



Tiny House Shells

New 2016 Custom Built Shells Including Trailer

Built by Lehto Construction LLC - Monmouth, Oregon CCB#192971

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TinyHouseBasics.com

Pre-Built Custom Tiny House Shell Package Includes:

2016 Tiny House Trailer- Exterior Walls 12ft to 48ft Length, 80in to 102" Wide Deck, 7k to 21k GVWR, Deckover, Deck Between or Gooseneck 2" x 4" Studs @ 16" on center ** Bolted to Trailer metal frame, ** Covered with ½" OSB Board Covered with Plastic House Wrap

Exterior Siding Insulated Floor OSB T1-11 Standard @ 8" on Center Siding, Primed. Corners Trimmed with 1" x 3" House Trim, Primed Extruded Polystyrene R-10 Value ** Framed-In with 2" x 4" ** ¾" Plywood Floor Bolted to Frame Frame Covered with Waterproofing Membrane Vapor Barrier

Vaulted Ceiling Roof Style Trusses covered with ½" OSB, ** Tar Papered Select @ n/c ** Gable A-Frame Style,

Metal Roof Exterior Door Full Metal Roof ** Ridge ** Edge Trim - Select Roof Color @ N/C

Windows 36" Pre-Hung Exterior Door w/Hardware Vinyl, Double Paned Windows (4) Total Can Select Placement - (12ft Model Includes Only 2 Windows)

Model	Trailer Included	Total Package Price
10ft x 102in	7k Gross Vehicle Weight Rating	\$7,999
12ft x 102in	7k GVWR	\$8,699
14ft x 102in	7k GVWR	\$8,999
16ft x 102in	10k GVWR	\$11,699
18ft x 102in	10k GVWR	\$12,999
20ft x 102in	10k GVWR	\$13,999
22ft x 102in	10k GVWR	\$14,999
24ft x 102in	10k GVWR	\$15,499
24ft x 102in	12k GVWR	\$15,999
26ft x 102in	12k GVWR	\$16,999
28ft x 102in	14k GVWR	\$18,499
30ft x 102in	18k GVWR	\$20,799
32ft x 102in	18k GVWR (Triple Axle)	\$21,999
Gooseneck (GN) Models	(includes 8ft x 102in Deck on GN Hitch)	
32ft GN x 102in	10k GVWR	\$21,999
34ft GN x 102in	12k GVWR	\$23,999
36ft GN x 102in	14k GVWR	\$24,999
38ft GN x 102in	14k GVWR	\$25,999
40ft GN x 102in	15k GVWR (Triple Axle)	\$28,999
44ft GN x 102in	18k GVWR (Triple Axle)	\$31,999
48ft GN x 102in	21k GVWR (Triple Axle)	\$34,999

Special April 2016

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Trailer Options

Gross Vehicle Weight Rating Upgrade (weight capacity the trailer can hold including the weight of itself)

7k GVWR to 10K GVWR \$700

(Increased Payload Over 7K Models, HD 6" x 2" Box Tube Frame w/ 3" x 1" Box Tube Crossmembers at approx 18" Centers, Diamond Plate HD fenders, DOT Stripes, HD 5k Front jack, 6" x 2" Box Tube Tongue, DOT Lights, 15" 6-Lug Wheels, 225 8-ply LRD Tires, Slipper Spring Suspension and (2) E-Z Lube 5k Brake Axles)

Deck Width on all 10k Models, The Deck Width is 84" Between The Fenders When "Smooth Fenders" Fenders is chosen, For Diamond Plate Fenders, The Width Between The Fenders is 80.5"

10k GVWR to 12k GVWR \$600

(In Addition To 10k Features: Increased Payload Over 10k Models, HD 2 5/16th" Coupler, 16" 8-Lug Wheels, 16" 235/80 10-Ply Radial Tires Rated at 3500lbs Each, Sealed Beam Lights and (2) E-Z Lube HD 6k Brake Axles)

12k GVWR to 14k GVWR \$500

(In Addition to 12k Features: Increased Payload Over 12k Models, (2) E-Z Lube HD 7k Brakes Axles)

14k GVWR to 18k GVWR Triple Axle \$1000

(In Addition to 12k Features: Increased Payload over 14k Models, (3) E-Z Lube HD 6k Brake Axles)

18k GVWR Triple Axle to 21K GVWR Triple Axle \$850

(In Addition To 12k Features: Increased Payload Over 18k Models, (3) E-Z Lube HD 7k Brake Axles)

4" Drop Axles (Lowers Whole Deck 4" For Increased Head Room in Lofts)

For More Info Please Visit www.TinyHouseBasics.com/DropAxles

Diamond Plate Fenders Come With Drop Axles and 80.5" Between Fenders

\$125 Per Axle

12" Extended Tongue (For Increased Storage for Propane Tanks, Storage Box, A/C Unit)

