



Welcome to Tamlin.

WELCOME PACKAGE CANADA
TAMLIN INTERNATIONAL HOMES, LTD.







WELCOME TO TAMLIN INTERNATIONAL HOMES LTD.

Tamlin (International) Homes Ltd, established in 1977, is an award -winning licensed residential builder in British Columbia, and is proud to be 100% Canadian owned and operated. Our business is designing and building custom residential homes and unique timber frame dwellings with a distinct “west coast” feel.

While we are a general contractor-full service builder in the Vancouver and Fraser Valley areas in B.C., we also manufacture home “packages” that are shipped to remote building areas, and to other provinces within Canada. Over the years Tamlin has grown our family of professional designers, building crews, sub-trades, and network of local building specialists to provide a unique custom level of service to each of our clients.

WHO BUYS OUR HOME PACKAGES?

Our home packages are a cost-effective way to build a beautiful home.

We work with home owners who are looking for superior materials, beautiful designs, and a company they can trust.

Some of our clients opt for working with an architect, and completely customizing their home. Others select from our hundreds of standard plans, or work with our in-house designers to achieve great savings on custom work.

Our process is flexible, allowing clients to DIY the project management, hire subtrades as needed, or work with the support of our local and remote builder network for construction.

Our house packages can be delivered right to your site for your convenience, even for remote building projects.



WHAT SIZES AND STYLES OF HOUSE PACKAGES DOES TAMLIN OFFER?

We offer a diverse range of styles from traditional to contemporary. You can have as much (or as little) wood features as you choose.

Our approach to West Coast Style design includes natural features and eco-friendly materials that will last a long time.

One of our specialties is Timber Frame or Post and Beam Construction. These “hybrid” homes allow a balance of contemporary or traditional styles. We have hundreds of standard models for you to choose from – or you can get a fully-customized design.

Our house packages range from as small as 600 square feet (for some of our smaller cabins) to 5,000+ square feet. While our timber frame website attracts most of the attention, Tamlin also has a log cabin website for those of you who prefer prefabricated milled logs. For more plan ideas, see <http://tamlinlogcabins.com/>.

Our in-house design staff can modify a standard plan or draw out an entirely custom plan for you. We are also experienced at working in partnership with Architecture firms, if you have an architect you want to work with. (We can also recommend ones that we trust!)

Because Tamlin is a licenced builder in BC, we have a complete understanding of the entire planning and construction process.

Our in-depth knowledge of the entire building process allows us to help you from the early planning stage all the way through to your new home’s lock-up. We will work with you and your builder, communicating at every stage, so your build is a success.

Tamlin’s experienced building support team includes in-house design staff, project managers, customer service staff, highly-trained production workers and shipping personnel. We also work with a select group of industry professionals, including engineers, surveyors, interior designers, and registered architects.

“ OUR DREAM HAS NOW BECOME A REALITY THANKS TO TAMLIN.

We had started the project with no prior experience or knowledge of what it would take to build a house. After our first meeting with Paul and Chris, the owners, we knew that Tamlin would be our builders. This was based on first impression, their attention to detail and their expert knowledge in all aspects of design and build.”

—Ted S, Vancouver B.C., Canada



WHAT'S INCLUDED IN A PREFAB HOUSE PACKAGE?

A house package consists of the “shell” of the home:

- Floor System
- Ready-to-Install Panelized Walls
- Pre-cut Post & Beam or Timber Components
- Interior Walls
- Roof System
- Exterior Doors and Windows
- Exterior Siding & Trim
- Barge
- Fascia
- Soffit
- Casings
- Structural Stair System

Optional:

- Deck Systems
- Pre-Stained Siding
- Pre-Made Timber Stairs
- Metal Roofing
- More!

Expertise:

- Let our 40 years of experience speak for itself! Quality, dependability, and flexibility – helping you put all the pieces together from planning to on-site delivery and building support – saving you hundreds of hours of work.

“ WHEN PEOPLE COME TO VISIT, THEY ALL WANT TO BUILD A TIMBER FRAME HOME LIKE OURS.

We always give them Tamlin's number without hesitation. Everything we had asked for in our home was included and we still managed to stay within our budget. Thank you for making our dream of building our own Timber frame home a reality.”

—Mike Ribout, Clear Lake, Ontario, Canada



WHERE DOES TAMLIN SHIP TO?

Maybe the question should be “Where doesn’t Tamlin ship to? We ship everywhere across Canada (and even overseas). Over the years we have shipped by truck, rail, ferry, barge, and even helicopter! And often a combination of these. Some of the “typical” areas that we ship our house package include:

- **British Columbia** (Vancouver, Fraser Valley, Kamloops-Thompson-Caribou, Okanagan – Shuswap, Kootenays, Prince George, Squamish-Whistler, Gulf Islands, Sunshine Coast,
- **Vancouver Island** (Port Renfrew, Victoria, Nanaimo, Qualicum Beach, Comox, Campbell River, Port Hardy, Cape Scott, Tofino), and as far north as Bella Bella.
- **Alberta** (Calgary, Lethbridge, Bragg Creek, Red Deer, Edmonton, Peace River)
- **Saskatchewan** (Saskatoon, Regina, Prince Albert)
- **Manitoba** (Winnipeg)
- **Ontario** (“Muskoka” areas)
- **Quebec** (James Bay)

And we would welcome the opportunity to add your location to our list.

