wasn't damaged in the slightest. We are very grateful for the work and have already installed a pulley system for our canoe with five storage shelves inside. We are incredibly happy with our barn and will absolutely order from you again! The craftsmanship shows and the dedication to quality is something that is hard to come by nowadays...

*-Janelle & Ryan
White House, TN*



10' x 16'

Altitude Cabin

A solid A-frame full of service and practicality. Double doors make it perfect for all kinds of storage.



10' x 14'

Garden Cabin

A functional cabin with extra beauty and value.

RTO/FINANCING AVAILABLE
ON MOST MODELS

Hilltop Structures

uses genuine white pine log siding with Perma Chink caulk in the end joints. White Pine is superior to the native yellow pine which tends to warp and twist in the sun. We use ring-shanked galvanized fasteners and nail through the tongue for minimal exposed nails. Our buildings are treated with Perma Chink Ultra 7 stain and clear coat, designed to protect your cabin from the elements.

Our "Mule" can wheel the largest building into place with ease with the truck left in the driveway to minimize damage to your lawn. Your building will be leveled, and we will double check that all your doors are opening and working smoothly.

A quality cabin also needs a proper foundation. Hilltop Structures will level with concrete blocks under normal conditions. We recommend a concrete footings or pad for large finished out cabins because of the weight. If the contour of the site is uneven so that one corner of the building is higher than 12" we suggest excavating work done prior to delivery or extra charges may be incurred.

We request a minimum of 10% down at time of order. Upon completion, we will schedule delivery. The balance is due upon delivery.

**12 MONTHS
LIMITED
WARRANTY**

Pioneer & Country Cabin

STANDARD FEATURES

- Treated skids
- 7' sidewalls with cathedral ceilings
- Joist 16" OC with ¾" tongue and groove plywood on floor – 2x6" on 14' or 16' wide
- 2x4" studs 24" OC with a metal T bracing for extra strength
- Rustic pine door with a window in the top half
- Two non-insulated aluminum slider windows
- Treated 5/4 deck boards on porch
- Wooden lathe every 24" with #1 metal roofing and bubble wrap insulation/vapor barrier
- Perma Chink Ultra 7 stain and clear coat

INTERIOR PACKAGE

- Insulation under the floor
- R-13 insulated walls and ceiling
- Doors and windows trimmed with 1x4" pine
- 1x8" tongue and groove white pine interior siding
- One starburst brace in ceiling



Altitude & Garden Cabin

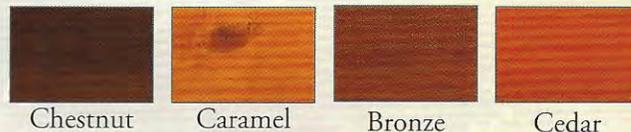
STANDARD FEATURES

- Treated skids
- 76" sidewalls
- Joist 16" OC with ¾" tongue and groove plywood on floor
- 2x4" studs 24" OC with a metal T bracing and 2x8" for the double top plate for extra strength
- Double door
- Two windows (Garden Shed only)
- Wooden lathe every 24" with #1 metal roofing with bubble wrap insulation/vapor barrier

Options

- Loft in back of cabin with railing and ladder
- Timber porch railing
- Insulated aluminum or vinyl windows,
- Solid fiberglass door or 9-Lite fiberglass door
- Air conditioning/heating wall unit framed in
- 7/16" OSB on roof with 15" felt paper and metal roofing instead of lathe and bubble wrap
- Smart panel
- Cypress board and batten siding

Stain Colors



Roof Colors



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**FREE DELIVERY AND SETUP
 WITHIN 50 MILES ON ALL
 CABINS!!**

****See other side for details
 on interior package**

Log Cabin Exterior finished only

~ Country Cabin

~ Lone Star Cabin ~

Frontier Cabin

SIZE	Price	60 mo RTO	Porch Railing	Price	60 mo RTO	Price	60 mo RTO
10x16	\$4,395	\$146.50	\$195.00	\$5,145	\$171.50	\$4,395	\$146.50
10x20	\$5,055	\$168.48	\$195.00	\$5,805	\$193.48	\$5,055	\$168.48
12x16	\$4,858	\$161.92	\$225.00	\$5,608	\$186.92	\$4,858	\$161.92
12x20	\$5,715	\$190.48	\$225.00	\$6,465	\$215.48	\$5,715	\$190.48
12x24	\$6,595	\$219.82	\$225.00	\$7,345	\$244.82	\$6,595	\$219.82
12x28	\$7,392	\$246.40	\$225.00	\$8,142	\$271.40	\$7,392	\$246.40
12x32	\$7,995	\$266.50	\$225.00	\$8,745	\$291.50	\$7,995	\$266.50
14x20	\$6,408	\$213.58	\$250.00	\$7,158	\$238.58	\$6,408	\$213.58
14x24	\$7,695	\$256.48	\$250.00	\$8,445	\$281.48	\$7,695	\$256.48
14x28	\$8,795	\$293.15	\$250.00	\$9,545	\$318.15	\$8,795	\$293.15
14x32	\$9,785	\$326.15	\$250.00	\$10,535	\$351.15	\$9,785	\$326.15
14x36	\$10,555	\$351.82	\$250.00	\$11,305	\$376.82	\$10,555	\$351.82
14x40	\$11,715	\$390.50	\$250.00	\$12,465	\$415.50	\$11,715	\$390.50
14x46	\$13,470	\$448.98	\$250.00	\$14,220	\$473.98	\$13,470	\$448.98
16x24	\$9,075	\$302.50	\$300.00	\$9,825	\$327.50	\$9,075	\$302.50
16x28	\$10,555	\$351.82	\$300.00	\$11,305	\$376.82	\$10,555	\$351.82
16x32	\$11,655	\$388.48	\$300.00	\$12,405	\$413.48	\$11,655	\$388.48
16x36	\$12,986	\$432.85	\$300.00	\$13,736	\$457.85	\$12,986	\$432.85
16x40	\$13,995	\$466.50	\$300.00	\$14,745	\$491.50	\$13,995	\$466.50
16x46	\$15,250	N/A	\$300.00	\$15,995	N/A	\$15,250	N/A

Note regarding Country Cabins: The porch is optional on the the Country Cabins But if you want the porch, it is included in the dimensions of the cabin - 12x24 and smaller get 4' long.

