



# Tiny House Shells

Built In The San Francisco Bay Area

New 2016 Custom Built Shells Including Trailer

Built by NC BLANCH COMPANY - Gilroy, Ca CSL: 964892

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[TinyHouseBasics.com](http://TinyHouseBasics.com)

## Pre-Built Custom Tiny House Shell Package Includes:

<b>2016 Tiny House Trailer- Exterior Walls</b>	10ft 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, ** Hold Downs On Major Framing Members Covered with Ty-Vek House Vapor Barrier Wrap
<b>Exterior Siding Insulated Floor</b>	T1-11 Standard @ 8" on Center Siding, Primed. Corners Trimmed with 1" x 3" House Trim, Primed Fiberglass R-13 Value ** Framed-In with 2" x 4" ** 3/4" Plywood Floor Bolted to Frame Frame Covered with Waterproofing Membrane Vapor Barrier
<b>Vaulted Ceiling Roof Style</b>	Trusses covered with 1/2" ply, ** Tar Papered Select @ n/c ** Gable A-Frame Style Options Style Available
<b>Metal Roof</b>	Full Metal Roof ** Ridge ** Edge Trim - Select Roof Color @ N/C
<b>Exterior Door</b>	36" Pre-Hung Exterior Door w/Hardware
<b>Windows</b>	Vinyl, Double Paned Windows (4) - (1) 2'x3' (2) 3'x4' (1) 4'x5' Can Select Placement

## -----STEP 1 : CHOOSE LENGTH-----

<b>Model</b>	<b>Trailer Included</b>	<b>Total Package Price</b>
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
<b>Gooseneck (GN) Models</b>	<b>(includes 8ft x 102in Deck on GN Hitch)</b>	
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

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## Trailer Options

### -----STEP 2 : CHOOSE OPTIONS FOR TRAILER-----

Each Shell Comes With a Standard Weight Capacity For Each Length  
(See Above) You Can Upgrade To A Higher Weight Capacity For More Payload &  
Features

*“It is Always Better To Have More Trailer, Than You Think You Need”*

**Gross Vehicle Weight Rating Upgrade** (weight capacity the trailer can hold including the weight of itself Rated in Thousands “K” )

**From a 7k Trailer to 10K Trailer**

**\$800 Upgrade**

(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)

**From a 10k Trailer to 12k Trailer**

**\$600 Upgrade**

(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)

**From a 12k Trailer to 14k Trailer**

**\$500 Upgrade**

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

**From a 14k Trailer to 18k Triple Axle Trailer**

**\$1,000 Upgrade**

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

**From a 18k Triple Axle Trailer to 21K Triple Axle Trailer**

**\$850 Upgrade**

(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)

**\$125 Per Axle**

For More Info Please Visit [www.TinyHouseBasics.com/DropAxles](http://www.TinyHouseBasics.com/DropAxles)

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

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

**\$100**

For More Info Please Visit [www.TinyHouseBasics.com/showcase/img\\_20150901\\_001924/](http://www.TinyHouseBasics.com/showcase/img_20150901_001924/)

**HD 7k Drop Leg Jack w/ Metal Foot**

**\$100**

(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/](http://www.TinyHouseBasics.com/showcase/d7k_8120-2/)

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

**\$100**

( 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)

# Tiny House Shells

## Shell Options

### -----STEP 3 : CHOOSE ROOF STYLE & COLOR-----

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

- |  |         |
|--|---------|
| 1. Full Gable A-Frame Style                            | \$N/C   |
| 2. Gable Roof w/ Full Length Dormer                    | \$950   |
| 3. Full Shed / Slant Roof (Choose Pitch)               | \$675   |
| 4. Gambrel Roof  | \$1,650 |
| 5. ½ Gable Style Roof & ½ Gable With Dormer Style Roof | \$950   |
| 6. Split Roof Style (2 Different Pitches)              | \$950   |

### -----STEP 4 : CHOOSE EXTERIOR SIDING-----

#### **Exterior Siding** (Choose 1)

- |   |                   |
|---|-------------------|
| 1. T1-11 Exterior Siding - Ply Fully Primed With 1" x 3" House Trim   | Included          |
| 2. Cedar Siding Package - 1" x 6" Tongue And Groove Length<br>(Choose Sealer: Clear Sealer "Or" Dark Stain Sealer)      | \$125 Per Ft Deck |
| 3. Cedar Siding Package - 1" x 6" Lapped Siding Length<br>(Choose Sealer: Clear Sealer "Or" Dark Stain Sealer)          | \$155 Per Ft Deck |
| 4. Cedar Shakes Length  | \$115 Per Ft Deck |
| 5. Corrugated Metal Siding / Metal Roofing Siding Length<br>(Metal Siding May Be Wider Than 102" Total Width For Shell) | \$110 Per Ft Deck |

