

DVELE

Dvele case *studies*

FIRE REBUILDS COMMUNITIES LEGACY BUILDS

A Welcome from *Our Founders*

We have spent more than twenty years trying to build a better home.

It started in 2005 when the two of us brothers, former hockey players and young entrepreneurs, decided to start building homes together in Canada.

The truth is, we didn't really know how to build a house.

So we learned.

We learned from great people, from experience, from mistakes and, occasionally, from banging our heads against the wall. And after several years of building homes the traditional way, we came to a conclusion that has shaped virtually everything we have done since:

There had to be a better way.

The problem wasn't the people. There are extraordinarily talented people throughout the building industry. The problem was the process.

Building a home had become incredibly fragmented. Hundreds of decisions, dozens of trades and suppliers, changing conditions, weather, schedules and countless variables all had to come together perfectly, often for the first time, on a jobsite to produce one of the most important and expensive things a person will ever own.

It didn't make sense to us.

We had spent time in Europe and had seen homes being produced very differently, in controlled manufacturing environments. That led us to found Karoleena and spend the next decade becoming students of prefabrication, manufacturing, design and the idea that a home could actually be developed as a product.

Karoleena grew into one of Canada's best-known modern prefab home companies and was ultimately acquired in 2016. We could have stopped there. But in many ways, that experience had taught us just enough to understand how much further the idea could go, so we started again.

With Dvele, we wanted to go beyond simply asking how to manufacture a home more efficiently. We wanted to start at the beginning and ask:

If we were inventing the home today, knowing everything we now know, what would we build?

That question changed everything.

We stopped thinking about the home as a collection of independent parts and began thinking about it as one complete system.

The structure matters. The building envelope matters. The air you breathe matters. Energy matters. Materials matter. Technology matters. Design matters. And the way all of those things work together matters even more.

That thinking is at the center of Dvele.

We build exceptionally efficient, all-electric homes designed around building science, healthier indoor environments, durability and resilience. We integrate energy generation and storage. Through DveleIQ, we give the home the ability to understand and monitor its own performance and living environment.

And because we manufacture our homes in a controlled environment, we can continually improve the product and the process used to make it.

We have never wanted to simply build homes. We want to make homes better.

That means learning from every home we produce and putting those lessons back into the next one. It means using digital design, data, manufacturing, quality control and increasingly automation to remove unnecessary variability. It means obsessing over details that a homeowner may never see because those details determine how the home will perform for decades to come.

After twenty years in this industry, our conviction has only grown stronger. Housing needs to change.

It needs to become easier to produce, more predictable to deliver and less expensive to operate. Homes need to use dramatically less energy. They need to provide healthier places for people to live. And as fires, extreme weather, grid instability and other realities affect more communities, they need to be designed with resilience in mind from the very beginning.

We don't believe the answer is to build yesterday's home faster.

We believe the answer is to build a fundamentally better home and a fundamentally better way of delivering it.

Today, from our manufacturing operation in Mesa, Arizona, we are bringing together more than two decades of experience with technology, building science and advanced manufacturing in a way we could only imagine when we started building houses together in 2005. There have been successes along the way. There have also been difficult lessons, setbacks and plenty of things we would do differently.

That is part of what gives us confidence about what comes next.

We have learned a tremendous amount.

And we are still learning.

Dvele is not the conclusion of that journey. It is the platform we believe can take everything we have learned and apply it at a much greater scale to individual homeowners, communities and ultimately to the way housing is built.

Our belief from the beginning has been simple:

A better home can create a better life. And enough better homes can help create a better future.

That's why we are here. That's why we do things the way we do.

And after twenty years, we believe more strongly than ever that the future of the home isn't something we need to wait for.

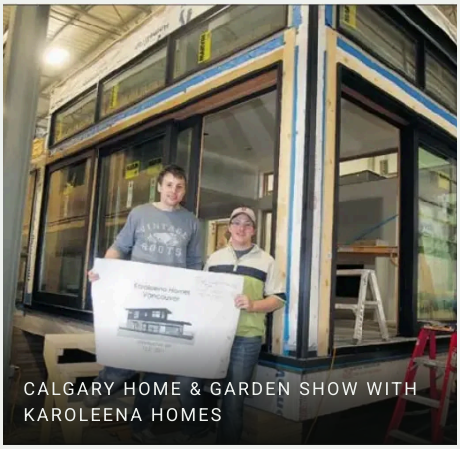
We can build it now. Welcome to Dvele.

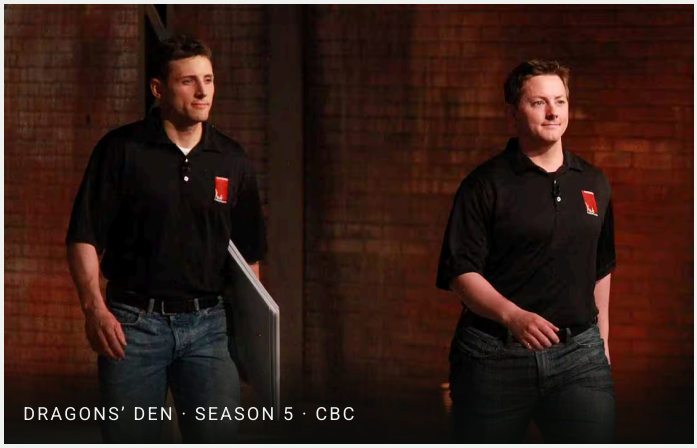
KURT GOODJOHN
Co-Founder & Chief Executive Officer

KRIS GOODJOHN
Co-Founder & Chief Product Officer


TOP 40 UNDER 40, 2011


TEDX TALK · BUILDING A LEGACY


CALGARY HOME & GARDEN SHOW WITH KAROLEENA HOMES


DRAGONS' DEN · SEASON 5 · CBC



FABULOUSLY PRE-FABBED · FINANCIAL POST

CONTENTS

Let's Build the Future, *Better and Together*

Buying a home doesn't need to be a thousand tiny decisions. We've simplified the process with a home that has climate-resilient and low-maintenance features you want and many features you didn't even know you needed.