HOW DOES TAMLIN SHIP?

We work with small number of preferred carriers to make sure that our house packages are handled correctly and delivered on-time. We have shipped to building sites across Canada by rail and truck, and each shipment is carefully coordinated and timed.

The number of trucks we use to ship your package will depend on the size of the house package, number of options chosen and in some cases local road restrictions.

Most house package orders are shipped to meet the customers building schedule so customers will receive their materials as the building schedule progresses.

WHAT EQUIPMENT DOES TAMLIN USE TO SHIP?

Typically, our shipments will arrive on a tarped 53 foot flat deck trailer. Shipments where it is more cost-effective to use a road rail combination will come in a 53 foot enclosed trailer.

Where site access could be an issue, we work with our customers to provide the most cost-effective solution.

Tamlin specializes in shipping to remote and hard-to-reach locations and has many years of experience in getting our house packages to the most remote of job sites with limited access.





WHAT HAPPENS WHEN THE TRUCK ARRIVES AT MY BUILDING SITE?

Normally, a trucking company provides you with 2 hours unloading time at no additional charge. Whether you are receiving a flat deck truck or an enclosed trailer, you will require a hiab (crane) truck, telehandler, or forklift to unload your package. Detailed unloading instructions will be sent to you before the truck arrives for the type of truck you are receiving.

When booking your unloading equipment, you need to take into consideration that most of our packages will weigh between 1,000 and 5,000 pounds. The package weight will be noted on the packages.

A detailed loading report is included so you can “check off” the material as it is being unloaded. Each package has a number and description so you can position the loads you need first.

Tamlin will be in communication with you about your shipment, helping to make sure you’re set to go!

WHAT TAXES DO I HAVE TO PAY?

Tamlin charges GST or HST (where applicable) on house packages. For house packages shipped to a customer in BC we also charge PST. Customers in the provinces outside of BC, who are not subject to HST, are responsible for remitting provincial sales tax (if applicable) on their house package.

“ TAMLIN WORKED WITH OUR IDEAS AND CREATED A CUSTOM HOME THAT WAS EXACTLY WHAT WE ENVISIONED.

The quality and cost of our build was critical to us, however, our #1 reason why we would recommend Tamlin is their integrity. Throughout the entire building process Tamlin always had our best interest in mind. They went above and beyond to meet our expectations and delivered on all promises.

No matter where your property is, if you want a contractor who can deliver on design, quality, cost, and one you can trust, Tamlin is your choice.”

—P. Lee & T. Place, Gambier Island, BC, Canada





EXPECT MORE FROM TAMLIN!

- World-Class Customer Service
- Help Planning and Budgeting
- Design and Permit Drawings
- Construction Details
- Help Coordinating Trades
- Project Consultation

EASY-TO-ASSEMBLE BUILDING SYSTEM

- Easy-to-read construction drawings and complete “bill of materials”
- Waterproof blue prints that will never tear or wash away on site!!
- Prefabricated and ready to assemble building structure or “shell”
- Installation and “shop” assembly drawings for floor systems, prefabricated walls, roof systems, and our signature precut timber frame components
- Convenient materials package delivery to your building site
- One-stop shopping for all your needs to “lock up”, for both standard and custom orders

THE BEST WOOD FROM BRITISH COLUMBIA – TIMBER FRAME, POST & BEAM

Beautiful BC Woods: If you want to explore our menu of the best west coast wood species, contact Tamlin Homes for details on our premium Douglas Fir and Western Red Cedar products. One of the best ways is to have a look through our [website gallery](#), where you will find countless examples of how our featured wood products enhance your living space.

- Our specialty, “free of heart center” Douglas Fir Timber Frame exterior and interior structures
- Timber bents, rafters, porch braces, timber trusses, and custom post & beam elements (structural or decorative)
- Premium appearance grade douglas fir paneling, siding, and ceiling finishes
- The most durable western red cedar exterior sidings, casings, soffits or interior finishes
- Decking, porches, railings, clear cedar soffits, and more!



STANDARD OR CUSTOM “HYBRID” HOMES

Choose from a huge selection of standard plans, or balance your design and budget by utilizing our “Hybrid” approach to building design, which combines an optimal balance of post & beam with conventional framing. You can also mix and match your finishes to customize any plan – using our wood products or substituting fire-resistant cement board or prestained sidings. Depending on your plan, we can also integrate our engineered “glulaminate” Douglas Fir components or a more traditional timber frame with hand-crafted mortise & tenon joinery.

HOW DO I BEGIN THE PROCESS OF WORKING WITH TAMLIN?

We suggest you take a look at our Specials and House Plans on our website at this link:

[TamlinTimberFrameHomes.com](https://www.tamlinhomes.com)

Of course, you can work with your own architect, or request design modifications from our in-house design team.

After some general discussion about your plans, ask Tamlin for a specifications sheet and a rough estimate. We will provide these to you free of charge.

Tamlin can help you through the process of permit plans, arranging engineering, and helping with other construction planning tasks.

Be sure to check out our Frequently Asked Questions (FAQ) page at:

[TamlinTimberFrameHomes.com/FAQ](https://www.tamlinhomes.com/FAQ)

For more information or to book your initial consultation, email us at:

sales@tamlinhomes.com

Or call: **1-877-826-5461**