### -----STEP 5 : CHOOSE QUANTITY & LENGTHS OF LOFTS -----

#### **Interior Lofts**

(plywood floor, choose height for bottom of beams)

- |              |       |
|--------------|-------|
| 1. 4ft Loft  | \$400 |
| 2. 5ft Loft  | \$450 |
| 3. 6ft Loft  | \$500 |
| 4. 7ft Loft  | \$550 |
| 5. 8ft Loft  | \$600 |
| 6. 9ft Loft  | \$650 |
| 7. 10ft Loft | \$700 |

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- 8. 11ft Loft      \$750
- 9. 12ft Loft      \$800

## Shell Options

### -----STEP 6 : CHOOSE EXTRA OPTIONS-----

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

**Extra Interior / Exterior Storage**      \$650  
(36" Wide x 36" Deep With Matching Metal Roof)

**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**      \$390 Each  
(Custom Sizes, Call For Quote)

**Buyer Supplied Windows + Door** (labor to install)      \$300 Each

**Buyer Supplied Door or Window** (if replacing one that is supplied)      \$65 Credit

**Rough Framing Window Cut Out**      \$150 Each

**Skylights: 2ft x 2ft**      \$650

**4ft x 2ft**      \$950

**Accordion Window (8ft x 3ft As Seen On The Entertaining Abode)**      \$3,999

**(6ft x 3ft As Seen On The Entertaining Abode)**      \$3,699

**Glass Patio Style Doors, French Doors**      \$800

Labor To Install - Material Extra

**24" Wide Cubby / Storage Stairs**      \$500

(9 Cubbies Including 1 Large 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**      \$1,200

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

# Tiny House Shells

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)**

**\$925 Each**

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

**SIDING UPCHARGE APPLIED IF CHOOSING SIDING UPGRADE**

## Electrical & Plumbing Extras

(NOT INCLUDED WITH BASE SHELL PACKAGES)

### ----- ELECTRICAL PACKAGES -----

**Electrical Panel (Includes Panel, All Breakers & 10ft Whip To Connect)**

**\$2,550**

**Convenience Outlet (GFCI OR STANDARD)**

**\$170 Each**

**Light Switch**

**\$170 Each**

**Light**

**\$170 Each**

**4" LED can Light (LED Can Light Included)**

**\$170 Each**

**Mini Split A/C Heat Pump (unit Included)**

**\$3,990**

**Power / Shutoff**

**\$475**

### ----- PLUMBING PACKAGES -----

**Plumbing Per Fixture**

**\$1,700**

(Includes Water Supply and Waste Lines - Not Including Fixture)

(Dishwasher \$550 if installed next to Kitchen Sink)

**Plumbing Per Gas Fixture**

**\$1,700**

**Composting Toilet Installation (Plus Cost Of Toilet)**

**\$550**

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*Install Shower Fixture* **\$850**

*Install Bathroom Vanity and Sink* **\$550**

## Interior Finishes

(NOT INCLUDED WITH BASE SHELL PACKAGES)

*Fiberglass Interior Insulation (Walls & Ceiling r-13 Value)* **\$140 Per Linear Ft Of Trailer Deck**

*Wall Paneling (¼" Sanded Paint Grade Ply)* **\$175 Per Linear Ft Of Trailer Deck**

*Laminate Flooring Installed* **\$115 Per Linear Ft Of Trailer Deck**

*Paint Interior* **\$115 Per Linear Ft Of Trailer Deck**

*Paint Exterior* **\$100 Per Linear Ft Of Trailer Deck**

*Cabinets (Shaker Style Installed + Counter Prep)* **QUOTE Per Linear Ft Of Trailer Deck**

*Window Trim Installed (interior Paint Grade)* **\$85 Per Window**

*Bathroom Partition Wall* **\$850**

*Barn Door Sliding Ladder* **\$1,850**  
*(Including Stanley Barn Door Hardware and Solid Core Door)*

# 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*

*50% 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  
(to be sent prior to trailer delivered)  
Special Order Items (I.e. Accordion Window) To Be Paid In Full At First Deposit)  
**5% Processing Fee For Credit Cards**  
(Approx Lead Time For Shell Construction 4-6 weeks)  
Remaining Balance Due Upon Completion*

*To Place Your Order or for inquiries Please Contact:*

# Tiny House Shells



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***Shelley Engberg***

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***[www.TinyHouseBasics.com](http://www.TinyHouseBasics.com)***

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