01 **Fire Rebuilds** PAGE 05

Monashee, Ventura · Whytecliff & Shaughnessy, Santa Rosa · Catalina, Altadena · R&D1, Malibu · Nahanni, Ventura

02 **Communities** PAGE 19

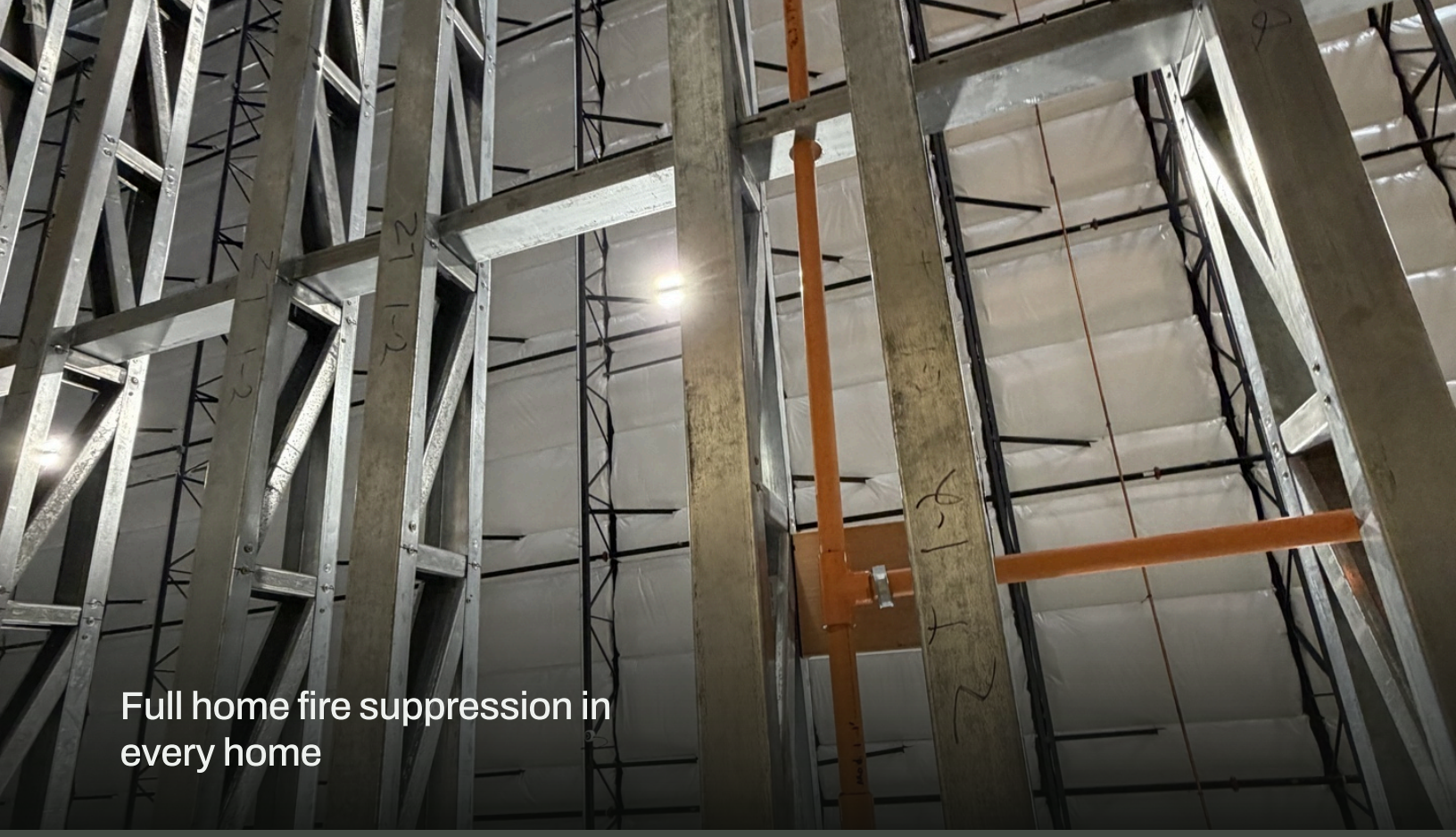
Village Camp Truckee · Transcend Vision House, Colorado

03 **Legacy Builds** PAGE 24

Burgess · Tehachapi · Outlook Suite · Sedgemoore · Capilano

Factory-produced homes for the climate era

Over 300 modules delivered



Full home fire suppression in every home

CHAPTER ONE

Fire *rebuilds*

Homes rebuilt with advanced manufacturing, environmentally responsible, as Self-Powered™ homes.