For More Info Please Visit www.TinyHouseBasics.com/showcase/img_20150901_001924/

\$100

HD 7k Drop Leg Jack w/ Metal Foot

(drop leg jacks reduce cranking by releasing a pin to drop the leg to the ground)

For More Info Please Visit www.TinyHouseBasics.com/showcase/d7k_8120-2/

\$100

Custom Colors (Black, Dark Grey, Light Grey at No Additional Cost)

(White, Red, Yellow, Blue, Forest Green, Kelly Green, Medium Blue, Orange, Maroon)

For More Pictures Of Different Colors, [Please Visit www.TinyHouseBasics.com/Showcase](http://www.TinyHouseBasics.com/Showcase)

\$100

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Shell Options

Roof Style *(w/ Choice Of Roof Color @ N/C)*

- | | |
|--|-------|
| 1. Full Gable A-Frame Style | \$N/C |
| 2. Gable Roof w/ Full Length Dormer | \$400 |
| 3. Full Shed / Slant Roof (Choose Pitch) | \$675 |
| 4. Gambrel Roof | \$950 |
| 5. ½ Gable Style Roof & ½ Gable With Dormer Style Roof | \$950 |
| 6. Split Roof Style (2 Different Pitches) | \$950 |

Exterior Siding *(Choose 1)*

- | | |
|--|-------------------|
| 1. T1-11 Exterior Siding - OSB Fully Primed With 1" x 3" House Trim | Included |
| 2. Cedar Siding Package - 1" x 6" Tongue And Groove Length
(Choose Sealer: Clear Sealer "Or" Dark Stain Sealer) | \$125 Per Ft Deck |
| 3. Cedar Siding Package - 1" x 6" Lapped Siding Length
(Choose Sealer: Clear Sealer "Or" Dark Stain Sealer) | \$125 Per Ft Deck |
| 4. Corrugated Metal Siding / Cedar Siding Length | \$135 Per Ft Deck |

Interior Lofts

(plywood floor, choose height for bottom of beams)

- | | |
|--------------|-------|
| 1. 4ft Loft | \$350 |
| 2. 5ft Loft | \$400 |
| 3. 6ft Loft | \$450 |
| 4. 7ft Loft | \$500 |
| 5. 8ft Loft | \$555 |
| 6. 9ft Loft | \$600 |
| 7. 10ft Loft | \$650 |
| 8. 11ft Loft | \$700 |
| 9. 12ft Loft | \$775 |

Exterior Storage In Tongue Area *(Requires 12" Extended Tongue Trailer Option)*

- | | |
|---|-------|
| Extra Interior / Exterior Storage
(36" Wide x 36" Deep With Matching Metal Roof) | \$600 |
|---|-------|

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Shell Options

Additional Windows (Vinyl, Double Paned)

(4 Windows Included in the Shell Package Price @ No Additional Charge - select window size and placement)

Select Window Size: 1x3, 1x4, 2x3, 3x3, 3x4, 3x5, 4x4 or 4x5 **\$325**

(Custom Sizes, Call For Quote)

Buyer Supplied Windows (labor to install) **\$200**

Buyer Supplied Door **\$50 Credit**

6ft Glass Patio Style Doors **\$800**

(Custom Sizes - Call For Quote)

24" Wide Cubby / Storage Stairs **\$450**

(9 Cubbies Including 1 Large For For Washer Dryer Combo)

Human Catwalk From Loft to Loft **\$550**

(30" Wide Catwalk On Either Side of Stairs With Trap door that opens to close)

Exterior 4ft Porch **\$1100**

(Part Of Trailer Deck - Not Additional 4ft Deck Length)

Includes 4ft of Covered Deck, Railings, 2" x 6" Flooring and Posts - Also Creates 4ft Interior Loft

24" Cantilever Loft Extension With Bracket Supports (Per Side) **\$900 Each**

(Loft Extension As Seen on Tiny House Basics' Entertaining Abode, Includes 2ft interior Loft, Added Metal Roof and Siding)

Tiny House Shells

Payment Schedule

Each Trailer is Custom Built For your Shell and Titled in your name

To Place Trailer Order:

*Name To Be On Title
Address To Be On Title
Telephone Number
Email Address*

Drivers License No. and State Issued

*\$1000 Deposit Submitted to Trailer Manufacture
(Lead Time For Trailer Fabrication is Approx 4 weeks)*

Balance Due on Trailer When Completed and ready to be shipped to Shell Builder

Trailer Delivered to Shell Builder

*Shell Builder Requires 50% Deposit Of Remaining Shell Price To Start Construction
(Approx Lead Time For Shell Construction 4-5 weeks)*

Remaining Balance Due Upon Completion

To Place Your Order or for inquiries Please Contact:



MFG Sales Agent:

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Shelley Engberg
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www.TinyHouseBasics.com**

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Price Subject To Change Without Notice - Deposit On Trailer Locks In Shell Pricing