

TimberBuiltTM

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Rooms





Our Family Builds for You

TimberBuilt Rooms is a family owned and operated company that specializes in building screen rooms, sunrooms, family rooms and office additions. Headquartered in St. Charles, IL; TimberBuilt is a leading residential room addition company since 2002. A full-service design and build team that is dedicated to getting you the room of your dreams!

All our room additions are built utilizing traditional materials. Our design experts carefully consider the architecture of your existing home and design a room to blend in perfectly. Projects can be kept simple if a specific budget is required, or we can customize and build that one-of-a-kind addition of your dreams. We understand the impact a new room has on your home value. We are certain your new TimberBuilt Room will become the favorite room in the house!

Room addition offerings include Screen Rooms, for those looking to escape the bugs but still enjoy the outdoors; Three-Season Sunrooms, for those looking to extend the seasons, but keep the weather out; All-Season Sunrooms, for those looking for outdoor living with year-round comfort; And traditional room additions, for those looking to add square feet to the home.

Whatever project you are pursuing, we strive to make the process fun and stress free. The TimberBuilt Rooms team takes extra steps to ensure the construction process goes as planned.



The TimberBuilt™ Advantage:

Built Like Your Home

TimberBuilt Rooms are designed using conventional wood framing and built with the same quality building materials used in your home. We never build “kit” style rooms made of plastic or metal.

Built by TimberBuilt Employees Only

Every step of the way, your project is handled by seasoned professionals. TimberBuilt Rooms employs all necessary trades to build your room including designers, foundation/concrete workers, carpenters, roofers, electricians, painters, and drywallers. No Subcontractors are used on your project.

Designed to fit a Budget

The design team at TimberBuilt Rooms considers each homeowner's budget. Because we design and build all our rooms with all our own employees, you will not pay higher architectural fees or be surprised by hidden fees, or unknown codes. Interiors can be customized depending on style and budget.

Customizable

Projects can be straightforward and simple, or we can design and build that one-of-a-kind addition that you always dreamed of. While exteriors typically match the home, interiors are customized per the homeowner's desire.

Permits & Local Building Codes

All rooms are built to meet municipal building codes and heated additions meet residential energy codes. We take care of the entire permit process, so you don't have to. We have built in over 200 communities throughout Chicagoland.



The TimberBuilt™ All-Season Sunroom

The TimberBuilt All Season Sunroom will be the favorite room in your home! Designed with minimal framing and custom windows to allow for maximum light while still being insulated for year-round use.





Year-Round Enjoyment

TimberBuilt All-Season Sunrooms are built with traditional building materials, just like your home. We use our proprietary design to maximize the amount of glass, giving you a truly open feel while still being able to use the room all year long. Every TimberBuilt All-Season Sunroom is built to meet local energy codes and are designed to be added living space to your home, complete with HVAC.

A unique addition to your home, we take all the extra steps to ensure the exterior colors, siding, shingles, and trim match your home. The interior finishes can be drywall and trim like the rest of your home, or can be that rustic, farmhouse look that is so desirable. Whatever your tastes are, you will love your new TimberBuilt All-Season Sunroom.



The TimberBuilt™ Three-Season Sunroom

The TimberBuilt Three-Season Sunroom is the perfect solution for those who want to enjoy the outdoors without the weather, dirt, or bugs. Designed as an affordable alternative to year-round additions, you will love your new TimberBuilt Three-Season Sunroom.





Let in the Light

TimberBuilt Three-Season Rooms are built with traditional building materials just like your home. Three-Season sunrooms are often pursued by homeowners who want additional space, but don't necessarily want to permanently heat and cool a structure. These rooms can be insulated, or not, depending on how long you would like to use the room. All three season sunrooms utilize operating windows, so you can open the room up wide when you want and can close the windows when the weather dictates.

A three-season sunroom has three main criteria to be considered "three-season". The first is that the room must be thermally isolated from the home (an exterior door like a house slider must remain from the home to the new room). The second is the room must have a certain percentage of the wall space as window. The third is that the room cannot be permanently heated and cooled. TimberBuilt designers will go over all the options with you and explain the different room builds.



The TimberBuilt™ Screen Room

TimberBuilt Screen Rooms let you enjoy your backyard! If you want to be outside, but can't deal with the bugs, or hot sun, then the TimberBuilt Screen Room is for you.





Enjoy the Outdoors

TimberBuilt Screen Rooms are built utilizing true post and beam construction. Framing is done with 6x6 and 4x6 dimensional Western Red Cedar Timbers giving the room a stunning look. All timbers are stained to match the home so even the screen room looks like it belongs.

TimberBuilt Screen Rooms are typically built on a pier foundation and utilize a deck as the floor. Screen is placed over the floor joists, under the decking to ensure a bug free environment. Decking options can be wood, such as cedar decking, or can be composite if you would like a lower maintenance flooring option.