VENTURA, CALIFORNIA · MONASHEE

COMPLETED 2022

Nob Hill Lane, *2022*

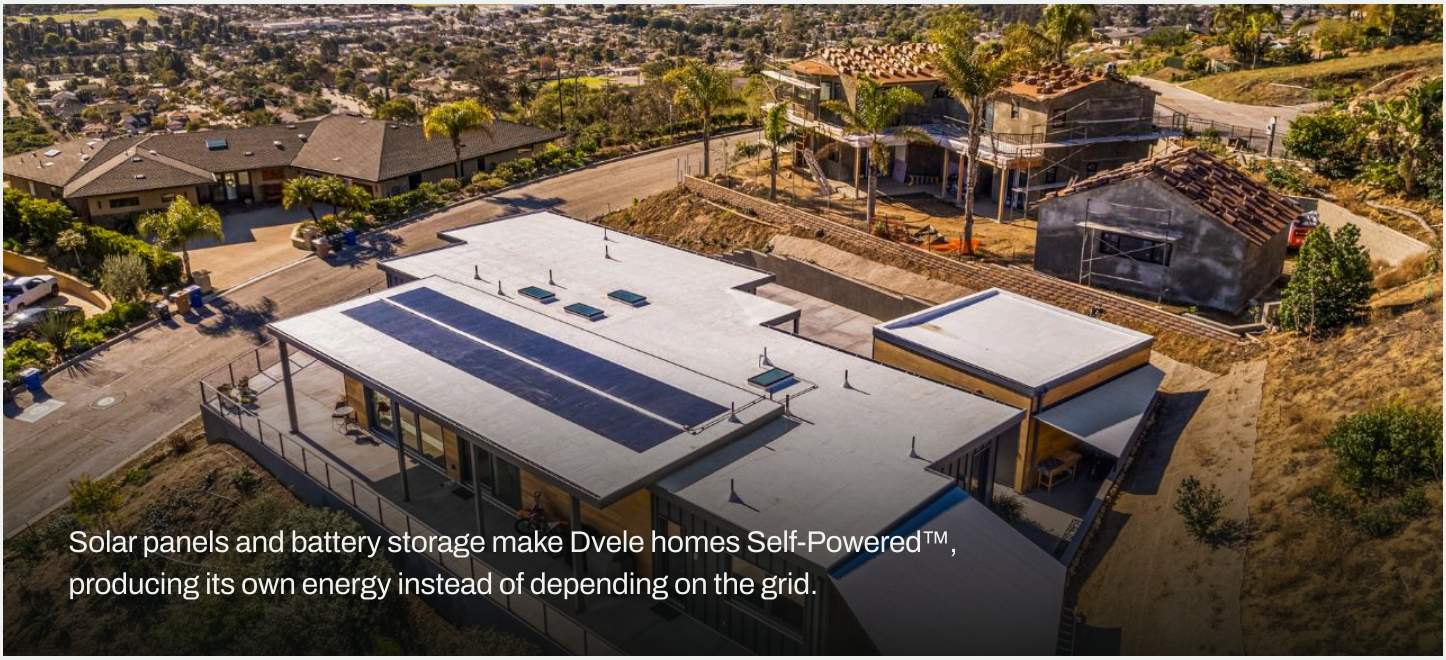
Five modules on a Ventura lot inside the 2017 Thomas Fire footprint, completed in 2022 and since sold.

Four bedrooms and three and a half baths across 2,920 square feet, stepped along the hillside above the street.

Double exterior insulation does more than manage temperature, it keeps the outside world outside, even in a busy neighborhood.

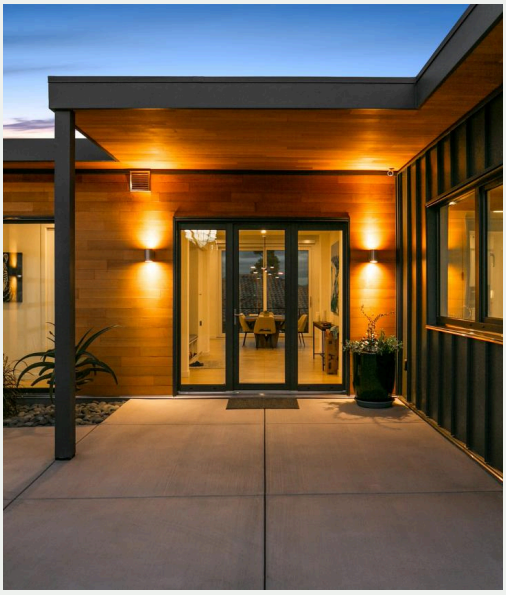
Lower maintenance and lower utility bills now mean fewer trade-offs later, in a home that works for you at every stage of life.

BEDROOMS	BATHROOMS	SQUARE FEET	MODULES	MODEL
4	3.5	2,920	5	MONASHEE

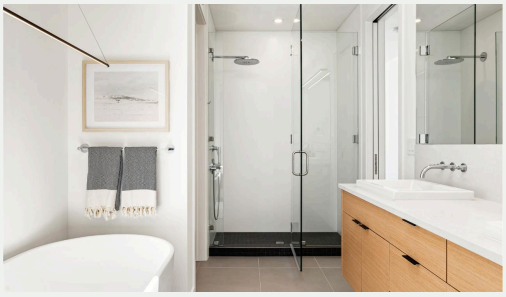


Solar panels and battery storage make Dvele homes Self-Powered™, producing its own energy instead of depending on the grid.









INSIDE NOB HILL LANE

Floor plans designed to increase natural light and encourage connection to the outdoors.



SANTA ROSA, CALIFORNIA · WHYTECLIFF

ST ANDREWS DRIVE

The *Whytecliff*

A modern redesign of Blu Homes' famous Breezehouse, complete on St Andrews Drive. Manufactured with Dvele's fire-resistant steel frame and produced off-site for consistent, high-performance quality, this home was built to last, through whatever comes next.

The finishes came bundled, the same high-quality materials and components in every Dveling, so there's no decision fatigue, no compromise on quality, and no guesswork about what's inside the walls.

BEDROOMS	BATHROOMS	SQUARE FEET	MODULES	MODEL
3	2.5	2,559	4	WHYTECLIFF









INSIDE THE WHYTECLIFF

Floor-to-ceiling windows and strategically placed openings keep you connected to the outdoors: proven to lower stress, regulate sleep, and improve overall well-being.

Inside Dvele homes there are 200+ sensors monitor air quality, humidity, and temperature around the clock. This catches what you can't see before it becomes a problem.



SANTA ROSA, CALIFORNIA · SHAUGHNESSY

COMPLETED 2022

Seven modules at *Shelter Glen*

The largest home in this report, completed in Santa Rosa in 2022. Seven modules across 3,957 square feet. Four bedrooms and four and a half baths around an open living, dining and kitchen run, with the stair rising through the centre of the plan.

Self-Powered™ and built to run on electricity alone, a Dvele home doesn't just meet today's demands, it protects against the next outage, the next brownout, the next reason the grid goes down

BEDROOMS	BATHROOMS	SQUARE FEET	MODULES	MODEL
4	4.5	3,957	7	SHAUGHNESSY







Rebuilt to a *higher standard*

Every Dvele exterior is built to resist the climate, not just survive it. A continuous, liquid-applied membrane wraps the entire home before the cladding goes on, creating a seamless air and water barrier with no gaps for weather to find. Backed by a dedicated drainage plane that keeps moisture moving instead of settling in. Paired with two layers of exterior insulation, the result is a home that holds up against weather, debris, and time, with less to repair and less to maintain along the way.















INSIDE SHELTER GLEN

Four bedrooms and four and a half baths around an open living, dining and kitchen run. Behind one door off the laundry: an energy recovery ventilator drawing fresh, MERV 13-filtered air through the home every three hours.