Note regarding Pioneer Cabins: Pioneer Cabins have a 4' porch included in the dimensions of the cabin for 12'-14' wide. 20' wide are 15' wide Pioneer Cabins with a 5' fold-down porch.

~ Pioneer Cabin

SIZE	Price	60 mo RTO	Porch Railing	SIZE	Price	60 mo RTO	Porch Railing
12x16	\$5,803	\$193.42	\$300	14x36	\$11,534	\$384.45	\$425
12x20	\$6,573	\$219.08	\$325	14x40	\$12,975	\$432.48	\$450
12x24	\$7,585	\$252.82	\$350	14x46	\$14,735	\$491.15	\$500
12x28	\$8,278	\$275.92	\$375	20x24	\$13,305	N/A	\$350
12x32	\$8,850	\$294.98	\$400	20x28	\$15,395	N/A	\$375
14x20	\$7,475	\$249.15	\$325	20x32	\$16,715	N/A	\$400
14x24	\$8,575	\$285.82	\$350	20x36	\$17,815	N/A	\$425
14x28	\$9,675	\$322.48	\$375	20x40	\$18,995	N/A	\$450
14x32	\$10,335	\$344.48	\$400	20x46	\$20,995	N/A	\$500

Financing on Cabins

Our RTO policy has a \$15,000 Cap. RTO is not designed for permanent dwellings or finished out cabins. A 10% Security Deposit is required when ordering a cabin, and the first month's rent payment is due on delivery. There are also other finance options available for those who have a minimum credit score of 630

Inside vs. Outside Dimensions

The listed **cabin** dimensions are the outside measurements not the inside dimensions. Inside dimensions are 13'-2" on the 20' wide Pioneer models, and 14'-2" on the other Cabins. The 15' & 16' wide are Eaves width.

Standard Cabin Features

- 1 solid fiberglass door painted to match the roof color
- 4 single pane windows OR 2 insulated single hung windows
- Solid OSB sheathing on roof (plywood on porch), #15 felt paper & 40 yr metal roof (29 ga)
- 4x6 PT skids, 2x6 Pressure Treated joists 16" OC (on 10' wide we use 2x4 PT joists 16" OC)
- 3/4 T & G plywood floor
- 2x4 studs 24" OC w/ metal t-bracing & log siding (on 30' and longer we use solid OSB wall bracing)
- 2x4 trusses 24" OC w/ metal truss plates (on 16' wide we use 2x6 trusses w/ metal plates)
- White pine half log Tongue & Groove siding
- Perma-Chink log stain w/ clear gloss sealer, which gives the cabin a beautiful finish

Optional Interior Kits Available

Interior kit price is based on square footage of cabin. This includes:

- Bubble insulation under floor
- R-13 insulation for walls & ceiling
- 1x8 tongue and groove white pine boards for walls and ceiling
- 1x4 & 1x6 pine trim for door casings
- Window Casings are ready to install
- Ceiling corner trim
- Rope trim for around the loft as needed
- 1 or 2 starbursts (depending on length):

\$6.00 per sq. ft (4 outside walls only, partition walls are additional cost)

Optional Upgrades Available

-Solid hand hewn log corners (4 corners @ \$100 each)	\$400
(Log corners are a standard feature on all Pioneer Cabins)	
-Rustic board & batten siding same price as log siding	
-8' loft in back of cabin w/ railing & ladder	\$500
-Fiberglass insulated 9-lite door	\$250
-Fiberglass insulated 6 panel solid door (no window)	\$200
-Round log porch railing	Inquire
- Truss Anchors	Inquire
-Foil /styrofoam insulation under the floor	Inquire
-16" OC studs instead of 24" OC	Inquire
-2x8 or 2x10 floor joists 16" OC if required for codes	Inquire
-House wrap	Inquire
-Aluminum Brown insulated windows \$25 ea less than vinyl(standard)	
-Insulated Clay vinyl windows upgrade - 32x36	\$150
-Insulated Clay vinyl windows upgrade - 36x40	\$150
-Insulated Clay vinyl windows upgrade - 30x36	\$125
-Insulated Clay vinyl windows upgrade - 16x28	\$100
-Insulated Clay vinyl windows upgrade - 24x27	\$100
-Extra starburst ceiling brace	\$100
-Set of insulated trapezoid windows in gable	\$500
-Octagon window in gable	\$100
- Spray interior of your Cabin with Poly Urethane Minwax	Inquire
-Hand Crafted Interior doors- pocket, hinged or sliding doors	Inquire

Answers to Frequent Questions

1. No our cabins are not modulars.
 2. They come under the same regulations as a stick framed home. Meaning that if it is a primary dwelling and if you are required to pull a permit; you will be responsible to pull the permits and schedule inspections for each phase that your county or city requires.
 3. It will be delivered as a exterior shell only, after mechanicals are completed and inspected our Mennonite Craftsmen are available to come back and install the T&G 1x8 interior paneling, trim it out using 1x4 & 1x6 gorman #1 pine, install cabinets, install interior hand built doors and install laminate flooring if you purchase this option. (we will finish it for you if its within our traveling radius.)
- Thank you for your interest,
HillTop Structures LLC