Screen Rooms come standard with electric, including the installation of a ceiling fan, interior outlets, a light, and switches. All electric in a Screen Room is hidden, so no ugly conduit is exposed in your room and all boxes are recessed into the post.



The TimberBuilt™ Family Room

TimberBuilt Family Rooms are a great way to add more living space to your home. These rooms are designed to be a flawless transition with the rest of you home. If you want more space, this is the option for you.





Perfect Harmony with Your Home

TimberBuilt Family Rooms give you more living space. We carefully design and build the room to blend with the house so the room will look like it was always there. There is no “add on” look; TimberBuilt designs a family room that fits.

Family Room Additions are built to be permanently heated and cooled. This means that each Family Room addition must be fully insulated and meet all local energy code requirements. Typically, Family Room additions have more wall space than sunrooms, meaning that interior finishes are generally drywall and trim to match the home. All TimberBuilt additions have the option of a dramatic vaulted ceiling, which many take advantage of to create a unique, grand feel.



The Construction Process

Foundations

Any Room attached to the home requires a foundation. All foundations must be footed below the frost line. Common foundations are pier footings, trench foundations and full foundations. The TimberBuilt design team will let you know our recommendations and will have knowledge of most municipal requirements.



Framing

All TimberBuilt Rooms are framed of wood. Common sunroom framing is a 2x4 wall, with plywood and house wrap. Traditional room additions utilize 2x6 wall framing, while Screen Rooms are framed with 6x6 and 4x6 Western Red Cedar.



Roofing

We match your roofing materials to your home so the addition blends right in. Common roofing materials include architectural shingles, 3-tab shingles, and cedar shakes.





Exterior finish

Siding, shingles, windows, trim or painted surfaces are ordered to match your home and blend in. Whatever the look of your current home, the addition will belong.

Electric

TimberBuilt Rooms does all the electric work for your room. All electric is run in conduit and meets each local municipality code. Options for lighting, outlets, fans, etc. are all available.



Interior finish

Drywall work, wood trim, T&G pine or T&G cedar are just some of the options you have when building your new TimberBuilt Room. Our staff has the required tradesman for any finish you desire.





We Do It All!

TimberBuilt Rooms does not have any sub-contractors. From start to finish, you are guaranteed TimberBuilt quality as only TimberBuilt employees will be working on your job. You will never have to worry about a random sub-contractor being on the jobsite.

We employ all the necessary trades to build your room. This includes designers, foundation/concrete crews, carpenters, roofers, electricians, drywallers, and painters. We have an in-house support system which includes project managers, engineers, building permit specialists, warehouse material managers and prep carpenters. All material is inspected before installed, ensuring only the highest quality materials make it to the jobsite.

All equipment for projects is owned by TimberBuilt. This includes excavators, front end loaders, skid steers, forklifts, box trucks and all necessary tools to build your addition.





Visit Our Showroom

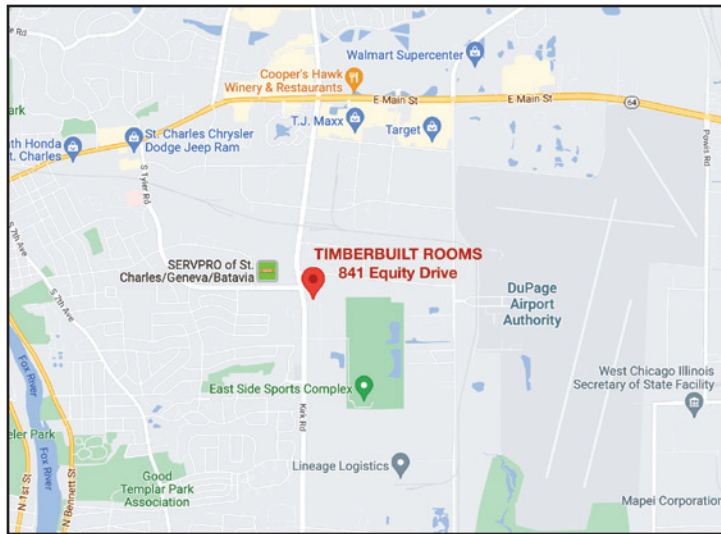
TimberBuilt Rooms is proud to have a state of the art, 16,500 sq/ft building that features a 2,500 sq/ft showroom complete with multiple models on display. The showroom is located right off Kirk Rd in St. Charles, IL at 841 Equity Drive.

Visit us today to see 5 full sized rooms on display. Whether you are just beginning your research or have been thinking of adding on a room for years, the TimberBuilt showroom is the place to visit. Our design experts will take you through each display and discuss all the different options available to you. Both appointments and walk-ins are welcome.

TimberBuilt™

Rooms

Sunrooms • Family Rooms • Screen Rooms



Visit Our Showroom

Open Hours:

Mon-Fri: 8am-5pm

Sat: 10am-3pm

Sun: By Appointment Only

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