The *journey home*

The Eaton Fire moved through Altadena in January 2025. The lot on W Harriet Street was cleared to bare ground. The Catalina model was designed by Dvele (as a like-for-like replacement) for lots in Altadena to support a quick permitting process. Catalina has three bedrooms across 1,726 square feet, and put a finished home back on their street.

This is the first of several homes Dvele is bringing back to the Altadena community. A home returned, and a return of hope.

Putting a roof over people's heads that will outlast their lifetime is why Dvele exists. Every home we build is built for the journey home, and built to last a lifetime and beyond.

BEDROOMS	BATHROOMS	SQUARE FEET	MODULES	MODEL
3	2.5	1,726	4	CATALINA



The Davis family



01 BEFORE

The house that stood on W Harriet Street: a porch, a front garden, a street of bungalows.



02 AFTER THE FIRE

January 2025. The Eaton Fire moved through Altadena and left the lot and the block in rubble.



03 IN THE FACTORY

Three generations in front of their own module in Mesa, Arizona, sheathed and ready to ship.



04 ONE DAY TO SET

Four modules craned into place in a single day, the street turned out to watch.





MALIBU, CALIFORNIA · R&D1

WOOLSEY FIRE, 2018

Heather Cliff Road, *after*

Erin Mills lost her home in the 2018 Woolsey Fire, which killed three people and destroyed over 1,600 structures. Years later, while many of her neighbors are still rebuilding, Mills is back home , in a customized, Self-Powered™ Dvele home built in Loma Linda and assembled on her Malibu lot.

> "It has a lot of appeal in terms of timing, control, things that are issues when you're building a traditional home,"
>
> ERIN MILLS

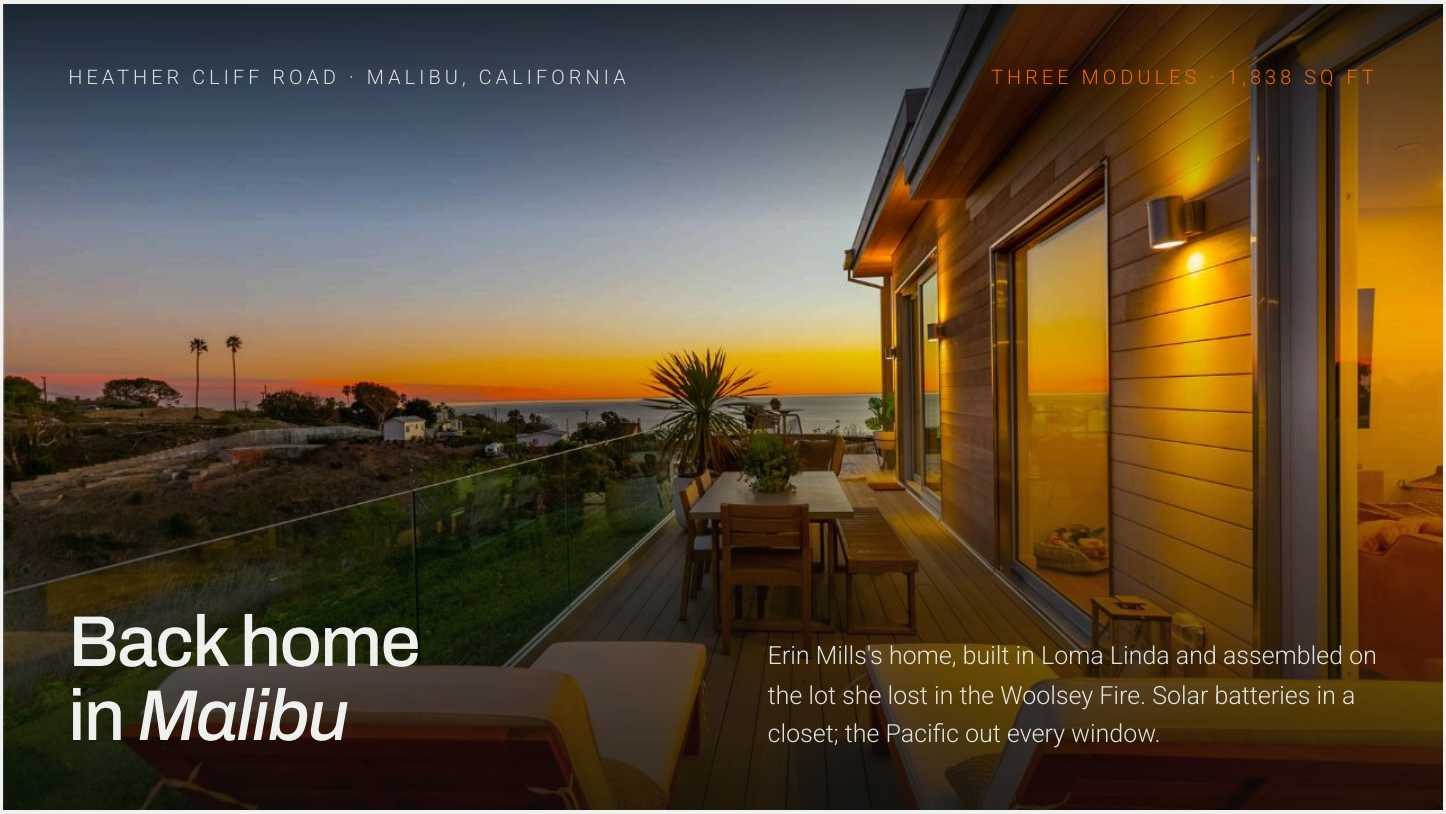
The home runs on solar batteries built into a closet, keeping her family independent of the grid when needed. An air filtration system monitors CO2 levels and automatically adjusts ventilation , no homeowner intervention required.

> "Now the home is actually taking care of you. Versus traditionally, you got to take care of your house."
>
> KURT GOODJOHN · CEO AND CO-FOUNDER, DVELE

Every Dvele home is embedded with over 200 sensors that alert homeowners to issues like air or water leaks, the equivalent of a check-engine light for your house , and is built to be 84% more energy-efficient than a typical site-built home.

