



# SCULPTORHOUSE



## A housing solution for the 21st Century

- Ease of construction
- Low labor costs and low cost per square foot - 50% savings on labor
- Sustainable and eco-friendly - total heating and cooling in Virginia  
1200kwh
- High resistance to wind and seismic events
- Inspired appearance, beautiful interior space, maximum use of floor space

## FAQ Categories and Questions

### THE OCTAGONAL LIVING UNIT (OLU)

What's included in the OLU kit house?

- Steel and expanded polystyrene building panels for walls and roof
- (Angles, roofline, window and door openings come pre-cut)
- All hardware and fasteners needed to assemble panels
- High-quality, Marvin Energy Star windows and doors
- Georgia Pacific ply-bead or T-111 siding unpainted (optional metal or Hardi-board siding)
- Traditional galvanized metal roofing
- Structural components for the roof support and the loft, including beams, joists, posts, and loft
- Subflooring

What isn't included?

- Foundation and main level subfloor
- Finish flooring, wallboard, plumbing, electrical
- Cabinetry, fixtures, and appliances
- Shipping

How big is the finished house?

- The OLU 3.1 is 450 square feet of living space on two levels. An octagon eight feet on each side, making it about twenty feet across. The ceiling height is 16 1/2 feet at the highest point, and a loft over half the space provides a generous 150 square-foot bedroom-bathroom space.
- The OLU 3.5 is 570 square feet. It is the original octagon plus a main level addition for bedroom/bathroom.



Are there models to visit?

- Yes. You can schedule a visit with a Sculptorhouse rep. to our OLU 3.1 studio once you have established serious interest in purchasing an OLU.
- There is also a Sculptorhouse OLU 3.5 model available for vacation rentals via airbnb in the western Berkshires of MA. [You can book your stay here.](#)

Can the kit home be disassembled and moved to another location?

- No. At this time the OLU is designed to be a stationary build.

## **PURCHASING & SHIPPING**

How much is the first deposit and when is it due?

- Deposit due on signing: \$32,000 for OLU 3.1, and \$40,000 for OLU 3.5. Full payment is due 30 days prior to shipping.

Can I purchase plans only?

- No. Plans are not available for purchase at this time.

What is your service footprint?

- Sculptorhouse services customers nationally. However, limitations may apply in regions requiring roof snow-loads to be greater than 47 PSF.

How does shipping and handling work and what does it cost?

- Shipping and handling costs are passed on to the customer. Our panels are shipped directly from the Thermasteel manufacturer in Radford, Virginia. They arrive on a flatbed semi trailer. The cost depends upon the distance of your build from the facility and current market pricing, but we can help you estimate shipping cost at the time of down payment.

How long does it take to get my kit?

- Time of year, distance, and state of supply chain dictate delivery time. We expect a range of 6-10 weeks to receive the kit. We will stay in communication with you as we receive updates from our suppliers, in an effort to give the best time estimates possible.

## PRICING, BUDGETING & FINANCING

What do the kits cost?

- OLU 3.1: \$55,000
- OLU 3.5: \$75,000.
- Building materials are undergoing extreme volatility and our prices are subject to those changes for the foreseeable future.

How do I budget for total expenses on my Sculptorhouse OLU home?

- Not including the land and foundation, your finished costs will depend on labor costs in your area, the level of finishes, appliances, and fixtures you choose.

Where is Sculptorhouse located?

- Amherst, VA

Do you offer financing?

- We partner with a finance company that matches clients with financing. Please visit <https://fiona.com/partner/vrnt/loans?tag.subid=sculptorhouse> for more information.

## BUILD

Can I build the kit myself?

- If you have experience in construction, or can hire someone who does, it is possible to DIY. But if you hire a professional, one big advantage of our kit system is the low labor costs and efficiency in assembling the structure. The building panels themselves will go up in a matter of just a few days. For our first OLU 3.1 sale, the ground level panels were installed in 90 minutes by a crew of four. For the prototype, the entire kit, including windows, doors, loft, roofing and siding was assembled in about 320 man-hours by two people with little or no experience with these building panels.

