

BUILD OVERVIEW

Certification	Park Model RV, Built to ANSI 119.5. Certified through Pacific West Associates. Exterior plaque.
Footprint and layout	395 sq. ft. main level. Master on main. 1.5 bath.
Dimensions	10' W x 38' L x 14' H. Additional 30" bump out on back end. 24" bump out on tongue end.
Build platform	Bumper pull trailer with quad axle. 2 5/16" ball hitch. Chassis constructed with thick gauge steel. All trailers are painted, include trailer brakes, highway lighting. DOT approved.

EXTERIOR & BUILD ENVELOPE

Framing	2x4 framing. OSB subflooring. Nail plates.
Sheathing	ZIP System water resistant rigid panels on exterior walls and roof.
Roofing	Tuff-Rib metal roof - Black HD. Shed (single-pitch) roofline.
Insulation	Walls, ceiling, and floor insulated with closed-cell spray foam.
Primary Siding	LP SmartSide painted board and batten siding and trim. Modern application. Pure White (SW 7005)
Front Siding Accent	Natural vertical cedar accent on front of home. Rainscreen application to prolong life of cedar and protect home.
Bump Out Siding Accents	Corrugated black metal siding for both bump outs. Black J-molding.
Windows	Marvin brand composite windows, double paned. Black exterior, white interior frames.
Entry Door	Fiberglass entry door, full-lite. Tricorn Black (SW 6258)
Exterior Sconce	Exterior cylinder sconce - matte black.

SYSTEMS

Power hookup	50 AMP hookup for electrical service to home. Plug located on tongue end. Exterior outlet.
Water In	Fresh water hose inlet accessible underneath trailer. Onboard pressure reducer.
Greywater Out	2" PVC stub out underneath trailer. P-trap for shower drain accessible underneath trailer. P-traps for sinks located in corresponding cabinet.
Blackwater Out	3" PVC stub out underneath trailer (1 per toilet). Located directly underneath toilets.
Propane system	Tongue-mounted exterior console with propane regulator and braided cord for ground mounted propane tanks separate from the tiny house.
Hot water heater	Propane tankless on-demand hot water heater.
Heating/Cooling	Ductless mini split A/C and heat pump, 12,000 BTU. 1 air handler located in living room on loft knee wall. Exterior unit mounted above half-bath bump out (tongue end).
Trailer underbelly	Critter barrier underneath trailer. Removable for to access plumbing lines. All stub outs exposed for easy access.

INTERIOR

Bedroom, Loft, Access	Separate main floor sleeping area with open entry (no door). Additional sleeping loft above opposite end with open storage stair access. Black steel handrail to loft. Knee wall in loft.
Walls	Painted smooth panel throughout. Pure White (SW 7005)
Ceilings	Painted smooth panel throughout. Pure White (SW 7005)
Floors	3/4" pre-finished hardwood floors. Malibu Wide Plank French Oak Pelican Hill, 5" wide.
Door	Fiberglass entry door, full-lite. Tricorn Black (SW 6258)
Lights/Fan	Slim profile LED ceiling lights - black. Hunter 36" black ceiling fan (in living area or bedroom). Master bath vanity sconce - black.
Living area	Open living area available for your furniture or desk. Extruded slat wood accent wall - clear coated.
Kitchen cabinetry - Sink side	Maple shaker cabinets. Matte black hardware. Floating open shelving above.
Kitchen cabinetry - Cooking side	Flat panel cabinets with cutback pulls (no hardware). Painted - Pure White (SW 7005)
Kitchen countertops and sink	Leathered granite countertops. Matte black faucet. Undermount stainless sink.
Kitchen appliances	4-burner stainless propane cooktop. Black hood vent above. 3/4 size black 24" fridge with upper freezer.
Laundry connections	Combo washer-dryer hookups only.
Master bath general	White fiberglass shower pan and 12"x24" porcelain tile surround - matte black. 36" vanity cabinet (maple, shaker door) with leathered granite counter and round undermount sink. Matte black faucet and cabinet pulls.
Half bath general	Pocket door. 28" vanity cabinet (maple, shaker door) bump out with leathered granite counter and round undermount sink. Matte black faucet and cabinet pulls. Utility cabinet for hot water heater.
Toilets	Kohler Cimarron gravity flush toilets
Warranty	One year limited warranty on workmanship. Pass through warranties on appliances and certain materials.