> "I think the efficiency of the home is going to be more prevalent for us over time... it just gives you peace of mind that everything is working for you,"
>
> ERIN MILLS

BEDROOMS	BATHROOMS	SQUARE FEET	MODULES	MODEL
3	2.5	1,838	3	R&D1

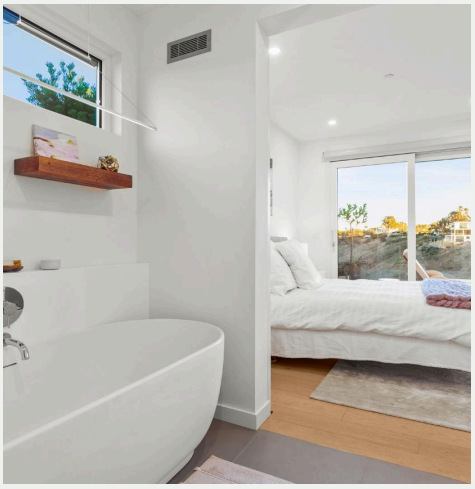


HEATHER CLIFF ROAD · MALIBU, CALIFORNIA

THREE MODULES · 1,838 SQ FT

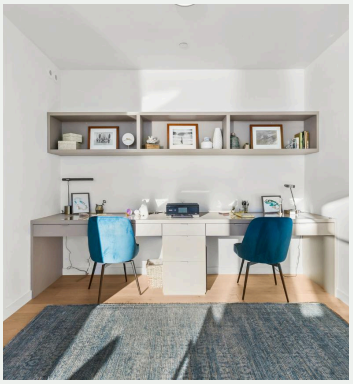
Back home in *Malibu*

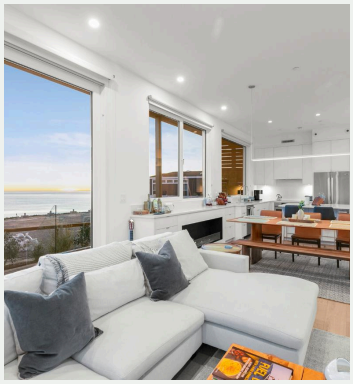
Erin Mills's home, built in Loma Linda and assembled on the lot she lost in the Woolsey Fire. Solar batteries in a closet; the Pacific out every window.

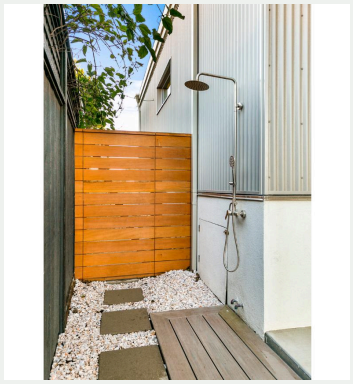


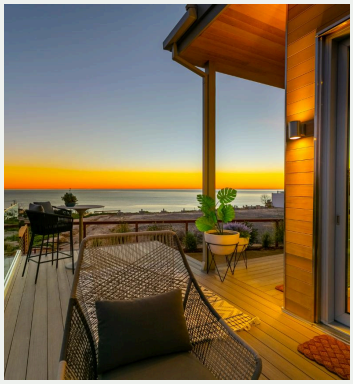














VENTURA, CALIFORNIA · NAHANNI

THOMAS FIRE, 2017

A house on *Skyview Terrace*

The Thomas Fire burned through Ventura in December 2017 and took the house that stood on Skyview Terrace. What went back on the lot is four modules, set and finished, with the envelope and the systems that make a home defensible rather than merely rebuilt.

Dvele is turning the home into a product. Using the same materials and process, across all homes to consistently build a high-performance home repeatedly while maintaining costs and time constraints.

BEDROOMS	BATHROOMS	SQUARE FEET	MODULES	MODEL
4	3.5	2,595	4	NAHANNI

SKYVIEW TERRACE · VENTURA, CALIFORNIA

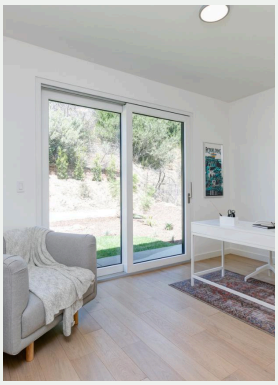
FOUR MODULES · 2,595 SQ FT

Inside *Skyview*

7" oak floors, a sealed envelope and daylight on three sides. Behind one door, the equipment that makes it a Self-Powered™ home.



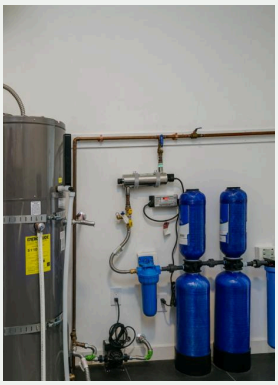












CHAPTER TWO

Communities

What changes when the homes arrive together. A resort community in Truckee built from Dvele Mini modules, and a demonstration house in the San Juan Mountains built with Green Builder Media to show what the standard could be.





TRUCKEE, CALIFORNIA · PINE / HEMLOCK / ASPEN

DVELE MINI · R&D3

Built for *all seasons*

Village Camp Truckee sits on Pioneer Trail, twenty minutes from Tahoe. Three Dvele Mini plans (Pine, Hemlock and Aspen) make up the Roberts Community there, delivered as single modules and set as guest accommodation rather than houses.

The reviews are the proof point. Guests rate the resort 9.4 on Booking.com, 9.6 on Expedia and 9.6 on Hotels.com.

9.6	Exceptional	EXPEDIA
9.4	Wonderful	BOOKING.COM
9.6/10	★★★★★	HOTELS.COM

PLANS	MODULES EACH	ADDRESS
Pine · Hemlock · Aspen	1	10100 Pioneer Trail, Truckee, CA 96161

You can stay in one. Book a cabin at villagecamp.com/resorts/truckee-tahoe/cabins.