What is the OLU made from?

- The structure of the kit house is the secret to its strength, energy-efficiency, and ease of construction. We think these high-tech structural insulated building panels (SIPs) invented by Luther Dickens at Thermasteel corporation ([www.thermasteelinc.com](http://www.thermasteelinc.com)) are the best building panels available on the market. They are made from steel and expanded polystyrene (EPS), making them both durable and entirely recyclable. The

EPS contains no formaldehyde, no CFCs, no HCFCs and has no off-gassing. More information on the environmental responsibility of these panels is available here: <https://thermasteelinc.com/content/environmental-responsibility>. A full IAMPO report is available here <https://thermasteelinc.com/content/thermasteel-certifications-and-approvals>

What foundation types can be used with a Sculptorhouse kit?

- Cement Slab
- Cement Block
- Poured Concrete (necessary for high-wind usage)
- Concrete piers

What kind of insulation does a Sculptorhouse OLU system use?

- The building panels serve as both structure and insulation - steel and polystyrene. The wall panels are 5.5" thick (R33), and the ceiling panels are 7.5" thick (R47).

Do I need on-site storage?

- Only if you are not ready to build. We time the shipping of doors and windows to ensure a roof is in place to protect them during installation.

## **CUSTOMIZATIONS**

What kinds of customizations can I make?

- Add a double French door on the back.
- Option of Plybead, T-111, or Hardipanel (upcharge) siding.
- Use your own siding.
- Use your own roofing.
- Other customizations are available for additional fees.
- Please see our contract or inquire with a Sculptorhouse rep. for more information.

Can I have exposed beams?

- Yes.

Can I connect two Sculptorhouse OLU homes together?

- Yes. A design upcharge may be applied to the total price.

## DURABILITY, EFFICIENCY AND ENVIRONMENTAL IMPACT

Is the house good for the environment?

- Yes - in many ways! The OLU has a very low carbon footprint. Because the carbon footprint of conventional construction is so large, the greenest buildings are those that last the longest. The panels we use have a 300-year life expectancy. In addition to that, our building system produces very little construction waste; panels, doors, and windows come pre-cut, with waste captured at the factory. The houses are designed to capture passive solar heat-gain, with high R-value polystyrene panels, making our kits very energy-efficient. The prototype 3.1 in central Virginia uses a 9000 BTU Mitsubishi mini-split ductless heat pump. One year of heating and cooling in a climate that spans zero to 100 degrees Fahrenheit costs approximately \$150

Will the house withstand high wind, earthquake?

- Our Octagonal Living Units provide a safer environment than most homes because of their steel structure and because of the shape. We now offer a version of the OLU engineered to withstand wind speeds of 175 mph. Our roof beams are engineered to support a ground snow load of 47 PSF. The octagonal shape means that there is very little wind resistance. The steel structure, low mass, and octagonal shape, make it very stable in seismic situations. For more information about energy-efficiency, snow-loads, wind and seismic tests, and fire safety, we recommend visiting the Thermasteel panel manufacturer's website, at <http://www.thermasteelinc.com>.

## SITE PLANNING

How does the permitting process work?

- Permitting your OLU can be done by yourself, through a hired professional, or through our partnership with Permits.com. More information can be found here: <https://sculptorhouse.permits.com/>.

Do I need to hire an architect and/or engineer for my project?

- In general no, but some municipalities might require more. For more information, find our "When To Hire" downloadable PDF on our website.

Can my Sculptorhouse OLU be off grid?

- Yes.

Can I insure my Sculptorhouse OLU?

- Just like any home or other ADU (accessory dwelling unit), a normal dwelling or homeowners insurance policy can be purchased to protect the home.

## **UTILITIES**

How do I heat and cool the house?

- This will be up to the owner, but we recommend a 9,000 or 12,000 BTU mini-split. These are very popular in Europe and Japan, and their efficiency is making them popular in the United States. Our designs maximize passive solar heat gain. However, houses can be oriented on the property to either increase or decrease this solar gain, to customize climate needs.

Can I power the kit using solar?

- Yes. Both on or off grid. Electricity usage is very low.