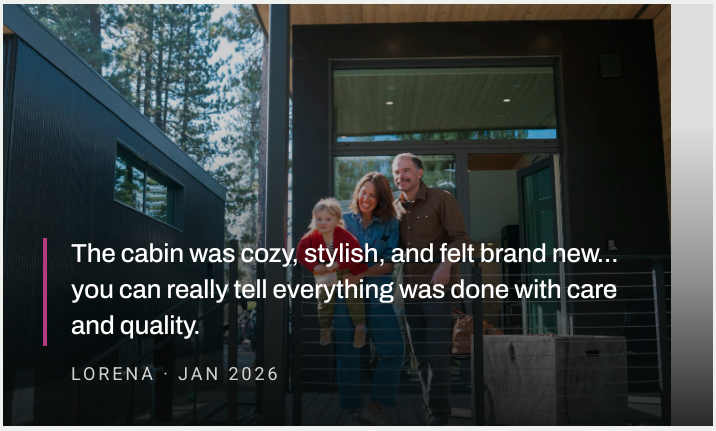
What guests *say*

Reviews from people who stayed in the Dvele Minis at Village Camp Truckee.



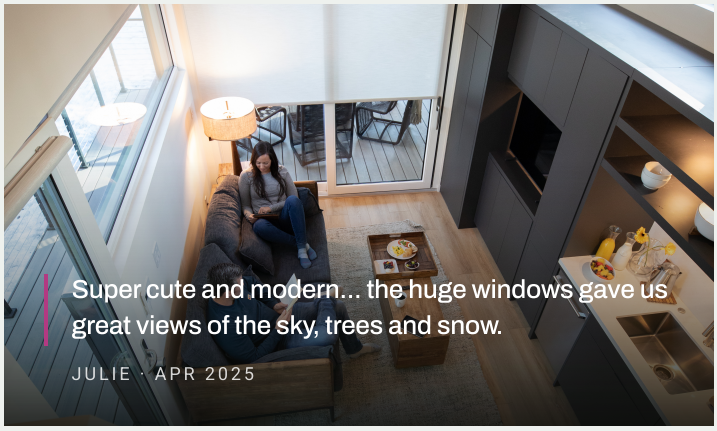
> Such a cute modern place. Perfect for a family of 4. Even though the place was small, it didn't feel like it. My kids loved the upstairs loft bedroom.

CHEUNG · FEB 2026



> The cabin was cozy, stylish, and felt brand new... you can really tell everything was done with care and quality.

LORENA · JAN 2026



> Super cute and modern... the huge windows gave us great views of the sky, trees and snow.

JULIE · APR 2025



> Noted "top-notch designer appliances (Bosch)" and heated bathroom floors that make a person feel special.

PENNE · FEB 2025



> Very Clean / Ultra Modern... the home has the latest modern amenities that give a vision of living in the future.

JIM · JUN 2025

> Very modern small house. Beautifully designed for a small space.

ALAN · JUN 2025

The Vision House, *by Transcend*

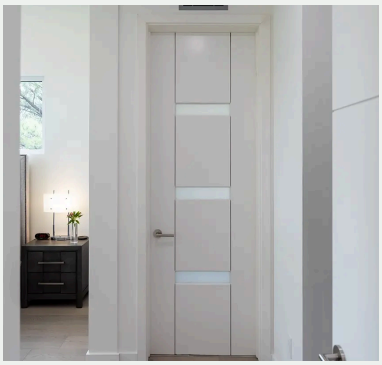


Built with Green Builder Media as the VISION House Transcend, this home was made to be inspected: net-zero energy, all-electric, solar-powered, and designed to be 84% more energy efficient than conventional construction.

26kWh of battery storage carries it through outages. Dvele IQ™ watches indoor air quality, leak detection, water management and the heating and cooling systems, in normal weather and in extreme.







EFFICIENCY*

84% better

STORAGE

26 kW

ENERGY

Net-zero

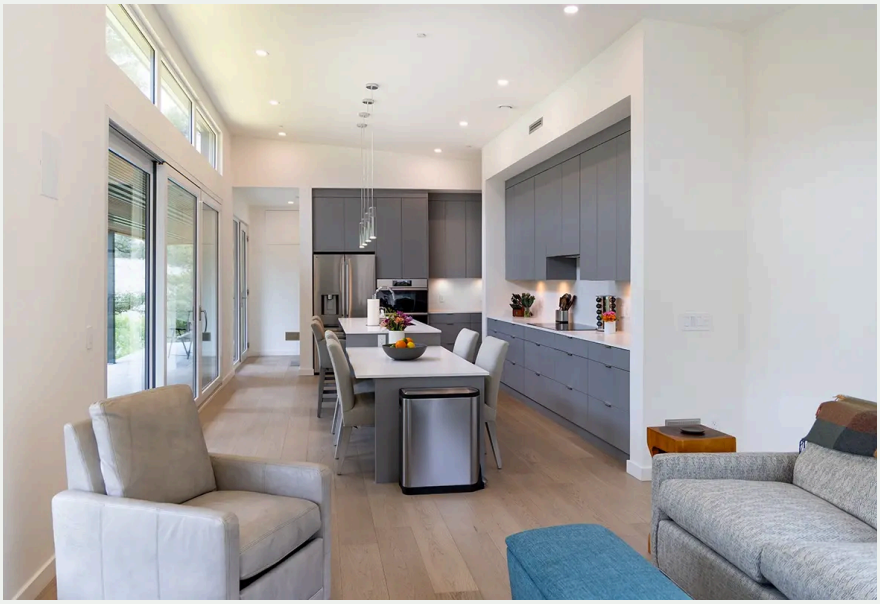
PARTNER

GREEN BUILDER
BUILDING A BETTER WORLD

greenbuildermedia.com/transcend

*Images on this and the following page are architectural renderings, not photographs of the completed home.











INSIDE THE VISION HOUSE

All-electric, solar-powered and built to Passive House airtightness, with the glazing turned toward the ridge on every side.



CHAPTER THREE

Legacy *builds*

Each build tested a piece of what's now the standard process: how the steel frame goes together, how panels are assembled, how quality holds up at scale. Those answers didn't just solve one project. They became the process behind every home since.

STACE MCGEE
VP of Architecture & Development

KRIS GOODJOHN
Co-founder

KURT GOODJOHN
Co-founder

ANDREW BISHOP
Chief Growth Officer



TABERNASH, COLORADO · R&D4

3 BED · 2 BATH · 2,280 SQ FT · 3 MODULES

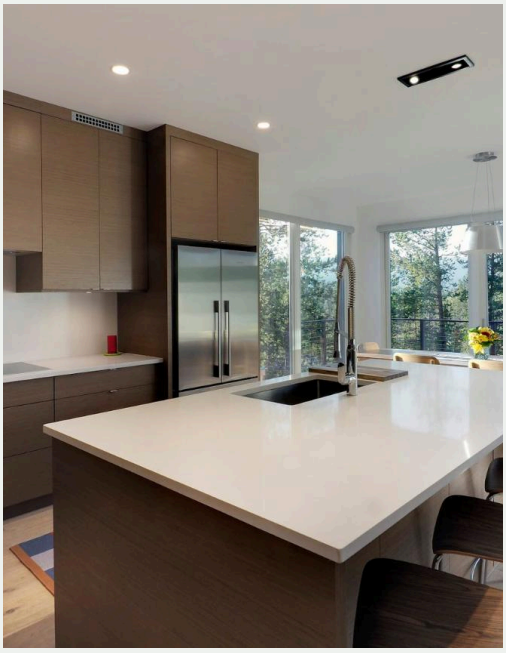
> We had looked at a lot of modular home companies in our search and when I came across Dvele I fell in love with the unique style of the homes. Very modern, energy efficient and great design with full length windows and lots of natural light coming into the house. And when you have an amazing view, you want to feel like you are outside all the time.

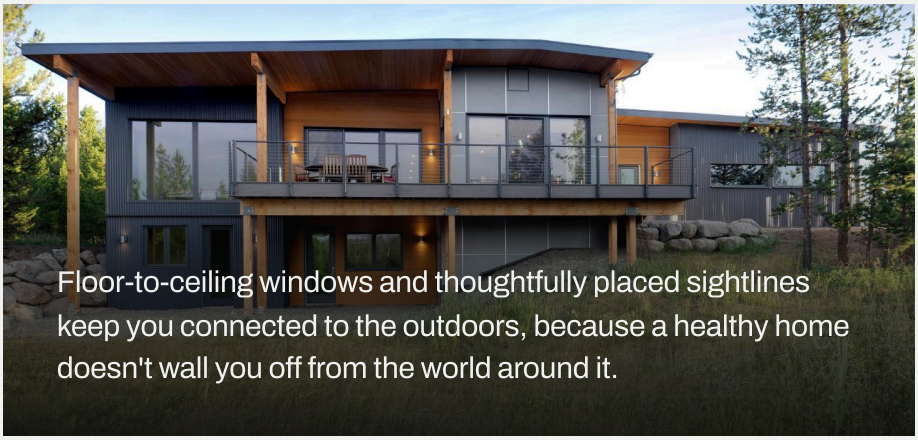


J. BURGESS · TABERNASH, COLORADO









Floor-to-ceiling windows and thoughtfully placed sightlines keep you connected to the outdoors, because a healthy home doesn't wall you off from the world around it.

TABERNASH, COLORADO · R&D4

Three modules, 2,280 square feet, set on a meadow lot in Grand County at 8,500 feet. Jay Burgess searched the modular market before he found Dvele, and chose it for the full-length glazing and the energy performance. A house you can live in year-round, ten minutes from Winter Park.



TEHACHAPI, CALIFORNIA · R&D6

COMPLETE JULY 2022

Hillside *Court*

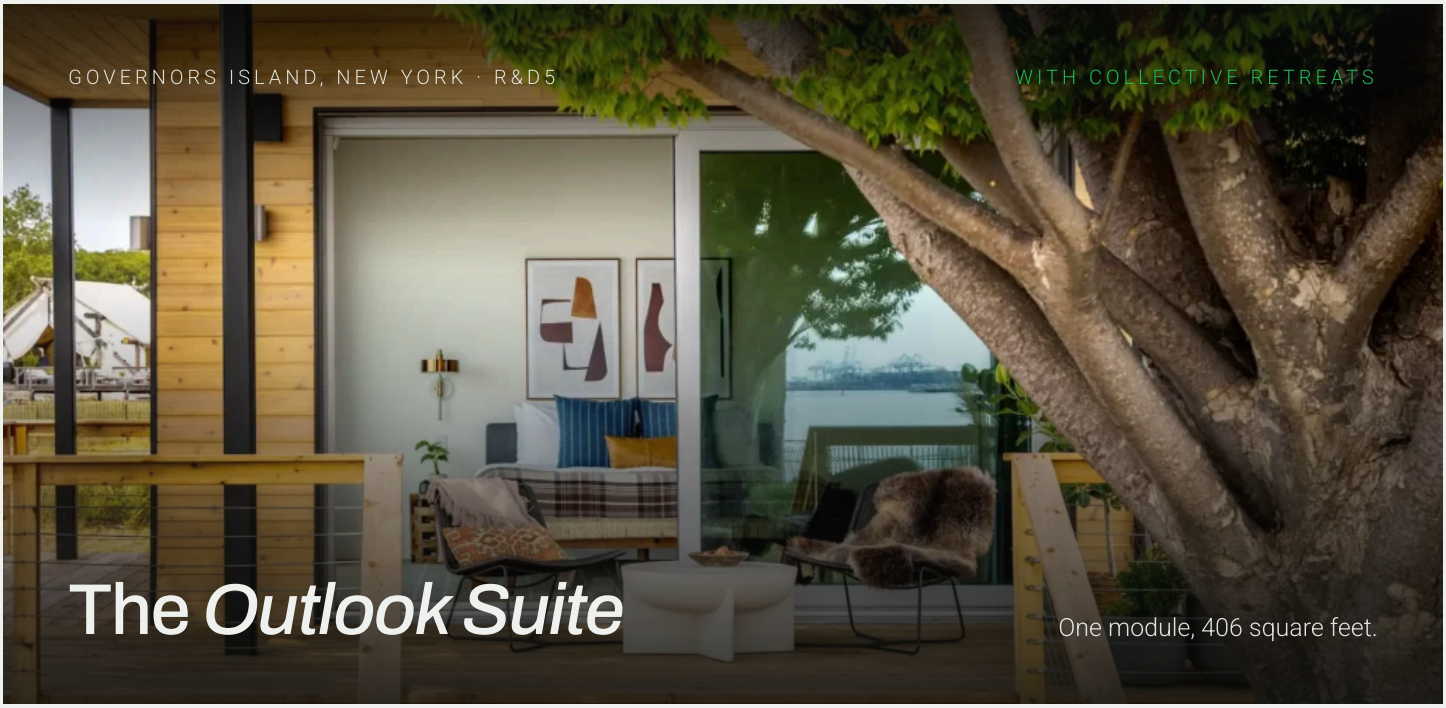
Complete July 2022. Five modules on a court lot, 2,243 square feet, terraced into the hillside among the oaks.

An R&D house: two bedrooms, two and a half baths, and a set sequence worked out for a sloped site rather than a flat pad.

Every Dvele home is built from the same materials, the same process, the same standard, because a home shouldn't be a gamble on who shows up to build it.

What used to take months on a traditional job site happens in days inside Dvele's factory. Precision you won't get from stick-built construction.

BEDROOMS	BATHROOMS	SQUARE FEET	MODULES	MODEL
2	2.5	2,243	5	R&D6 · TEHACHAPI











BEDROOMS	BATHROOMS	SQUARE FEET	MODULES	MODEL
1	1	406	1	R&D5 · OUTLOOK SUITE

Photographs courtesy of Collective Retreats Governors Island.



OUTDOOR LIVING IN STYLE

Bathed in natural light and wrapped in floor-to-ceiling glass, the The Outlook Suite is a modern retreat shaped by stillness and sky. With panoramic views of the harbor and Lady Liberty, this airy escape invites you to slow down, sink in, and savor each moment. A private terrace opens to golden sunsets, while your en-suite bath offers quiet sanctuary – just across the water, yet a world apart.



8.6 Excellent 114 reviews EXPEDIA

8.6/10 ★★★★ (107) HOTELS.COM

You can stay in this Dvele ADU. Book the Outlook Suite at collectiveretreats.com/governors-island.

Collective Retreats
GOVERNORS ISLAND

Photographs courtesy of Collective Retreats Governors Island.



SANTA ROSA, CALIFORNIA · R&D2

COMPLETE 2020

Sedgemoore *Drive*

Complete 2020. Five modules, 2,450 square feet, one of the earliest homes in the portfolio.

Four bedrooms and three and a half baths, with the deck and cedar entry that set the pattern for the homes that followed.

Built indoors, away from weather delays and job-site guesswork. every Dvele home meets the same standard, in the same conditions, every time.

Every material, every component, every system has already been vetted, so you're not left guessing whether you made the right call.

BEDROOMS	BATHROOMS	SQUARE FEET	MODULES	MODEL
4	3.5	2,450	5	R&D2 · SEDGEMOORE

Inside *Sedgemoore Drive*

SANTA ROSA, CALIFORNIA · R&D2















TRUCKEE, CALIFORNIA · CAPILANO

COMPLETE MARCH 2022

The *Capilano*

Complete March 2022. Covered by Builder as part of the run toward the luxury prefab plans.

Three modules, 2,309 square feet, four bedrooms, dining and living open through sliding doors to the pines.

Homes built to outlast a typical build don't just cost less to maintain, they hold their value longer, too.

BEDROOMS	BATHROOMS	SQUARE FEET	MODULES	MODEL
4	3	2,309	3	CAPILANO









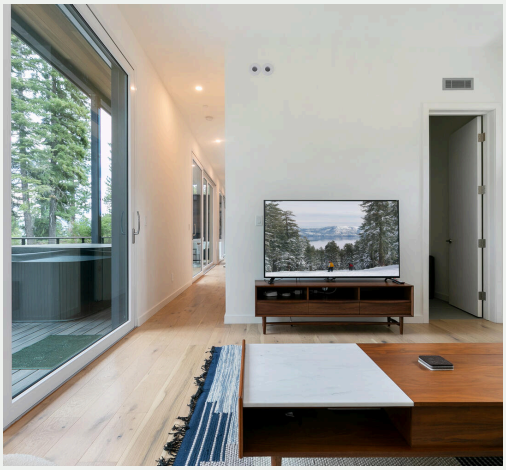


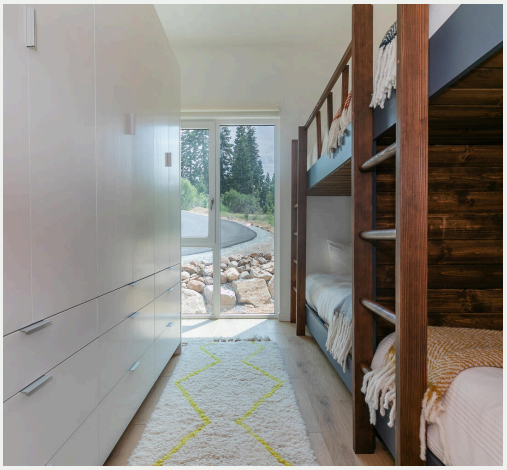
MORE OF THE CAPILANO

Three modules, four bedrooms and a media room, with the mechanical plant that runs the house in a single closet off the garage.

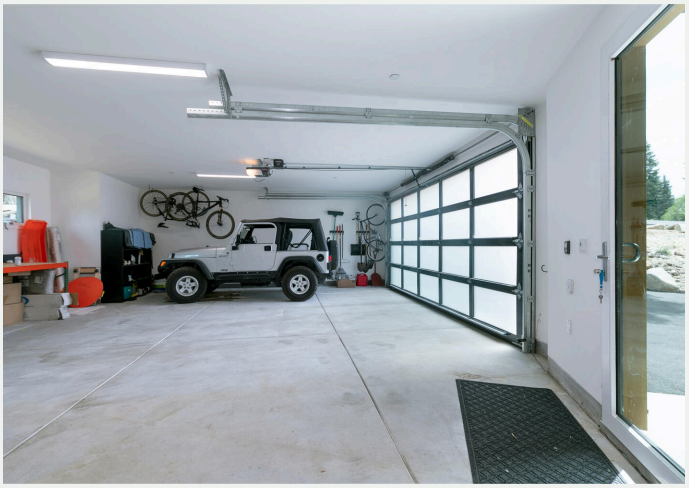


















Let's build *the future*

High performance healthy homes

300+
MODULES DELIVERED

16
WEEKS IN THE FACTORY

84%
MORE ENERGY EFFICIENT

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